

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: February 10, 2026

SUBJECT **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, February 10, 2026

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, February 10 2026. This resolution was acted upon during the Land Use and Transportation Committee meeting on Monday, February 9, 2026, at 1:30 p.m., by the votes indicated.

**BOS Item No. 32**                      **File No. 251218**

**[Resolution of Intent - Street Vacation - Portions of Christmas Tree Point Road and Twin Peaks Boulevard - Twin Peaks Promenade Project]**

Resolution declaring the intention of the Board of Supervisors to order the 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 to order 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; and setting a hearing date for the Board of Supervisors to sit as a Committee of the Whole, for all persons interested in the proposed vacation of said street areas.

RECOMMENDED AS AMENDED 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. 251218

Committee Item No. 3

Board Item No. 32

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: February 9, 2026

Board of Supervisors Meeting:

Date: February 10, 2026

#### Cmte Board

- Resolution - VERSION 2
- Public Correspondence

#### OTHER

- Committee Presentation – February 9, 2026
- PW Order No. 212430 – December 1, 2025
- Project Images
- SUR Map No. 2025-005 – October 20, 2025
- SUR Map Legal Description
- Rec and Park Street Vacation Application – May 10, 2022
- Legal Desc Block 2643 Lot 014
- Public Works Letter of Intention – May 25, 2022
- Planning General Plan Referral Letter – December 20, 2022
- CEQA Determination – May 4, 2022
- BOS Reso Nos. 2-25, 489-22, 449-22, and 8-22
- RPC Reso Nos. 2408-003, 2309-010, 2206-006 2205-005, 2110-005, 2105-004, 1202-003, 1202-005
- MTA Board Reso Nos. 200421-041 and 210302-029
- Award Letters
- Rec and Park Memo – December 2, 2025
- Mayor’s Introduction Memo – December 9, 2025
- Chair’s Committee Report Request Memo – February 5, 2026
- \_\_\_\_\_

Prepared by: John Carroll

Date: February 5, 2026

Prepared by: John Carroll

Date: February 10, 2026

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Resolution of Intent - Street Vacation - Portions of Christmas Tree Point Road and Twin  
2 Peaks Boulevard - Twin Peaks Promenade Project]

3 **Resolution declaring the intention of the Board of Supervisors to order the vacation of**  
4 **the designation of portions of Christmas Tree Point Road and the eastern alignment of**  
5 **Twin Peaks Boulevard, generally bounded by Assessor’s Parcel Block No. 2719C, Lot**  
6 **No. 021, and Assessor’s Parcel Block No. 2643, Lot Nos. 006, 007, 009, and 021**  
7 **(together, “Eastern Twin Peaks Boulevard”) as public right-of-way for roadway and**  
8 **sidewalk purposes, and to order the re-designation of Eastern Twin Peaks Boulevard**  
9 **as public right-of-way for recreation and park purposes to facilitate the development of**  
10 **the Twin Peaks Promenade Project; and setting a hearing date for the Board of**  
11 **Supervisors to sit as a Committee of the Whole, for all persons interested in the**  
12 **proposed vacation of said street areas.**

13  
14 WHEREAS, This vacation proceeding to vacate the roadway and sidewalk use  
15 designations of portions of Christmas Tree Point Road and the eastern alignment of the Twin  
16 Peaks Boulevard “Figure 8” from Christmas Tree Point Road to approximately 1,580 feet  
17 southerly at the close of the Figure 8, generally bounded by Christmas Tree Point Road and  
18 Assessor’s Parcel Block No. 2719C, Lot No. 021, and Assessor’s Parcel Block No. 2643, Lot  
19 Nos. 006, 007, 009, and 021, as shown on SUR Map No. 2025-005, dated October 20, 2025  
20 (together, “Eastern Twin Peaks Boulevard”), and to re-designate Eastern Twin Peaks  
21 Boulevard as right-of-way for recreation and park purposes to facilitate the Twin Peaks  
22 Promenade project (the “Project”), is conducted under the general vacation procedures of the  
23 Public Streets, Highways and Service Easements Vacation Law (California Streets and  
24 Highways Code Sections 8300 et seq.); and

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

12           WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the  
13 street vacation procedures for the City and County of San Francisco (the “City”) shall be in  
14 accordance with the applicable provisions of California Streets and Highways Code and such  
15 rules and conditions as adopted by the Board of Supervisors; and

16           WHEREAS, A copy of SUR Map No. 2025-005, dated October 20, 2025, is on file with  
17 the Clerk of the Board in File No. 251218 and is incorporated herein by reference; and

18           WHEREAS, The vacation of the designation of Eastern Twin Peaks Boulevard as right-  
19 of-way for roadway and sidewalk purposes is necessary to implement the Project; and

20           WHEREAS, In a letter December 20, 2022 (“Planning Letter”), the Planning  
21 Department determined that the vacation of Eastern Twin Peaks Boulevard and the  
22 interdepartmental transfer of Eastern Twin Peaks Boulevard from Public Works to Recreation  
23 and Park Department is not a project under the California Environmental Quality Act  
24 (California Public Resources Code Sections 21000 et seq.); a copy of said letter is on file with  
25

1 the Clerk of the Board of Supervisors in File No. 251218 and is incorporated herein by  
2 reference; and

3 WHEREAS, In the Planning Letter, the Planning Department confirmed that the  
4 proposed vacation of Eastern Twin Peaks Boulevard and other actions contemplated in the  
5 ordinance are consistent with the General Plan and with the Eight Priority Policies of City  
6 Planning Code Section 101.1 and are, on balance, in conformity; and

7 WHEREAS, In Public Works Order No. 212430, dated December 1, 2025, a copy of  
8 which is on file with the Clerk of the Board in File No. 251218, the Director of Public Works  
9 and the City Engineer (collectively, the “Public Works Director”) recommended that the Board  
10 vacate the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway  
11 and sidewalk purposes and re-designate it as public right-of-way for recreation and park  
12 purposes to facilitate the development of the Project and that the Board make certain  
13 determinations and findings including that: (1) vacation of the designation of Eastern Twin  
14 Peaks Boulevard as public right-of-way for roadway and sidewalk purposes is proceeding  
15 pursuant to California Streets and Highways Code Sections 8300 et seq. and Public Works  
16 Code Section 787(a); (2) the designation of Eastern Twin Peaks Boulevard as public right-of-  
17 way for roadway and sidewalk purposes is no longer necessary for the City’s present or  
18 prospective public use; (3) in accordance with California Streets and Highways Code,  
19 Sections 892 and 8314, Eastern Twin Peaks Boulevard is not useful as a nonmotorized  
20 transportation facility, as defined in California Streets and Highways Code Section 887; (4)  
21 Public Works obtained the consent of all property owners adjacent to Eastern Twin Peaks  
22 Boulevard; (5) Eastern Twin Peaks Boulevard presently contains a catch basin owned and  
23 operated by the San Francisco Public Utilities Commission (“SFPUC”), which will continue to  
24 be accessible to the SFPUC following the effective date of this ordinance; and (6) Twin Peaks  
25 Boulevard presently contains utility facilities owned and operated by Pacific Gas and Electric,

1 which will continue to be accessible to PG&E pursuant to that certain franchise granted to  
2 Pacific Gas and Electric Company (“PG&E”) according to Board Bill No. 326, Ordinance No.  
3 414 (Series 1939) following the effective date of this ordinance; now, therefore, be it

4           RESOLVED, That pursuant to California Streets and Highways Code Sections 8300 et  
5 seq. and San Francisco Public Works Code Section 787(a), the Board of Supervisors hereby  
6 declares that it intends to order the vacation of  
7 the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway and  
8 sidewalk purposes as defined herein; and, be it

9           FURTHER RESOLVED, That notice is hereby given that on March 17, 2026, no earlier  
10 than 3:00 P.M. in the Legislative Chambers of the Board of Supervisors, all persons interested  
11 in or objecting to the proposed vacations will be heard; and, be it

12           FURTHER RESOLVED, That the San Francisco Board of Supervisors directs the Clerk  
13 of the Board to transmit to the Department of Public Works a certified copy of this resolution,  
14 and the Board of Supervisors urges the Director of Public Works and the Clerk of the Board to  
15 publish and post this resolution and to give notice of the hearing of such contemplated action  
16 in the manner required by law.

# Twin Peaks Open Space Overview



- Twin Peaks is a 31-acre iconic open space
- A regional destination/ internationally-recognized tourist attraction
- Offers panoramic views of the City and surrounding Bay Area
- A Natural Area per RPD's Natural Resource Area Management Plan due to its importance as natural hillside habitat and contribution to the City's natural heritage

# Twin Peaks Open Space - Phases



- **2013-2014:** New multi-use trail adjacent to southern Twin Peaks Boulevard
- **2015:** Addition of 3 crosswalks
- **2016-2020:** Figure 8 Redesign Planning Study (w/ SFMTA): Included a 4-year pilot resulting in permanent closure of the eastern segment to vehicular traffic
- **2017:** Twin Peaks Trails Improvement Project Ph 1: Two trail segments completed
- **2025:** Twin Peaks Trails Improvement Project Ph. 2: Three trail segments completed
- **Twin Peaks Promenade Street Vacation:** Convert eastern portion to promenade; transfer jurisdiction to Rec Park to enable promenade improvements



# Street Vacation at Eastern Alignment of Twin Peaks Boulevard

**Twin Peaks Promenade  
Project Site**



**Street Vacation Area -  
Twin Peaks Blvd  
(Eastern Alignment)**



# Lot 14 Interdepartmental Transfer

## Land Transfer From PW to RPD

- No-cost transfer of land already maintained by RPD
- Benefits include:
  - ✓ Consolidation of clustered RPD-owned properties
  - ✓ Maintenance efficiency and consistency
  - ✓ Preserving land as open space for future generations
  - ✓ Ensure land is managed according to Natural Resource Mgmt. Plan



# TP Promenade Project Rendering (Ref Only)



PERSPECTIVE VIEW: LOOKING SOUTH FROM EAST OF NORTH PEAK

MAY 8, 2018



# San Francisco Recreation & Park Department

## Thank You



Inspire, Connect, Play!





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](http://www.SFPublicWorks.org)

**Public Works Order No: 212430**

**TO FACILITATE THE DEVELOPMENT OF THE TWIN PEAKS PROMENADE PROJECT, RECOMMENDING THAT THE BOARD OF SUPERVISORS VACATE 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, 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 RE-DESIGNATE EASTERN TWIN PEAKS BOULEVARD AS PUBLIC RIGHT-OF-WAY FOR RECREATION AND PARK PURPOSES; APPROVE THE JURISDICTIONAL TRANSFER OF EASTERN TWIN PEAKS BOULEVARD FROM PUBLIC WORKS TO THE RECREATION AND PARK DEPARTMENT; APPLY THE PARK CODE AND REGULATIONS AND THE EXCAVATION AND BACKFILL REQUIREMENTS OF THE PUBLIC WORKS CODE AND ASSOCIATED ORDERS AND REGULATIONS TO EASTERN TWIN PEAKS BOULEVARD, ENABLING THE RECREATION AND PARK DEPARTMENT TO ISSUE EXCAVATION PERMITS CONCERNING EASTERN TWIN PEAKS BOULEVARD; AND APPROVE THE JURISDICTIONAL TRANSFER OF ASSESSOR’S PARCEL BLOCK NO. 2643 LOT NO. 014, WHICH IS ADJACENT TO TWIN PEAKS BOULEVARD, FROM PUBLIC WORKS TO THE RECREATION AND PARK DEPARTMENT; AND APPROVING EXCAVATION BACKFILL STANDARDS APPLICABLE TO EASTERN TWIN PEAKS BOULEVARD.**

WHEREAS, The City and County of San Francisco has fee title ownership of property underlying the public right-of-ways pertaining to this order; and

WHEREAS, The Recreation and Park Department (“RPD”) has sought and obtained grant funds to implement the Twin Peaks Promenade project, which will include the conversion of the roadway along the eastern alignment of Twin Peaks Boulevard, between Christmas Tree Point Road to a point approximately 1,580 feet south at the point of closure of the “Figure 8” atop Twin Peaks Boulevard, from paved asphalt to a multi-use pathway material, removal of a portion of concrete barrier and a small section of metal guardrail along the western side of the pavement to provide more expansive views for park users, removal of a dirt trail east of the concrete barrier, and installation of new landscaping, landscape accent elements, bicycle racks, interpretive and wayfinding signage, split-rail fencing, parking area striping and accessible parking spaces, and placement of bollards or boulders for fire and emergency access (the “Project”); and

WHEREAS, The Project will support additional recreational opportunities for San Francisco residents, visitors, and persons with disabilities, while concurrently maintaining existing vehicular access along the western alignment of the Twin Peaks “Figure 8” which will remain unaltered; and

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

WHEREAS, On March 2, 2021, pursuant to California Vehicle Code section 21101, the San Francisco Municipal Transportation Agency Board of Directors adopted Resolution No. 201302-029 to help achieve the "Twin Peaks for All" project goals, finding that Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, is no longer needed for vehicular traffic, except for bicycles and emergency vehicles; and

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

WHEREAS, On May 19, 2022, the Recreation and Park Commission adopted Resolution No. 2205-005, approving the application for Habitat Conservation Funds for the Twin Peaks Trails Improvement Project, and on November 15, 2022, the Board of Supervisors adopted Resolution No. 489-22, authorizing the Recreation and Park Department to accept and expend grant funding from the California Department of Parks and Recreation Habitat Conservation Fund in the amount of \$350,000 to support the Project; and

WHEREAS, On June 16, 2022, the Recreation and Park Commission adopted Resolution No. 2206-006, approving a conceptual plan for the Twin Peaks Promenade and, pending confirmation of funding for construction, recommending that the Board of Supervisors transfer jurisdiction of the Twin Peaks Promenade from Public Works to the Recreation and Park Department; and

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

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

WHEREAS, The area to be vacated of its roadway designation consists of an undeveloped portion of the eastern alignment of Twin Peaks Boulevard, generally bounded by Christmas Tree Point Road and Assessor's Parcel Block No. 2719C Lot No. 021 to the north, Assessor's Parcel Block No. 2643 Lots 006 and 21 to the west, Assessor's Parcel Block 2643 No. Lot 007 to the east, and Assessor's Parcel Block

No. 2643 Lot No. 009 to the south, as shown on SUR Map No. 2025-005, dated October 20, 2025 (“Eastern Twin Peaks Boulevard”); and

WHEREAS, The re-designation of the Eastern Twin Peaks Boulevard as recommended in this Order is necessary to ensure that Eastern Twin Peaks Boulevard will be used for recreational and park purposes in perpetuity, as intended by the Project and not for roadway purposes; and

WHEREAS, Presently, Eastern Twin Peaks Boulevard contains facilities owned by Pacific Gas and Electric (“PG&E”) and one catch basin owned by the San Francisco Public Utilities Commission (“SFPUC”); and

WHEREAS, To facilitate the Project while enabling PG&E to continue to exercise its franchise rights that apply to City streets that have been publicly dedicated and accepted by the Board of Supervisors for maintenance and liability, pursuant to that certain franchise granted to PG&E according to Board Bill No. 326, Ordinance No. 414 (Series 1939), the Department recommends that the Board vacate the “roadway” designation of Eastern Twin Peaks Boulevard while retaining the City right-of-way designation of the Eastern Twin Peaks Boulevard and re-designating the Eastern Twin Peaks Boulevard as right-of-way for recreation and park purposes; and

WHEREAS, In a letter dated December 20, 2022 (Case No. 2022-011364GPR), the Planning Department found the vacation of Eastern Twin Peaks Boulevard to be in conformity with the General Plan and consistent with the Eight Priority Policies of Planning Code Section 101.1; and

WHEREAS, In the same letter, the Planning Department determined the vacation of the Eastern Twin Peaks Boulevard is not a project under Guidelines Sections 15378 and 15060(c)(2) of the California Environmental Quality Act (“CEQA”); and

WHEREAS, On May 4, 2022, the Planning Department determined that the Twin Peaks Promenade Project is exempt from the California Environmental Quality Act (“CEQA”) under the Class 1 (Guidelines Section 15301), Class 3 (Guidelines Section 15303), and Class 5 (Guidelines

Section 15304) categorical exemptions (2022-003295ENV); and

WHEREAS, The jurisdictional transfer of Assessor’s Parcel Block No. 2643 Lot No. 014 from Public Works to the Recreation and Park Department is necessary to consolidate certain City property within the control and jurisdiction of the Recreation and Park Department along the Twin Peaks hillside and to implement the renovation of the pedestrian trail that connects Crestline Drive to the future promenade at Twin Peaks Boulevard; and

WHEREAS, The Recreation and Park Department is charged with implementing the Significant Natural Resources Management Plan, which includes some of the City’s largest remaining expanses of coastal scrub and coastal prairie communities that provide habitat for the endangered Mission blue butterfly, and which encompasses Assessor’s Parcel Block No. 2643 Lot 014; and the jurisdictional transfer of

Assessor's Parcel Block No. 2643 Lot No. 014 will allow the Recreation and Park Department to more effectively manage the Twin Peaks Natural Area; and

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

WHEREAS, Public Works sent notice of the proposed street vacation, the draft SUR map drawing, a copy of the petition letter, and a Public Works referral letter to the San Francisco Municipal Transportation Agency, the San Francisco Fire Department, the San Francisco Public Utilities Commission, the San Francisco Planning Department, Point to Point, Inc., Level 3 Communications, LLC, Pacific Gas and Electric Co., AT&T, ExteNet Systems, LLC, Wave Broadband, NRG Energy, Inc., Verizon Communications, Sprint / T-Mobile, XO Communications, and the Bay Area Rapid Transit; and

WHEREAS, No public or private utility company or agency objected to the proposed vacation; and

WHEREAS, The Department finds the Eastern Twin Peaks Boulevard is unnecessary for present or prospective public use as public right-of-way for sidewalk and roadway purposes; and

WHEREAS, The vacation of the roadway designation of Eastern Twin Peaks Boulevard is 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 roadway designation of Eastern Twin Peaks Boulevard does not deprive any private landowner of access to the built public street grid; and

WHEREAS, The public interest, convenience, and necessity do not require the City to reserve any other easements or other rights for any public or private utilities or facilities that may be in place in Eastern Twin Peaks Boulevard and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished, provided however, that the proposed vacation is not intended to alter PG&E's franchise rights in Eastern Twin Peaks Boulevard; and

WHEREAS, In accordance with Streets and Highways Code, Sections 892 and 8314, the right-of-way and parts thereof proposed for vacation are not useful as a nonmotorized transportation facility, as defined in Streets and Highways Code Section 887; and

WHEREAS, The Department obtained the consent of all property owners adjacent to Eastern Twin Peaks Boulevard to vacate the designation of Eastern Twin Peaks Boulevard as public right-of-way for sidewalk and roadway purposes; and

WHEREAS, Eastern Twin Peaks Boulevard is presently in Public Works' jurisdiction and if the Board of Supervisors approves the street vacation and the designation of Eastern Twin Peaks Boulevard as public right-of-way for recreation and park purposes, the Recreation and Park Department shall have jurisdiction over Eastern Twin Peaks Boulevard and shall apply the excavation and backfill requirements of the Public Works Code and associated Orders and regulations and the Park Code and regulations to Eastern Twin Peaks Boulevard, with the assistance of Public Works, subject to reimbursement from the Recreation and Park Department for Public Works' costs, the terms of which will be memorialized in a memorandum of understanding between the Public Works, the Recreation and Park Department, and the SFPUC, and

SFPUC shall coordinate with the Recreation and Park Department with regard to the SFPUC catch basin and other matters concerning Eastern Twin Peaks Boulevard.

NOW, THEREFORE, BE IT ORDERED THAT:

The Director adopts the preceding recitals as findings and based on the recitals stated in this Order, the Director approves the ordinance and the SUR Map in substantial form as attached herein and referenced in numbers 1 and 2 below, respectively, and the excavation backfill requirements set forth in number 3 below:

1. *Ordinance*. Proposed Ordinance to vacate the roadway designation of the Eastern Twin Peaks Boulevard as shown on Department of Public Works SUR Map No. 2025-005, dated October 20, 2025, and to designate the Eastern Twin Peaks Boulevard as public right-of-way for recreation and park purposes; to approve the jurisdictional transfer of Assessor's Parcel Block No. 2643 Lot No. 014 from Public Works to the Recreation and Park Department; to apply the excavation and backfill requirements of the Public Works Code and associated Orders and regulations and the Park Code and regulations to Eastern Twin Peaks Boulevard, with the assistance of Public Works, subject to reimbursement from the Recreation and Park Department for Public Works' costs; and to exempt the Recreation and Park Department from any permits issued under the Public Works Code.
2. *SUR Map*. SUR Map No. 2025-005 dated October 20, 2025.
3. *Excavation Backfill Requirements for Eastern Twin Peaks Boulevard*. Surfaces comprised of plant cover, landscaping, or other special materials shall be restored in kind. Excavation permittee shall contact RPD for specifications; if specifications are not available, excavator shall submit in kind material submittals for RPD's approval.

In addition, the Director recommends that the Board of Supervisors adopts the findings, recommendations, and determinations of the Director concerning the vacation of the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway and sidewalk purposes and approve the ordinance to vacate said Eastern Twin Peaks Boulevard, as set forth and subject to the conditions in this Order.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, Recreation and Park General Manager, County Surveyor, and Director of Public Works 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 vacation.

X **Signed by:**  
*French, Eli*  
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French, Eli  
City and County Surveyor

X **DocuSigned by:**  
*Carla Short*  
073CF73A4EA6486...

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Short, Carla  
Director of Public Works

The new Twin Peaks Promenade will formalize the Bay Area Ridge Trail alignment by converting the closed roadway into a linear park. A portion of the roadway will be resurfaced to create a multi-use trail for pedestrians, bicyclists, roller skaters/skate boarders, and persons with disabilities.



# Twin Peaks Trail Improvement & Promenade Design

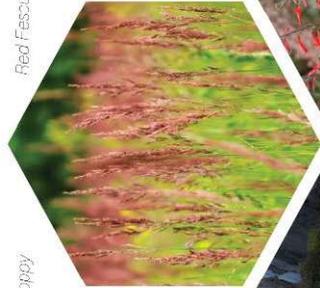
# NATIVE PLANT PALETTE



Coyote Bush



California Poppy



Red Fescue



Silver Lupine



Blueblossom Ceanothus



California Sagebrush



Pacific Reed Grass



Lizard Tail



California Fuchsia



Central Coast Iris



Seaside Buckwheat

**Common Yarrow**  
*Achillea millefolium*

**Pearly Everlasting**  
*Anaphalis margaritacea*

**California Sagebrush**  
*Artemisia californica*

**Mountain Brome**  
*Bromus carinatus* ssp. *carinatus*

**Blueblossom Ceanothus**  
*Ceanothus thyrsiflorus*

**Soap Plant**  
*Chlorogalum pomeridianum*

**Ruby Chalice Clarkia**  
*Clarkia rubicunda*

**California Oatgrass**  
*Danthonia californica* var. *americana*

**Tufted Hairgrass**  
*Deschampsia cespitosa*

**Bush Monkeyflower**  
*Diplacus aurantiacus*

**Western Rye Grass**  
*Elymus glaucus* ssp. *glaucus*

**Seaside Fleabane**  
*Erigeron glaucus*

**Seaside Buckwheat**  
*Eriogonum latifolium*

**Seaside Woolly Sunflower**  
*Eriophyllum staechadifolium*

**Eschscholtz's Buttercup**  
*Eschscholzia californica*

**Red Fescue**  
*Festuca rubra*

**Beach Strawberry**  
*Fragaria chilensis*

**Coffeeberry**  
*Frangula californica*

**San Francisco Gum Plant**  
*Grindelia hirsutula* var. *maritima*

**Central Coast Iris**  
*Iris longipetala*

**Junegrass**  
*Koeleria macrantha*

**California Goldfields**  
*Lasthenia californica*

**Silver Lupine\***  
*Lupinus albitrons* var. *collinus*

**Summer Lupine\***  
*Lupinus formosus* var. *formosus*

**Manycolor Lupine\***  
*Lupinus varicolor*

**California Melicgrass**  
*Melica californica*

**Coyote Mint**  
*Monardella villosa*

**Rock Phacelia**  
*Phacelia californica*

**Snakeroot**  
*Sanicula bipinnatifida*

**Bee Plant**  
*Scrophularia californica*

**Yellow Stonecrop**  
*Sedum spathulifolium*

**Checker Bloom**  
*Sidalcea malviflora*

**Blue Eyed Grass**  
*Sisyrinchium bellum*

**Purple Needlegrass**  
*Stipa pulchra*

**California Aster**  
*Symphyotrichum chilense*

**Narrow Leaf Mule Ears**  
*Wyethia angustifolia*



\* Mission Blue Butterfly host plant



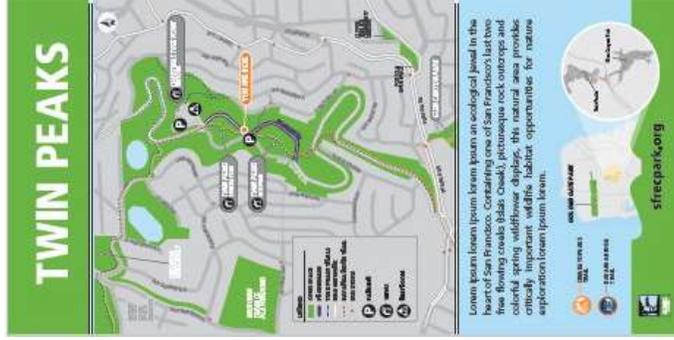
STABILIZED AGGREGATE PAVING



SPLIT RAIL FENCE



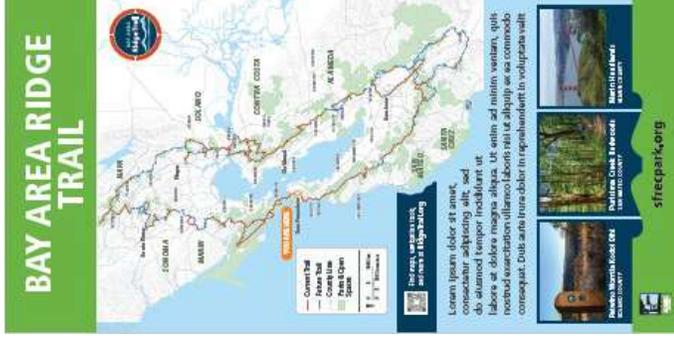
GABION WALL



TRAIL MAP SIGN



INTERPRETIVE SIGN



WAYFINDING SIGN

NATURAL HABITAT



CONCRETE SEATWALL



BOLLARD



BIKE RACK



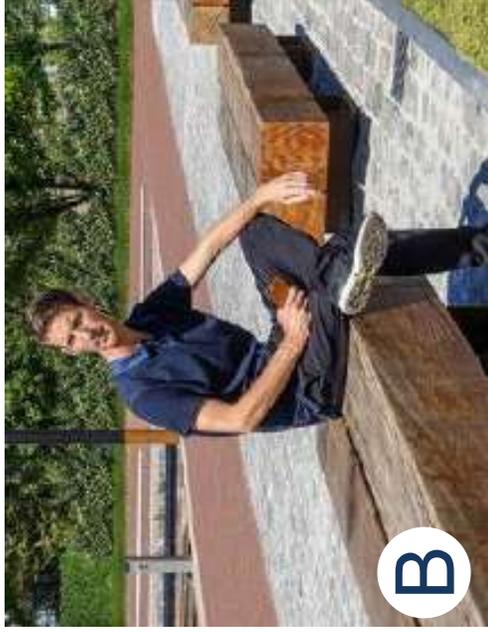
INTERPRETIVE SIGN

# Twin Peaks Material Schedule



A

Columbia Cascade – Driller Bench



B

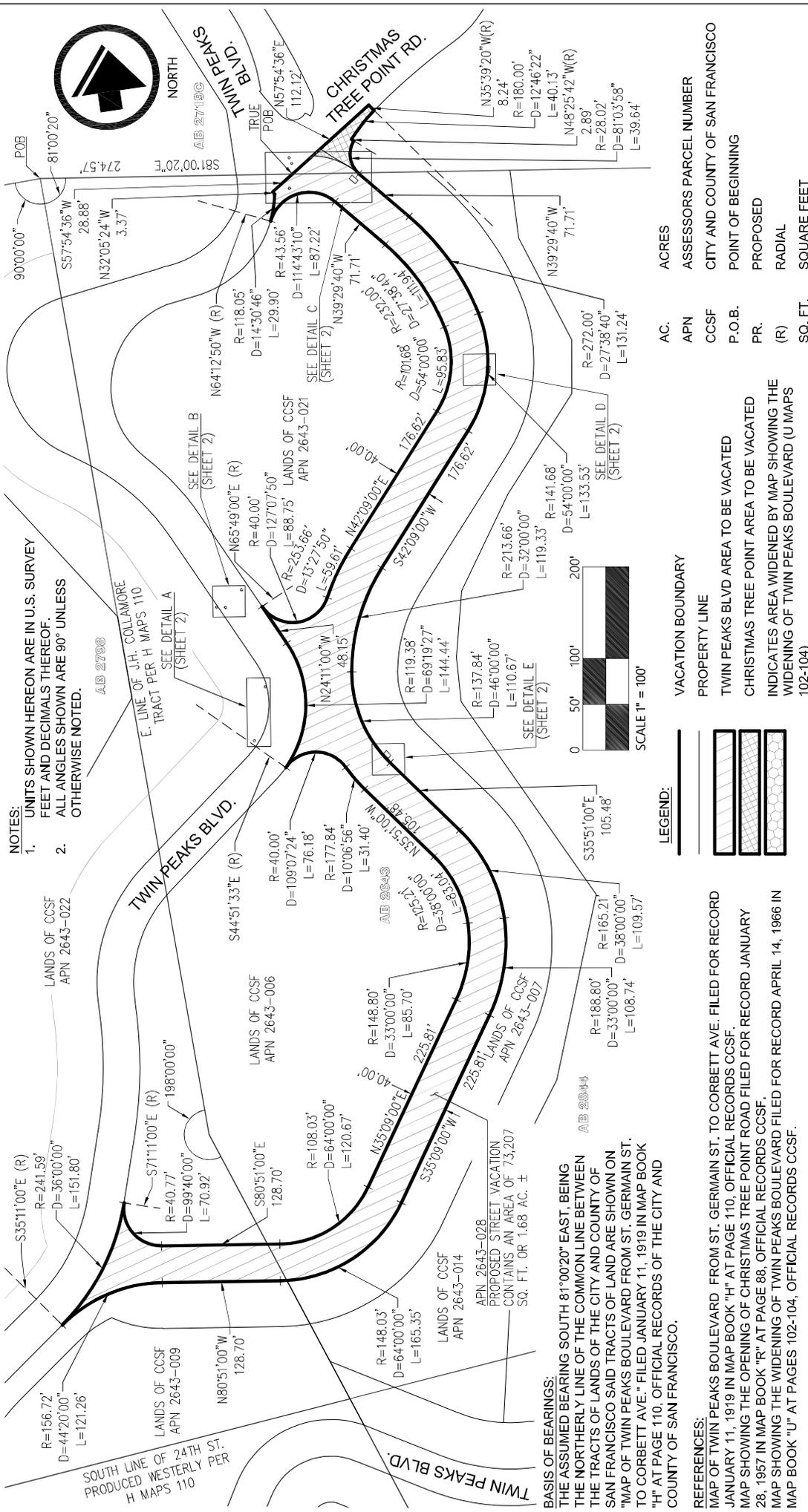
Streetlife – Rough & Ready Heavy-heavy



C

Streetlife – Rough & Ready Heavy-heavy with Back

# Bench Selection



- NOTES:**
1. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
  2. ALL ANGLES SHOWN ARE 90° UNLESS OTHERWISE NOTED.

**LEGEND:**

- VACATION BOUNDARY
- PROPERTY LINE
- TWIN PEAKS BLVD AREA TO BE VACATED
- CHRISTMAS TREE POINT AREA TO BE VACATED
- INDICATES AREA WIDENED BY MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD (U MAPS 102-104)

**REFERENCES:**

MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE. FILED FOR RECORD JANUARY 11, 1919 IN MAP BOOK "H" AT PAGE 110, OFFICIAL RECORDS CCSF.

MAP SHOWING THE OPENING OF CHRISTMAS TREE POINT ROAD FILED FOR RECORD JANUARY 28, 1957 IN MAP BOOK "R" AT PAGE 88, OFFICIAL RECORDS CCSF.

MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FILED FOR RECORD APRIL 14, 1966 IN MAP BOOK "U" AT PAGES 102-104, OFFICIAL RECORDS CCSF.

**BASES OF BEARINGS:**

THE ASSUMED BEARING SOUTH 81°00'20" EAST, BEING THE NORTHERLY LINE OF THE COMMON LINE BETWEEN THE TRACTS OF LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO SAID TRACTS OF LAND ARE SHOWN ON "MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE." FILED JANUARY 11, 1919 IN MAP BOOK "H" AT PAGE 110, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE. FILED FOR RECORD JANUARY 11, 1919 IN MAP BOOK "H" AT PAGE 110, OFFICIAL RECORDS CCSF.

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MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FILED FOR RECORD APRIL 14, 1966 IN MAP BOOK "U" AT PAGES 102-104, OFFICIAL RECORDS CCSF.

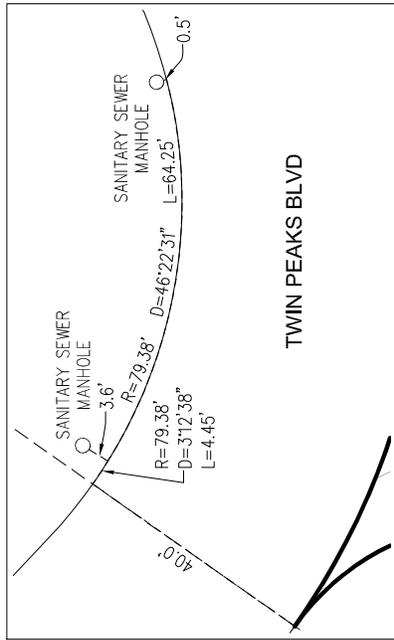
**REFERENCES:**

MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE. FILED FOR RECORD JANUARY 11, 1919 IN MAP BOOK "H" AT PAGE 110, OFFICIAL RECORDS CCSF.

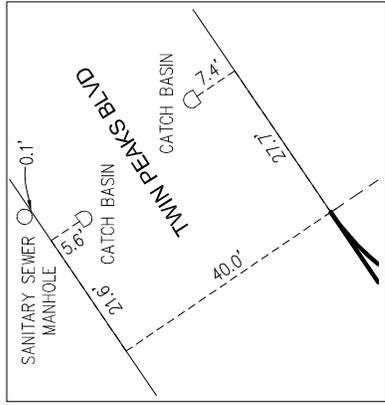
MAP SHOWING THE OPENING OF CHRISTMAS TREE POINT ROAD FILED FOR RECORD JANUARY 28, 1957 IN MAP BOOK "R" AT PAGE 88, OFFICIAL RECORDS CCSF.

MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FILED FOR RECORD APRIL 14, 1966 IN MAP BOOK "U" AT PAGES 102-104, OFFICIAL RECORDS CCSF.

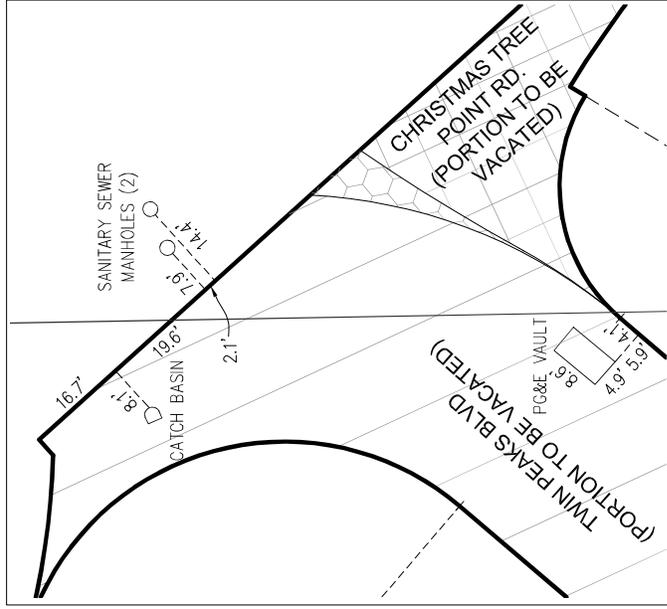
<b>CITY AND COUNTY OF SAN FRANCISCO</b> DEPARTMENT OF PUBLIC WORKS	
VACATION OF A PORTION OF TWIN PEAKS BLVD AND A PORTION OF CHRISTMAS TREE POINT RD.	
<b>FILE:</b> SUR 2025-005	<b>REVISION:</b>
<b>SHEET 1 OF 2</b>	<b>SCALE 1" = 100'</b>
<b>APPROVED:</b>	
	<b>DATE</b> 10-20-2025
<b>ELIAS WINSLOW FRENCH, PLS 9406</b> CITY AND COUNTY SURVEYOR	
COUNTY SURVEYOR'S NOTE: VACATION AREA IS UNDER JURISDICTION & CONTROL OF CITY & COUNTY OF SAN FRANCISCO PER BOOK H OF MAPS PAGE 110, BOOK R OF MAPS PAGE 88, AND BOOK U OF MAPS PAGE 102. ALL ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.	



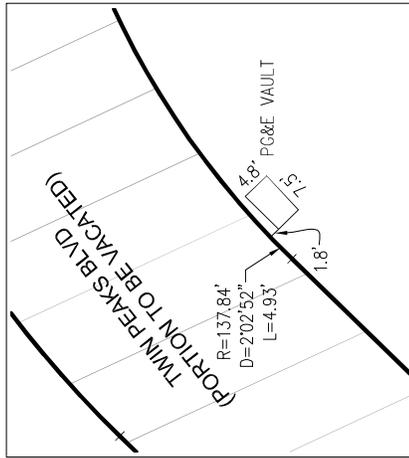
DETAIL A



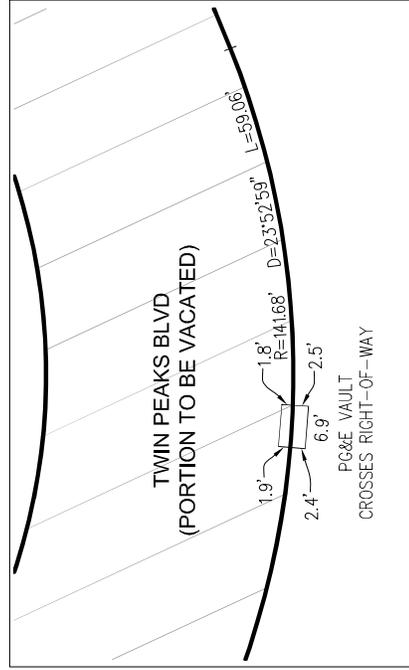
DETAIL B



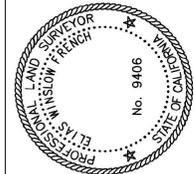
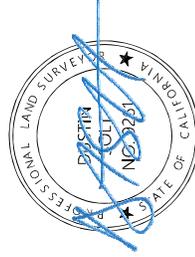
DETAIL C



DETAIL E



DETAIL D



APPROVED:

ELIAS WINSLOW FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR

COUNTY SURVEYOR'S NOTE: VACATION AREA IS UNDER JURISDICTION & CONTROL OF CITY & COUNTY OF SAN FRANCISCO PER BOOK H OF MAPS PAGE 110, BOOK R OF MAPS PAGE 88, AND BOOK U OF MAPS PAGE 102. ALL ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

10-20-2025

DATE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

VACATION OF A PORTION OF TWIN PEAKS BLVD AND A PORTION OF  
CHRISTMAS TREE POINT RD.

FILE: SUR 2025-005

SHEET 2 OF 2

REVISION:

SCALE 1" = 20'

**LEGAL DESCRIPTION  
FOR SUR MAP 2025-005**

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

Being a portion of Twin Peaks Boulevard as shown on that map entitled, "MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE.", filed January 11, 1919 in Book "H" of Maps, at Page 110, Official Records of the City and County of San Francisco, and a portion of Christmas Tree Road as shown on that map entitled, "MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FROM PORTOLA DRIVE TO PALO ALTO AVENUE", filed April 14, 1966 in Book "U" of Maps, at Pages 102-104, inclusive, Official Records of the City and County of San Francisco, being more particularly described as follows:

**BEGINNING** at the northeasterly corner of the tract of land known as the J.H. Collamore Tract, as shown on said MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE., thence easterly along the northerly boundary line of the tract of land know as City Property, lying between the said J.H. Collamore Tract and the tract of land known as the Wells Fargo & Co. Tract, as shown on said map, South 81°00'20" East 274.57 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said northerly line, North 57°54'36" East 112.12 feet;

Thence South 35°39'20" East 8.24 feet to a point on the southerly line of Christmas Tree Point Road as shown on said MAP SHOWING THE WIDENING OF TWIN PEAKS BOULEVARD FROM PORTOLA DRIVE TO PALO ALTO AVENUE and the beginning of a non-tangent curve to the left, through which point a radial line bears North 35°39'20" West;

Thence along said curve having a radius of 180.00 feet, through a central angle of 12°46'22", an arc distance of 40.13 feet;

Thence South 48°25'42" East 2.89 feet to the beginning of a non-tangent curve to the left, through which point a radial line bears North 48°25'42" West;

Thence along said curve having a radius of 28.02 feet, through a central angle of 81°03'58", an arc distance of 39.64 feet to the easterly line of Twin Peaks Boulevard as shown on said map;

Thence along Twin Peaks Boulevard, South 39°29'40" East 71.71 feet as shown on the "MAP SHOWING THE OPENING OF CHRISTMAS TREE POINT ROAD" filed January 28, 1957 in Book "R" of Maps at Page 88, Official Records of the City and County of San Francisco, to the beginning of a tangent curve to the right;

Thence continuing along Twin Peaks Boulevard the following thirty-three (33) courses as shown on said MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE., along said curve to the right having a radius of 272.00 feet, through a central angle of 27°38'40", an arc distance of 131.24 feet to a point of compound curvature;

Thence along said curve having a radius of 141.68 feet, through a central angle of 54°00'00", an arc distance of 133.53 feet;

Thence South 42°09'00" West 176.62, feet to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 213.66 feet, through a central angle of  $32^{\circ}00'00''$ , an arc distance of 119.33 feet to a point of compound curvature;

Thence along said curve having a radius of 137.84 feet, through a central angle of  $46^{\circ}00'00''$ , an arc distance of 110.67 feet;

Thence South  $35^{\circ}51'00''$  East 105.48 feet, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 165.21 feet, through a central angle of  $38^{\circ}00'00''$ , an arc distance of 109.57 feet to a point of compound curvature;

Thence along said curve having a radius of 188.80 feet, through a central angle of  $33^{\circ}00'00''$ , an arc distance of 108.74 feet;

Thence South  $35^{\circ}09'00''$  West 225.81 feet, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 148.03 feet, through a central angle of  $64^{\circ}00'00''$ , an arc distance of 165.35 feet;

Thence North  $80^{\circ}51'00''$  West 128.70 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 156.72 feet, through a central angle of  $44^{\circ}20'00''$ , an arc distance of 121.26 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South  $35^{\circ}11'00''$  East;

Thence along said curve having a radius of 241.59 feet, through a central angle of  $36^{\circ}00'00''$ , an arc distance of 151.80 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears North  $71^{\circ}11'00''$  West;

Thence along said curve having a radius of 40.77 feet, through a central angle of  $99^{\circ}40'00''$ , an arc distance of 70.92 feet;

Thence South  $80^{\circ}51'00''$  East 128.70 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 108.03 feet, through a central angle of  $64^{\circ}00'00''$ , an arc distance of 120.67 feet;

Thence North  $35^{\circ}09'00''$  East 225.81 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 148.80 feet, through a central angle of  $33^{\circ}00'00''$ , an arc distance of 85.70 feet to a point of compound curvature;

Thence along said curve having a radius of 125.21 feet, through a central angle of  $38^{\circ}00'00''$ , an arc distance of 83.04 feet;

Thence North  $35^{\circ}51'00''$  West 105.48, to the beginning of a tangent curve to the right;

Thence along said curve having a radius of 177.84 feet, through a central angle of  $10^{\circ}06'56''$ , an arc distance of 31.40 feet to a point of reverse curvature;

Thence along said curve having a radius of 40.00 feet, through a central angle of  $109^{\circ}07'24''$ , an arc distance of 76.18 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South  $44^{\circ}51'33''$  East;

Thence along said curve having a radius of 119.38 feet, through a central angle of 69°19'27", an arc distance of 144.44 feet;

Thence North 24°11'00" West 48.15 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 65°49'00" West;

Thence along said curve having a radius of 40.00 feet, through a central angle of 127°07'50", an arc distance of 88.75 feet to a point of reverse curvature;

Thence along said curve having a radius of 253.66 feet, through a central angle of 13°27'50", an arc distance of 59.61 feet;

Thence North 42°09'00" West 176.62 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 101.68 feet, through a central angle of 54°00'00", an arc distance of 95.83 feet to a point of compound curvature;

Thence along said curve having a radius of 232.00 feet, through a central angle of 27°38'40", an arc distance of 111.94 feet;

Thence North 39°29'40" West 71.71 feet, to the beginning of a tangent curve to the left;

Thence along said curve having a radius of 43.56 feet, through a central angle of 114°43'10", an arc distance of 87.22 feet, to the beginning of a non-tangent curve to the left, through which point a radial line bears South 64°12'50" East;

Thence leaving the right-of-way line of said Twin Peaks Boulevard and along said curve having a radius of 118.05 feet, through a central angle of 14°30'46", an arc distance of 29.90 feet;

Thence North 32°05'24" West, 3.37 feet;

Thence North 57°54'36" East, 28.88 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.68 acres or 73,027 square feet, more or less.

**Basis of Bearings:**

The assumed bearing of South 81°00'20" East being the northerly line of the common line between the tracts of Lands of the City and County of San Francisco, said tracts of land are shown on "MAP OF TWIN PEAKS BOULEVARD FROM ST. GERMAIN ST. TO CORBETT AVE." filed January 11, 1919 in Map Book "H" at Page 110, Official Records of the City and County of San Francisco, was used as the basis of all bearings used in this description.



**END OF DESCRIPTION**



**REVIEWED & APPROVED**

DATE: 10-30-2025  
ELIAS W. FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO



London N. Breed, Mayor  
Philip A. Ginsburg, General Manager

May 10, 2022

Carla Short, Interim Director of San Francisco Department of Public Works (DPW)  
49 South Van Ness Ave, Suite 300  
San Francisco, CA 94103

**RE: Application for DPW Public Street Vacation for Twin Peaks Promenade Project**

Dear Director Short:

The Recreation and Park Department (RPD) hereby submits the DPW Public Street Vacation Application for the Twin Peaks Promenade project. The project was issued a CEQA categorical exemption by the San Francisco Planning Department on May 4, 2022 (Case No. 2022-003295ENV, see attached). Additional project approvals to be secured include approval of the conceptual design by the Recreation and Park Commission and a General Plan Referral determination from the San Francisco Planning Department which will be provided to the DPW-assigned planner once issued.

The Twin Peaks Promenade project proposes the street vacation of a portion of the asphalt roadway atop the Twin Peaks "Figure 8" (eastern alignment only from Christmas Tree Point Road to approximately 1,580 feet southerly). The area of the proposed vacation footprint aligns with the existing eastern alignment roadway and is generally bounded by Christmas Tree Point Rd to the north and the Twin Peaks Blvd split to the south. As part of a previous pilot program, the vacation site was closed to vehicular traffic while remaining available as open space to allow SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the Figure 8. Permanent street closure was approved by the SFMTA Board on April 21, 2020 per Resolution No. 200421-041 (see attached).

The purpose of the vacation is to lay the groundwork for a repurposing of the site from vehicular use to pedestrian and bicycle-oriented recreational open space atop one of San Francisco's most iconic destinations: Twin Peaks. Specifically, RPD seeks to redevelop the site as a new Twin Peaks promenade that would include comprehensive surface improvements to create pedestrian and bicycle pathways with associated landscaping, seating, signage, bicycle parking and other amenities (per Twin Peaks Promenade project plans attached). The envisioned promenade would establish a recreational and open space connection between the two peaks and broader trail system to support additional recreational opportunities for San Francisco residents and visitors, while concurrently maintaining existing vehicular access along the western half the Figure 8 which would remain unaltered.

The project supports numerous policies under Objective 3 of the Recreation and Open Space Element of the San Francisco General Plan to “Improve Access and Connectivity to Open Space”. The project also supports the City’s Climate Action goals related to ecosystem management and restoration and Objective 4 of the Open Space Element to “preserve, protect and restore local biodiversity,” as it will enhance sustainability and resiliency by replacing a large expanse of asphalt roadway with native drought-tolerant plants and permeable surfaces that will bolster soil health while reducing urban heat island effects.

Respectfully,

*Chris Townes*

Chris Townes, Senior Planner  
SF Recreation and Parks Department, Capital and Planning Division  
E-mail: [chris.townes@sfgov.org](mailto:chris.townes@sfgov.org)

Enclosures:

1. DPW Public Street Vacation Application Packet
2. Twin Peaks Promenade preliminary conceptual project plans with renderings and material palette
3. CEQA Categorical Exemption Determination (Case No. 2022-003295ENV)
4. SFMTA Board Permanent Road Closure Determination (Resolution No.200421-041)

\*Note: DRAFT SUR Map is still being developed but will be submitted to DPW-assigned planner once available.

## D. APPLICANT INFORMATION PAGE

Applicant			
Name:	Rec & Park Dept (Attn: Chris Townes, Capital & Planning Division)		
Address:	49 South Van Ness Ave, Suite 1220, San Francisco, CA 94103		
Phone:	(415) 350-4337	E-mail:	chris.townes@sfgov.org
Person to be contacted concerning this project (If different from applicant)			
Name:			
Address:			
Phone:		E-mail:	
Firm or agent preparing the SUR Map/Legal Description			
Name:	Mike O'Dell Surveys (Attn: Mike O'Dell or Dustin Solt)		
Address:	2030 Union Street #206, San Francisco, CA 94123		
Phone:	(650) 722-2418	E-mail:	mike.odell@mosurveys.com

I (We) hereby certify, under penalty of perjury, that I have complied with the requirement for review of the proposed Vacation of the Public Street/Public Easement by all owners of real property that contact the proposed vacation area, and the information presented here is true and correct to the best of my (our) knowledge and belief.

I (We) Rec & Park Dept (Attn: Chris Townes, Capital & Planning Division)  
 (Print Applicant's Name in full)

submit this application to request the vacation of the following Public Street(s):

501 Twin Peaks Blvd, eastern alignment,

from Christmas Tree Point Rd. to approximately 1580 ft. southerly or Public Easement

as shown on the attached draft SUR-Map.

*Chris Townes*

\_\_\_\_\_  
Signature(s)

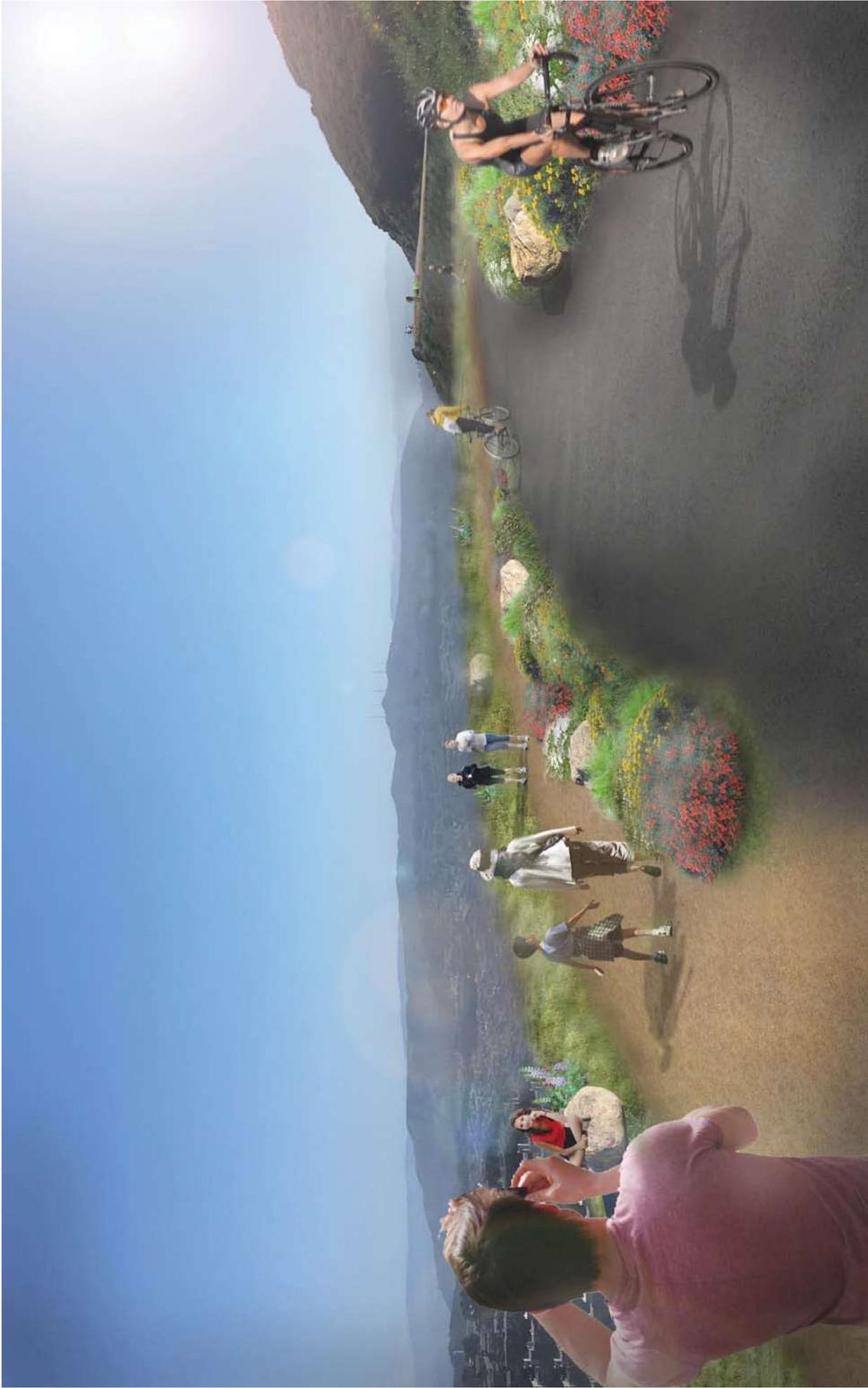
4/20/2022

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
Date





**PERSPECTIVE VIEW: LOOKING SOUTH FROM EAST OF NORTH PEAK**

MAY 8, 2018

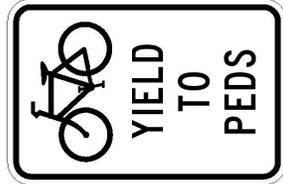




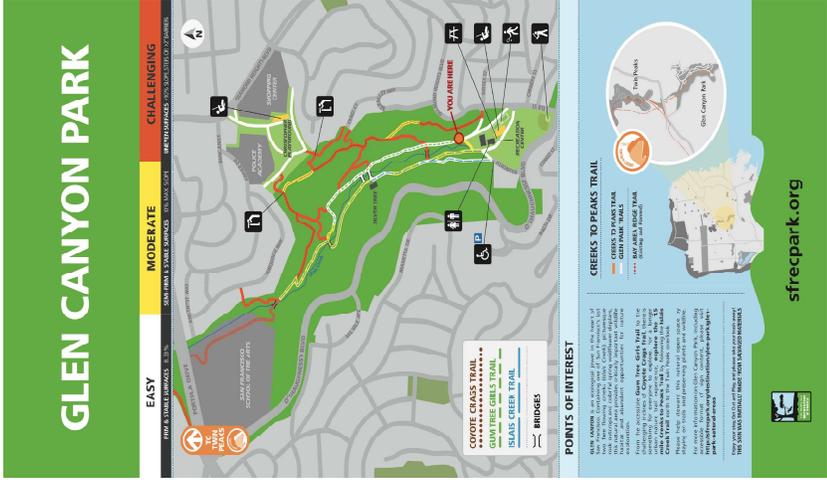
PEDESTRIAN TRAIL SURFACING



BIKE RACKS



SIGNAGE



PARK MAP SIGN



INTERPRETIVE SIGN



MISSION BLUE BUTTERFLY HABITAT



BOULDER TRAFFIC SEPARATORS



BOULDER SEATING



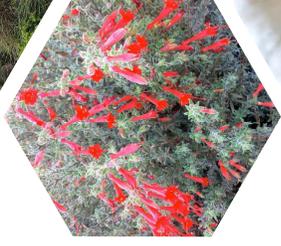
STONE WALL AT CHRISTMAS TREE POINT



Coyote Bush



Pacific Reed Grass



Cal Fuchsia



Lizard Tail



California Poppy

DROUGHT AND WIND TOLERANT PLANTING AT PROMENADE



# LOOK/FEEL: PROPOSED MATERIALS AND PLANTING

MAY 8, 2018



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
REC & PARK: Twin Peaks Promenade		
<b>Case No.</b>		<b>Permit No.</b>
2022-003295ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            REC &amp; PARK: Twin Peaks Promenade - The scope of work includes: 1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete). 2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti. 3. Removal of narrow informal dirt trail just east of the concrete barrier. 4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species. 3. Installation of landscape accent elements (i.e.- boulders or other simple seating). 4. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board). 5. Two interpretive signs, each with unique content (see representative photo in attached materials board). 6. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park).  <b>FULL PROJECT DESCRIPTION ATTACHED</b></p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<b>Other _____</b> CLASS 4: MINOR ALTERATIONS TO LAND
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to <i>Property Information Map</i> )	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach HRER Part I)  <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify):  <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : PLEASE SEE ATTACHED
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Monica Giacomucci	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> RPD Commission Approval of Conceptual Design	<b>Signature:</b> Don Lewis 05/04/2022
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## **Full Project Description**

REC & PARK: Twin Peaks Promenade - The scope of work includes:

1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
3. Removal of narrow informal dirt trail just east of the concrete barrier
4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species
5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
11. Bollards or boulders with chain or gate at access points, for fire / emergency access

## **Step 5: #8 Work Consistent With the Secretary of the Interior Standards for the Treatment of Historic Properties Analysis**

1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
3. Removal of narrow informal dirt trail just east of the concrete barrier
4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species
5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
11. Bollards or boulders with chain or gate at access points, for fire / emergency access

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. 200421-041

WHEREAS, Twin Peaks is an iconic open space landmark in San Francisco, to be enjoyed by all in safety and comfort; and,

WHEREAS, The Twin Peaks Boulevard Figure 8 Pilot Project has allowed the SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the Figure 8; and,

WHEREAS, Vehicle circulation at Twin Peaks remained relatively unchanged under the Pilot Project, and vehicles are traveling at safer speeds; and,

WHEREAS, SFMTA staff have determined that the eastern alignment of Twin Peaks Boulevard in the the “Figure 8” loop is no longer needed for vehicular traffic pursuant to California Vehicle Code section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and,

WHEREAS, SFMTA staff have proposed to make permanent the Pilot Project’s traffic modifications as follows:

- A. ESTABLISH - ROAD CLOSURE, EXCEPT, BICYCLES AND EMERGENCY VEHICLES - Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to 1,700 feet southerly (closes existing northbound one-way portion of figure eight loop to vehicles)
- B. ESTABLISH - TWO-WAY STREET - Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to 1,500 feet southerly (converts existing southbound one-way portion of figure eight loop to two-way operation); and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on these modifications through the SFMTA Engineering Public Hearing process; and,

WHEREAS, The proposed Twin Peaks Permanent Project is subject to the California Environmental Quality Act (CEQA); CEQA provides a categorical exemption from environmental review for operation, repair, maintenance, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities as defined in Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, On April 2, 2020, the San Francisco Planning Department determined (Case Number 2020-003882ENV) that the proposed Twin Peaks Permanent Project is categorically exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, The proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31; and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and are incorporated herein by reference; and,

WHEREAS, Final SFMTA decisions, whether made by the City Traffic Engineer or the SFMTA Board, can be reviewed by the Board of Supervisors pursuant to Ordinance 127-18; however, none of the proposed traffic modifications are subject to the review by the Board of Supervisors pursuant to Ordinance 127-18; now therefore be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors finds that Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the “Figure 8” roadway is no longer needed for vehicular traffic pursuant to California Vehicle Code Section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves permanently closing Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the “Figure 8” roadway to vehicular traffic except for bicycles and emergency vehicles, and changing the one-way direction of Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to the northern end of the “Figure 8” roadway to two-way, as set forth in Items A and B above.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of April 21, 2020.

  
\_\_\_\_\_  
Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency

**LEGAL DESCRIPTION  
BLOCK 2643 LOT 14**

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

**BEGINNING** at a point on the common boundary between the lands of Wells Fargo and Company and the lands of the City and County of San Francisco know as Twin Peaks Reservoir Site, distant thereon 421.518 feet easterly from the easterly boundary of the J. H. Collamore Tract as shown on Map of Twin Peaks Boulevard filed January 11, 1919 in Map Book "H" at page 110, Official Records of the City and County of San Francisco, said point of beginning being also the easterly extremity of the closing course of the 10.51 acre parcel acquired from Wells Fargo and Company by deed recorded August 17, 1915 in Book 892 of Deeds at page 160, Official Records of the City and County of San Francisco; thence easterly along said common boundary 90 feet; thence deflecting  $83^{\circ}30'20''$  to the right and running southerly 74.646 feet; thence deflecting  $20^{\circ}00'$  to the left and running southeasterly 124.733 feet; thence deflecting  $27^{\circ}15'$  to the right and running southwesterly 58.850 feet; thence deflecting  $32^{\circ}45'$  to the right and running southwesterly 129.590 feet; thence deflecting  $7^{\circ}00'$  to the left and running southwesterly 117.382 feet; thence deflecting  $21^{\circ}00'$  to the left and running southwesterly 72.622 feet; thence deflecting  $10^{\circ}30'$  to the left and running southwesterly 48.551 feet; thence deflecting  $29^{\circ}00'$  to the left and running southeasterly 256.612 feet; thence deflecting  $47^{\circ}00'$  to the right and running southwesterly 206.984 feet; thence deflecting  $15^{\circ}00'$  to the right and running southwesterly 138.172 feet; thence deflecting  $32^{\circ}30'$  to the left and running southwesterly 120.000 feet; thence deflecting  $8^{\circ}29'12''$  to the right and running southwesterly 131.394 feet to a point on the northeasterly boundary of the 3.23 acre parcel as acquired by the City and County of San Francisco from Wells Fargo and Company by the above mentioned deed; thence northwesterly along last mentioned boundary on the arc of a curve to the right whose tangent deflects  $89^{\circ}51'48''$  to the right from the preceding course with a radius of 153.92 feet a central angle of  $19^{\circ}00'$  a distance of 51.042 feet; thence northwesterly tangent to the preceding curve 150.11 feet to the common boundary between Wells Fargo and Company and J. H. Collamore as pre above mentioned Map; thence deflecting  $40^{\circ}09'00''$  to the right and running northwesterly on last named boundary 46.564 feet to the southeasterly boundary of the 10.51 acre parcel acquired from Wells Fargo and Company as above mentioned; thence in a general northeasterly direction following the boundary of said 10.51 acre parcel on the arc of a curve to the left whose tangent deflects  $107^{\circ}59'26''$  to the right from the preceding course with a radius of 198.03 feet a central angle of  $54^{\circ}50'26''$  a distance of 189.544 feet; thence northeasterly tangent to the preceding curve 225.81 feet; thence northeasterly on the arc of a curve to the left tangent to the preceding course with a radius of 238.80 feet a central angle of  $33^{\circ}00'00''$  a distance of 137.539 feet to a point of compound curve; thence northwesterly on the arc of a said compound curve with a radius of 215.21 feet a central angle of  $38^{\circ}00'$  a distance of 142.733 feet; thence northwesterly tangent to the preceding curve 105.48 feet; thence northwesterly on the arc of a curve to the right tangent to the preceding course with a radius of 87.84 feet a central angle of  $46^{\circ}00'00''$  a distance of 70.522 feet to a point of compound curve; thence northeasterly on said compound curve with a radius of 163.66 feet a central angle of  $32^{\circ}00'00''$  a distance of 91.405 feet; thence northeasterly tangent to the preceding curve 176.62 feet; thence northeasterly, northerly and northwesterly on the arc of a curve to the left tangent to the preceding course with a radius of 191.68 feet a central angle of  $54^{\circ}00'00''$  a distance of 180.654 feet to a point of compound curve; thence northwesterly on said compound curve with a radius of 322.00 feet a central angle of  $27^{\circ}38'40''$  a distance of 155.361 feet; thence northwesterly tangent to the preceding curve

16.708 feet to the common boundary between Wells Fargo and Company and the City and County of San Francisco and the **POINT OF BEGINNING**.

Containing 1.981 Acres.

**END OF DESCRIPTION**

REVIEWED & APPROVED

DATE: 10-30-2025  
ELIAS W. FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO



May 25, 2022

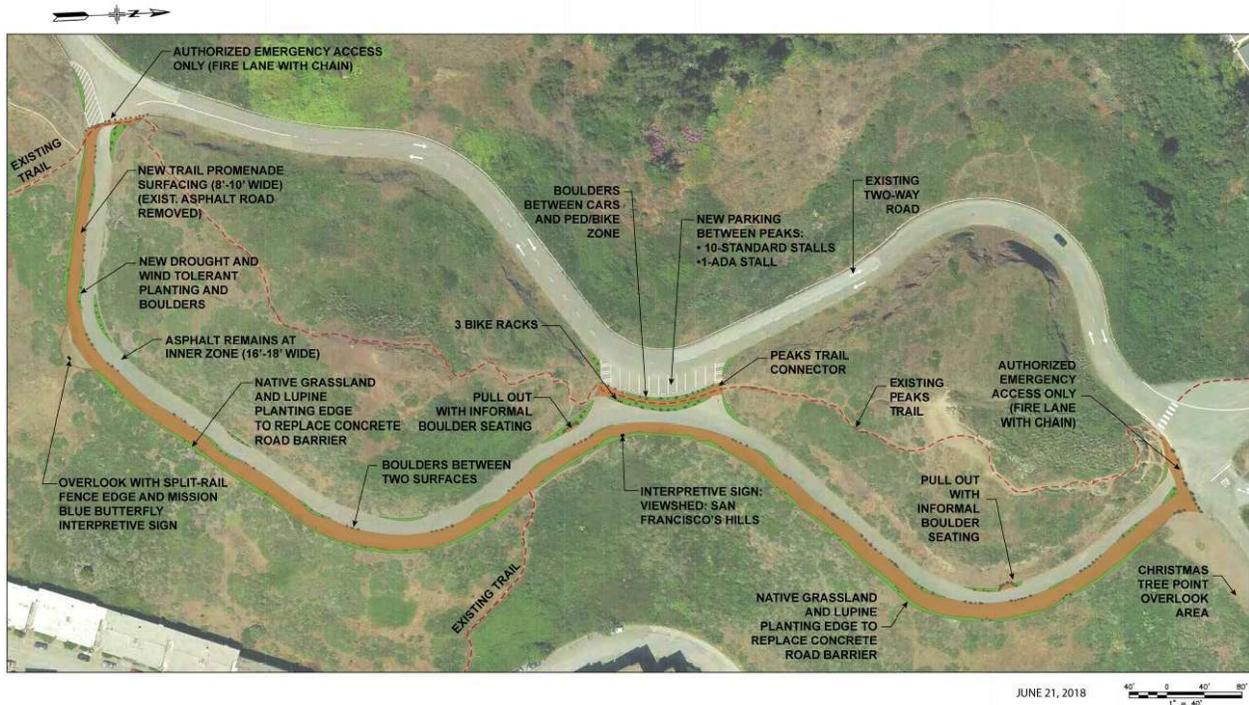
Phil Ginsburg  
General Manager  
San Francisco Recreation and Park Department  
49 South Van Ness Ave, Suite 1220  
San Francisco, CA 94103

**RE: Letter of Intent to Transfer Jurisdiction of the Twin Peaks Promenade Project Site from the SF Department of Public Works to the SF Recreation and Park Department**

Dear Mr. Ginsburg:

The San Francisco Department of Public Works is the current jurisdictional owner of the proposed Twin Peaks Promenade Project. We have received your application for a street vacation for this section of the roadway. Traffic was removed from this roadway section by the SFMTA Board of Directors on April 21, 2020. I understand that RPD is applying for a grant from California State Parks; this letter confirms Public Works' support of the proposed street vacation to allow the City to move forward with the Twin Peaks Promenade Project, pending approval from the Board of Supervisors.

Project Site: Eastern alignment roadway atop Twin Peaks "Figure 8" from Christmas Tree Point Rd to approx. 1,580 feet southerly. See below:



**TWIN PEAKS PROMENADE CONCEPT DESIGN PLAN**



I commit that Public Works will move forward with the associated land transfer to the Recreation and Park Department, subject to receipt of all required documentation and subsequent approval

though the City's legislative process. The street vacation and transfer will occur upon securing grant funds to convert the closed roadway into a multi-use trail/promenade.

Thank You,



Carla Short  
Interim Director  
San Francisco Public Works  
49 South Van Ness Ave, Suite 300  
San Francisco, CA 94103

Cc: Natalie Bee, Supervisor, California Department of Parks and Recreation, Office of Grants & Local Services  
Albert Ko, PE, City Engineer and Deputy Director (SFPW)  
Nicolas Huff, Manager (SFPW)  
Stacy Bradley, Director of Capital and Planning (RPD)  
Yael Golan, Acting Deputy Director of Planning, Capital and Planning Division (RPD)  
Melinda Sullivan, Project Manager (RPD)  
Toni Moran, Grant Manager (RPD)  
Chris Townes, Planner (RPD)



# GENERAL PLAN REFERRAL

December 20, 2022

**Case No.:** 2022-011364GPR  
**Block/Lot No.:** 2643/006; 2643/007; 2643/014; 2643/021; 4061/002; 5331/056  
**Project Sponsor:** San Francisco Recreation and Parks Department (SF RPD)  
**Applicant:** Stacy Radine Bradley  
 Director, Capital and Planning Division, SF RPD  
 49 S. Van Ness, San Francisco, CA  
 stacy.bradley@sfgov.org  
 (628) 652-6610

**Staff Contact:** Matthew Thompson  
 matthew.r.thompson@sfgov.org

Jeremy Shaw, Acting Director of Citywide Policy  
12/21/22

**Recommended By:** \_\_\_\_\_  
 AnMarie Rodgers, Director of Citywide Policy *for*  
 Rich Hillis, Director of Planning

<b>Finding:</b> The project, on balance, is <b>in conformity</b> with the General Plan.
---

## Project Description

The Recreation and Park Department (RPD) proposes two street vacations and inter-jurisdictional property transfers. RPD also proposes classification of a State of California Department of Transportation (CalTrans) parcel as “park” within the Park Code. These decisions require a General Plan Referral prior to action by the Board of Supervisors (BOS). See a description of each project below.

- 1. Twin Peaks “Figure-8” ROW and adjacent parcel:** RPD seeks to vacate and transfer jurisdiction of 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” (located between Assessor Block 2643, Lots 006, 021, and 007) from the Department of Public Works (DPW) to RPD. RPD also seeks to transfer jurisdiction of Assessor Block 2643, Lot 014 to RPD since this parcel is sandwiched between RPD-jurisdiction properties and is currently maintained by RPD. This street vacation and inter-jurisdictional transfer will support a renovation that will convert the eastern alignment of the Twin Peaks Boulevard “Figure 8” from a roadway permanently closed to vehicular traffic into a promenade that would include

comprehensive surface improvements to create pedestrian and bicycle pathways with associated landscaping, seating, signage, bicycle parking, and other amenities. The envisioned promenade would also establish recreational and open space connection between the two peaks and broader trail system to support additional recreational opportunities for San Francisco residents and visitors, while concurrently maintaining vehicular access along the western half of the “Figure 8,” which would remain unaltered. See Exhibits 1 and 2.

2. **Esprit Park perimeter ROW:** RPD seeks to vacate and transfer jurisdiction of a portion of the ROW’s along the entire perimeter of Esprit Park (fronting Block 4061, Lot 002, ranging in width from roughly three feet to 12 feet) from DPW to RPD. This includes ROW along Indiana Street, 20th Street, Minnesota Street, and 19th Street. These park edges are currently improved as park land and will be renovated along with the interior of the park. The proposed vacation and transfer will allow RPD to improve, utilize and maintain the entire park area consistent with the Esprit Park Renovation plan. See Exhibit 3.
3. **Selby Palou for CalTrans lease:** Selby Palou Mini Park is composed of three lots, two RPD-owned lots (Block 5331, Lot 055 and Lot 057) and one State of California Department of Transportation (CalTrans)-owned lot (Block 5331, Lot 056). As part of the lease agreement with CalTrans, RPD proposes to amend the Park Code to designate Block 5331, Lot 056 as “park” when used in the Park Code. This will allow RPD to manage and utilize the parcel in the same manner as the adjacent, RPD-owned parcels. See Exhibits 4 and 5.

## Environmental Review

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

## General Plan Compliance and Basis for Recommendation

As described below, this project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in conformity** with the General Plan.

### RECREATION AND OPEN SPACE ELEMENT

#### OBJECTIVE 1

#### ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

##### Policy 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

*The street vacation and inter-jurisdictional transfer of the eastern alignment of the Twin Peaks “Figure-8” ROW allows for the future establishment of dynamic and flexible recreation and open space uses in the form of an envisioned pedestrian and bicycle promenade.*

##### Policy 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

*The interjurisdictional transfer of DPW-owned ROW along the perimeter of Esprit Park will allow RPD to improve, utilize, and maintain the entire park area consistent with the Esprit Park Renovation plan.*

## OBJECTIVE 2

### INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

#### Policy 2.1

Prioritize acquisition of open space in high needs areas.

*All three named projects effectively acquire additional open space for recreation. Specifically, the lease and “park” designation of a CalTrans-owned parcel at Selby-Palou Mini Park allows RPD to administer this area like RPD-owned adjacent parcels that together compose the park.*

#### Policy 2.8

Consider repurposing underutilized City-owned properties as open space and recreational facilities.

*For both the interjurisdictional transfers of the Twin Peaks “Figure-8” eastern alignment and Esprit Park perimeter ROW, RPD explicitly intends to repurpose underutilized DPW-owned land as new or improved open space and recreational facilities.*

## OBJECTIVE 3

### IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

#### Policy 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

*For the interjurisdictional transfer of the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to develop creatively existing public ROW as new or improved open space, such as a bike and pedestrian promenade. The Esprit Park interjurisdictional transfer will enable RPD to improve and maintain the subject ROW space as official park space, where currently it is only unofficial park space.*

#### Policy 3.4

Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

*For the interjurisdictional transfer of the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing street, which would enhance bicycle and pedestrian access at Twin Peaks while limiting automobile traffic in and around this open space area.*

## TRANSPORTATION ELEMENT

### OBJECTIVE 19

ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

## Policy 19.5

Mitigate and reduce the impacts of automobile traffic in and around parks and along shoreline recreation areas.

*For the interjurisdictional transfer at the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing permanently closed roadway, which would mitigate and reduce the impacts of automobile traffic in and around existing park area.*

**OBJECTIVE 29**

**ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.**

## Policy 29.9

Identify and expand recreational bicycling opportunities.

*For the interjurisdictional transfer at the Twin Peaks “Figure-8” eastern alignment, RPD explicitly intends to create a new bike and pedestrian promenade on an existing permanently closed roadway, which would expand recreational bicycling opportunities in the area.*

**CENTRAL WATERFRONT AREA PLAN****OBJECTIVE 5.5**

**ENSURE THAT EXISTING OPEN SPACE, RECREATION AND PARK FACILITIES ARE WELL MAINTAINED**

## Policy 5.5.2

Renovate run-down or outmoded park facilities to provide high quality, safe and long-lasting facilities. Identify at least one existing park or recreation facility in the Central Waterfront for renovation.

*The proposed vacation and interjurisdictional transfer of the Esprit Park perimeter ROW will allow RPD to improve, utilize, and maintain the entire park area consistent with the Esprit Park Renovation plan.*

**BAYVIEW HUNTERS POINT AREA PLAN****OBJECTIVE 12**

**PROVIDE AND MAINTAIN ADEQUATELY LOCATED, WELL DESIGNED, FULLY EQUIPPED RECREATION FACILITIES AND ENCOURAGE THEIR USE.**

## Policy 12.1

Make better use of existing facilities.

*The lease and “park” designation of a CalTrans-owned parcel at Selby-Palou Mini Park would make better use of existing recreational facilities by allowing RPD to manage and utilize the parcel in the same manner as the adjacent, RPD-owned parcels.*

## Policy 12.3

Renovate and expand Bayview's parks and recreation facilities, as needed.

*The lease and "park" designation of a CalTrans-owned parcel at Selby-Palou Mini Park would effectively expand parks and recreation facilities in Bayview.*

**Planning Code Section 101 Findings**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing neighborhood-serving retail uses or employment opportunities.*

2. That existing housing and neighborhood character be conserved and protected to preserve the cultural and economic diversity of our neighborhoods;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing housing or neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing or future supply of affordable housing.*

4. That commuter traffic does not impede MUNI transit service or overburden our streets or neighborhood parking;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect impede Muni service or generate parking demand.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not cause displacement of industrial or service sector businesses.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect the City's preparedness for earthquakes.*

7. That the landmarks and historic buildings be preserved;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect existing landmarks or historic properties.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*Inter-jurisdictional transfers, or designation of land as "park" in the Park Code, of land used for recreation will not affect access to sunlight and vistas at parks; the proposed project will support the continued maintenance and operation of San Francisco parks.*

**Finding:** The project, on balance, is **in conformity** with the General Plan.

**Attachments:**

Exhibits:

1. Twin Peaks Promenade Assessor Block 2643
2. Twin Peaks Promenade Plans
3. Esprit Park Renovation ROW Vacation
4. Selby Palou Mini Park Assessor Block 5331
5. Selby Palou Mini Park aerial photo

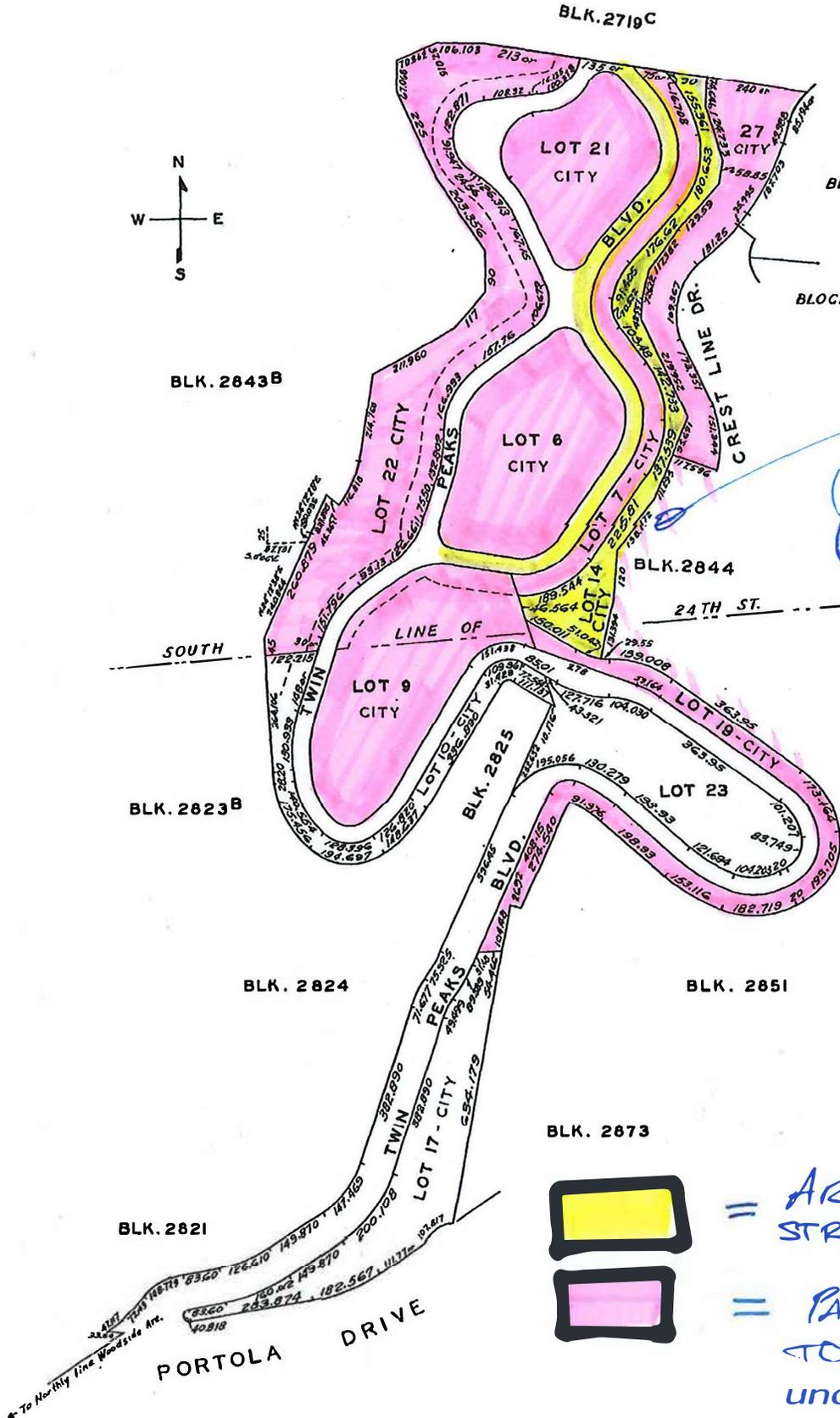
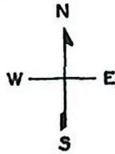
© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

RENUMBERED 1953  
SCALE 1 IN. = 200 FT.

2643

SAN MIGUEL RANCHO

REVISED 1957  
" 1958  
" 1959  
" 1961  
" '62  
REVISED '63  
" '67  
" '68  
" '73



SEE  
BLOCK 2844  
LOT 009  
ALSO

BLK. 2873



= AREA OF PROPOSED STREET VARIATION  
= PARCELS ADJACENT TO STREET VARIATION under RPD jurisdiction



Exhibit 2 - Twin Peaks Promenade Plans



JUNE 21, 2018

# TWIN PEAKS PROMENADE CONCEPT DESIGN PLAN





# PERSPECTIVE VIEW: LOOKING SOUTH FROM EAST OF NORTH PEAK

MAY 8, 2018



KEY SYMBOL	DESCRIPTION	DETAIL
1	(E) CONCRETE PAVING TO REMAIN	
2	FEDERATION CONCRETE PAVING COLOR: MARRON DAVIS #5447 AGGREGATE: 1/4" - 3/8" TUSSEY GOLD GRAVEL, AMERICAN SOIL & STONE	11L5.10 11L5.10 21L2.01
3	VEHICULAR CONCRETE INTEGRAL COLOR CONCRETE PAVING COLOR: PALOMINO DAVIS #5447 FINISH: EXPOSED AGGREGATE, 1/4" - 3/8" TUSSEY GOLD GRAVEL, AMERICAN SOIL & STONE	S.C.D 21L2.01 71L5.11 21L2.01
4	PERVIOUS CONCRETE COLOR: PALOMINO DAVIS #5447 FINISH: BAPC POLISHED PERVIOUS CONCRETE - FINE GRAIN	71L5.11 21L2.01
5	PIP RUBBER EXERCISE SURFACING MFR: ROBERTSON RECREATIONAL TYPE: TOTTAURE SUPREME COLOR: 70% BEIGE R300, 15% LIGHT GREY R161, 15% PALE GREY R485	61L5.11
6	NOT USED	

7	TREE PROTECTION PLATFORM - TYPE A SIZE: 6' 0" (W) X 5' 0" (L) FASTENER: FASTENATOR HIDDEN FASTENERS: SS SCREWS, TYP	21L5.13 S.S.D
8	TREE PROTECTION PLATFORM - TYPE B WOOD TYPE: THERMORY BENCHMARK ASH DECKING SIZE: 1" X 4" (0.75" X 3.75") FASTENER: FASTENATOR HIDDEN FASTENERS: SS SCREWS, TYP	31L5.13 S.S.D
9	INTEGRAL COLOR MOWBAND FINISH: TO MATCH PEDESTRIAN CONCRETE PAVING #2 THIS SHEET WIDTH: VARIES. SEE LAYOUT PLANS	31L5.10
9A	SUB-SURFACE CONCRETE CURB @ SYNTHETIC TURF LOCATION: NORTH MEADOW	81L5.10
9B	REMOVABLE MESH FENCING MFR: GAUDIUM POOL FENCING COLOR: BLACK POLES & MESH	81L5.10
10	SOD LAWN MFR: DELTA BLUEGRASS TYPE: 80/10 TALL FESCUE. SEE PLANTING PLANS FOR SPECIES	SEE PLANTING PLANS
11	SYNTHETIC TURF GREENS PRODUCT: PET PLAY TURF COLOR: SUMMER BLEND	51L5.10 71L5.10

12	PA	PLANTING AREA MULCH: 5" DEPTH SEE SPECS TEMPORARY FENCE BARRIER TO BE ADDED TO ALL PLANTING AREAS	L7.01 L7.02 L7.10
13		SEATWALL W/ INTEGRATED LIGHTING COLOR: PALOMINO DAVIS #5447 FINISH: TOPCAST SURFACE RETARDANT #125 - PINK	31L5.11
14		RECLAIMED GRANITE STACKED CURB GARDEN WALLS APPROX. 6" TO 8" LENGTH VARIES APPROX. 3" TO 8" WIDTH VARIES APPROX. 18" TO 24" FINISH: POWERWASH PRIOR TO INSTALLATION SOURCE: MATERIALS PROVIDED BY CONTRACTOR FROM WITHIN 1 MILE OF SITE	31L5.12
15		NOT USED	
16		RECLAIMED GRANITE CURB GARDEN STONES HEIGHT: VARIES APPROX. +12" TO +18" WIDTH: VARIES APPROX. 3" TO 8" FINISH: NATURAL, FREE OF PAINT AND SOURCE: MATERIALS PROVIDED BY CONTRACTOR FROM WITHIN 1 MILE OF SITE	81L5.14

17	QTY: 3	CUT BRASLT PLANKS SIZE: 1/2" MIN X 2 1/2" X 8" - 80" FINISH: FLAMED INSTALL: 1" ABOVE FINISH GRADE OVER 1/2" SAND SETTING OVER 4" COMPACTED AGGREGATE BASE	L7.01 L7.02 L7.10
18	QTY: 1	INDIVIDUAL STONE BOULDERS TYPE: MOSS ROCK SOURCE: AMERICAN SOIL AND STONE QUANTITIES AND SIZES SEE BOULDER SCHEDULE FOR QUANTITIES AND SIZES	81L5.14
19	QTY: 7	DOG RELIEF BOULDERS TYPE: MOSS ROCK SOURCE: AMERICAN SOIL AND STONE SIZE: 24" DIA MIN 18" HEIGHT - TYP. (CUT IN HALF) AUGERED SUMP BELOW FILLED WITH COMPACTED 3/4" GRAVEL	81L5.14
20	QTY: 24	RECLAIMED LOG SOURCE: MATERIALS PROVIDED BY CONTRACTOR FROM WITHIN 1 MILE OF SITE SIZE: VARIES 24" - 36" DIA X 8'-12'	71L5.12
21	QTY: 24	SPLIT RAIL FENCE MFR: ASHBY LUMBER TYPE: FSC WESTERN RED CEDAR	41L5.11

22	QTY: 1	EXERCISE AREAS A, B, C, D, E MFR: WHOLE TREES OR APPROVED EQUAL	11L5.14 21L5.14 31L5.14 41L5.14 51L5.14
23A	QTY: 1	DRINKING FOUNTAIN WITH BOTTLE MFR: MOST DEPENDABLE FOUNTAIN MODEL: 1045SM SFA SAN FRAN COLOR: BROWN	81L5.11
23B	QTY: 1	DRINKING FOUNTAIN WITH PET BOWL MFR: MOST DEPENDABLE FOUNTAINS MODEL: 1045SMSS SFA SAN FRAN COLOR: BROWN	81L5.11
24	QTY: 7	CUSTOM PAVING TABLES & BENCHES WOOD TYPE: FSC CERTIFIED CLR STORAGE CONTAINER PROVIDED BY SRFP.	11L5.12
25	QTY: 2	SLAB & ADJACENT PAVING TO BE BIDDING CONTRACTOR TO PLACE AND ALIGN STORAGE CONTAINER.	11L5.13
26	QTY: 2	POLE LIGHT MODEL: FLINDT FLAZA HEIGHT: 12'-0" TYP. SAMPLES OF COURTELAND SILVER COURTELAND SILVER	S.E.D
27	QTY: 2	MODEL: TAPERED STANDARD, WITH LOCKING HANDHOLE COVERS COLOR: S.F. POLYURETHANE PAINT ALL COMPONENTS ADDED TO POLES TO MATCH (EXCEPT CABLES AND FIXTURES) PROVIDE PAINT SAMPLES	S.E.D
28	QTY: 5	CATERINARY LIGHT SYSTEM - STRING MFR: TEGAN MODEL: KORE EX6 CABLE DIRECT MOUNT WITH 6" FROSTED CYLINDER FIXTURE COLOR: ANODIZED ALUMINUM	S.E.D
29	QTY: 5	DIRECTIONAL SPOT LIGHTS MFR: SELUX COLOR: PAINT TO MATCH POLE	S.E.D
30	QTY: 2	INTEGRATED LINEAR LED STRIP LIGHTS @ CONC. BENCHES	11L5.11 S.E.D
31	QTY: 2	ADA COMPLIANT COMPANION SEATING DIAGRAM, NO STRIPING REQUIRED	
32	QTY: 2	BIRDHOUSE POLES POLE: 20" TALL X 5" B" BASE CO. X 3.1" TOP FINISH: ANODIZED ALUMINUM STEEL ANCHOR BASE LIGHT POLE FACTORY POWDERCOAT HEIGHT: 18' & 20' S.S.D. SIM BIRDHOUSE: 6 PER POLE # 5825 WINGS NARROW THE BIRDHOUSE COLOR: 50% 1 X RAL 6011/ 50% 1 X RAL 6021 FACTORY POWDERCOAT	31L5.11
33	QTY: 2	NURSE LOG MOUND MFR: BIRCHWOOD 2" X 3" VISIBLE ABOVE PROPOSED FGS PLACE 12" LONG SECTION OF EASTING SECUDIA TREE @ BASE	
34	QTY: 4	BENCH W/ BACK	11L5.12
35	QTY: 4	(E) UTILITY	
36	QTY: 4	(N) UTILITY	S.C.D
37	QTY: 4	(N) CURB RAMP	
38	QTY: 4	(N) REFRESH AND REINSTALL (E) PARK ID SIGN	21L5.11 81L5.11
39	QTY: 4	(N) BIKE RACK 1 PER LOCATION INDICATED	21L5.12

LANDSCAPE ARCHITECT:  
FLETCHER STUDIO  
LANDSCAPE ARCHITECTURE  
2525 JUNE ST. SUITE 323,  
SAN FRANCISCO, CA 94117  
P 415.239.9144  
WWW.FLETCHERSTUDIO.COM

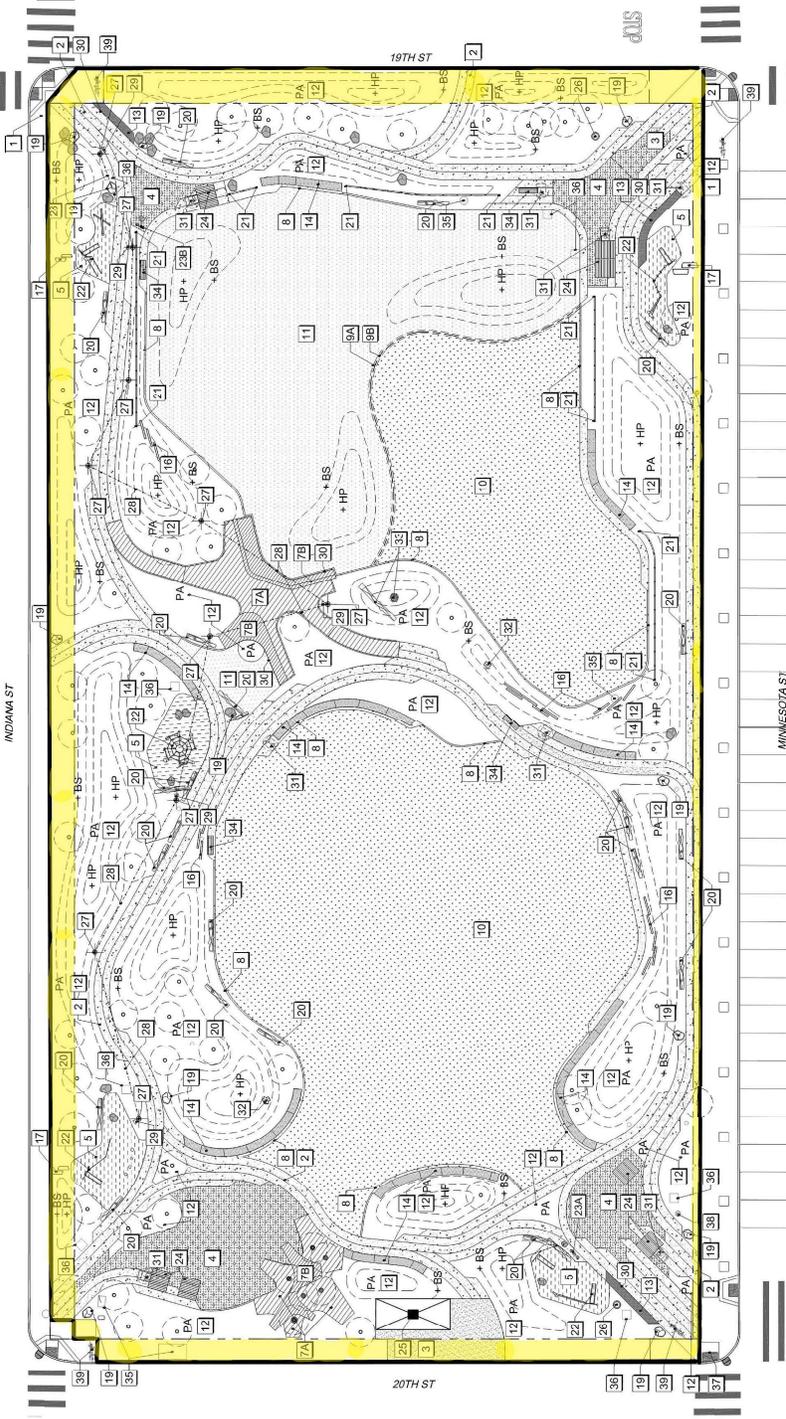
SEAN BENNETT  
LANDSCAPE ARCHITECT  
SF CA  
1000 GOLDEN GATE AVENUE  
SAN FRANCISCO, CA 94107

ESPRIT PARK  
RENOVATION  
A RECREATION AND PARK  
COMMISSION PROJECT  
CONTRACT ID: 10032160  
SOURCING ID: 1000009HMM  
19TH ST & MINNESOTA ST  
SAN FRANCISCO, CA  
94107

100% CD  
BID SET

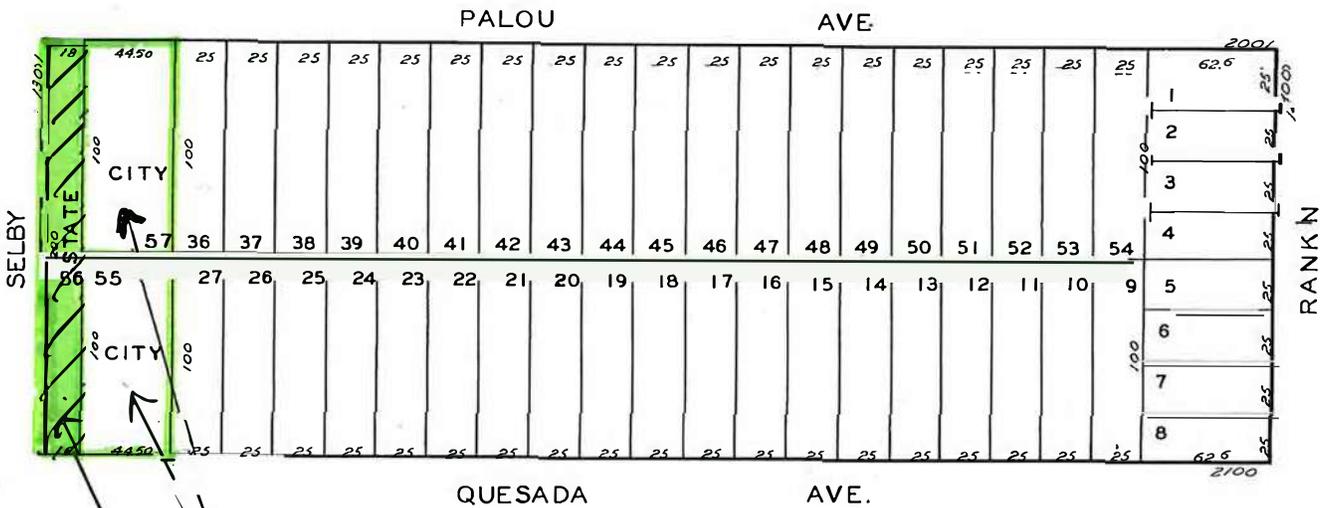
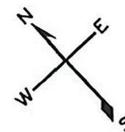
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60% CD 10.21.21  
80% CD 01.21.22  
90% CD 03.22.22  
ISSUE SUPP. 04.19.22  
FINAL CD BID SET 06.07.22

DATE: 06/07/22  
SCALE: 1/8" = 1'-0"  
DRAWING TITLE: MATERIALS PLAN  
SHEET NO.: L1.01



Legend:   = Area of Proposed ROW Vacation and Transfer to RPD

MATERIALS PLAN



CCSF  
REC & PARK - OWNED LOTS  
(BLOCK 5331, LOT 055 AND LOT 057)

STATE OF CA (DEPT. OF TRANSPORTATION) - OWNED LOT  
(BLOCK 5331, LOT 056)



= OUTLINE OF SELBY PALOU MINI PARK



= PORTION OF SELBY PALOU MINI PARK  
OWNED BY STATE OF CA (DEPT OF TRANS.)  
SUBJECT TO GENERAL PLAN REFERRAL  
AND PARK CORE AMENDMENT FOR LEASE RENEWAL.

Exhibit 5 – Selby Palou Mini Park aerial photo



CalTrans parcel, Block 5331, Lot 056, to be designated “park” in the CCSF Park Code





## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
REC & PARK: Twin Peaks Promenade		
<b>Case No.</b>		<b>Permit No.</b>
2022-003295ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            REC &amp; PARK: Twin Peaks Promenade - The scope of work includes: 1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete). 2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti. 3. Removal of narrow informal dirt trail just east of the concrete barrier. 4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species. 3. Installation of landscape accent elements (i.e.- boulders or other simple seating). 4. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board). 5. Two interpretive signs, each with unique content (see representative photo in attached materials board). 6. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park).  <b>FULL PROJECT DESCRIPTION ATTACHED</b></p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<b>Other _____</b> CLASS 4: MINOR ALTERATIONS TO LAND
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to <i>Property Information Map</i> )	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach HRER Part I)  <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify):  <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : PLEASE SEE ATTACHED
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Monica Giacomucci	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> RPD Commission Approval of Conceptual Design	<b>Signature:</b> Don Lewis 05/04/2022
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## **Full Project Description**

REC & PARK: Twin Peaks Promenade - The scope of work includes:

1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
3. Removal of narrow informal dirt trail just east of the concrete barrier
4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species
5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
11. Bollards or boulders with chain or gate at access points, for fire / emergency access

## **Step 5: #8 Work Consistent With the Secretary of the Interior Standards for the Treatment of Historic Properties Analysis**

1. Conversion of 1/3 to 1/2 of the roadway (approximately 10,000-20,000 SF) from paved asphalt to a different pathway material (such as Park Tread, decomposed granite w/binding, or light colored permeable concrete).
2. Removal of all or most of the concrete barrier and small section of existing metal guardrail along the western side of the pavement, in order to provide more expansive views for park users and to minimize graffiti.
3. Removal of narrow informal dirt trail just east of the concrete barrier
4. New landscaping, including: 1. Seeding the length and width of the narrow informal dirt trail, just east of the paved roadway and concrete barrier, to match existing plants on the eastern flank of Twin Peaks and provide a natural buffer to the sloped hillside. 2. Possible minimal roadway planting, to be 100% drought-tolerant species
5. Installation of landscape accent elements (i.e.- boulders or other simple seating)
6. Installation of bicycle racks (estimated 3-5, likely provided through SFMTA program; see representative photo in attached materials board)
7. Two interpretive signs, each with unique content (see representative photo in attached materials board)
8. Wayfinding signage (approximately 4 park map signs and 6 wayfinding sign posts; see to help park users better navigate between the promenade and adjacent trails and site access points (see representative details attached)
9. Approximately 100 linear feet of low split-rail fencing to discourage park users from traversing planted habitat areas
10. Minimal striping and configuration adjustments to parking between peaks that was established via road closure
11. Bollards or boulders with chain or gate at access points, for fire / emergency access

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**

1 [Accept and Expend Grant - Retroactive - California Department of Parks and Recreation -  
2 Twin Peaks Promenade Project - \$1,493,692]

3 **Resolution retroactively authorizing the Recreation and Park Department (RPD) to**  
4 **accept and expend grant funds in the amount of \$1,493,692 from the California**  
5 **Department of Parks and Recreation (CDPR) for the Twin Peaks Promenade Project, for**  
6 **a grant performance period from September 20, 2024, through March 15, 2027; approve**  
7 **the Grant contract with CDPR that requires RPD to operate and maintain the project for**  
8 **a period of 20 years commencing upon project completion, pursuant to Charter,**  
9 **Section 9.118(b); and to authorize the RPD General Manager to enter into amendments**  
10 **or modifications to the Grant contract that do not materially increase the obligations or**  
11 **liabilities to the City and are necessary to effectuate the purposes of the Grant contract**  
12 **or this Resolution.**

13  
14 WHEREAS, The Recreational Trails Program (RTP) is a state-administered local  
15 assistance program of the U.S. Department of Transportation's Federal Highway  
16 Administration (FHWA); and

17 WHEREAS, The California Department of Parks and Recreation ("Department") is  
18 authorized to administer the non-motorized RTP Projects on behalf of the FHWA; and

19 WHEREAS, The Recreation and Park Department (RPD) identified the Twin Peaks  
20 Promenade Project as a competitive candidate for the Recreational Trails Program and  
21 submitted a grant application for the Project; and

22 WHEREAS, On September 21, 2023, the San Francisco Recreation and Park  
23 Commission adopted Resolution No. 2309-010 approving the Recreation and Park  
24 Department's ("RPD's") application for Recreational Trails Program funds for the Twin Peaks  
25 Promenade Project, authorizing the RPD General Manager to negotiate agreements with the

1 State concerning the administration of the grants, and recommending that the Board of  
2 Supervisors approve the grant contract and authorize RPD to accept and expend the grant;  
3 and

4 WHEREAS, RPD was awarded \$1,493,692 in funding (the "Grant"); and

5 WHEREAS, As a condition of receiving the Grant, RPD is required to agree to the  
6 terms of the attached Grant Contract substantially in the form which is on file with the Clerk of  
7 the Board under File No. 241174 and which is hereby declared to be part of this Resolution as  
8 if set forth fully herein; and

9 WHEREAS, Relevant terms of the Grant Contract include a grant performance period  
10 starting on September 20, 2024, and ending on March 15, 2027, and a contract performance  
11 period requiring the continue operating the property for public recreation for a period of 20-  
12 years upon project completion; and

13 WHEREAS, As a condition of the Grant Contract, the City must agree to maintain the  
14 area developed with grant funds a public open space in perpetuity; and

15 WHEREAS, Any changes to land ownership require approval by the Federal Highway  
16 Transportation Administration; and

17 WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; and

18 WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;  
19 and

20 WHEREAS, Administrative Code, Section 2.6-3, requires the Budget Analyst to review  
21 legislation and report on matters that are deemed to have fiscal impact and the Budget and  
22 Legislative Analyst determined this matter has fiscal impact and requires a fiscal impact report  
23 be submitted prior to the legislation being heard in a fiscal committee; now, therefore, be it  
24  
25

1           RESOLVED, Due to the lack of a fiscal impact report, as required by Administrative  
2 Code, Section 2.6-3, the funds accepted for this grant shall be placed into the Board of  
3 Supervisors' reserve until released; and, be it

4           FURTHER RESOLVED, That the Board of Supervisors retroactively authorizes the  
5 Recreation and Park Department to accept the Grant; and, be it

6           FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of  
7 indirect costs as part of this Grant budget; and, be it

8           FURTHER RESOLVED, That the Board of Supervisors retroactively approves the  
9 Grant Contract; and, be it

10          FURTHER RESOLVED, Once the fiscal impact requirements of Administrative Code,  
11 Section 2.6-3 have been resolved, the Board of Supervisors delegates their authority to  
12 release these funds to the Budget and Finance Committee and the Clerk of the Board is  
13 directed to schedule a hearing at the Budget and Finance Committee to duly review the  
14 complete file and consider the release of the funds to the Recreation and Park Department;  
15 and, be it

16          FURTHER RESOLVED, That the Recreation and Park Department shall be hereby  
17 authorized to expend the grant award of \$1,493,692 upon the release of funds from the Board  
18 of Supervisors' Reserve; and, be it

19          FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD General  
20 Manager to enter into any modifications and amendments to the Grant Contract, including to  
21 any of its exhibits, and authorizes the RPD General Manager to execute further agreements  
22 related to the Project, that the RPD General Manager determines, in consultation with the City  
23 Attorney, are in the best interests of the City and do not materially increase the obligations or  
24 liabilities of the City, are necessary or advisable to effectuate the purposes of the Project or  
25

1 this Resolution, and are in compliance with all applicable laws, including the City's Charter;  
2 and, be it

3 FURTHER RESOLVED, That within 30 days of the Grant Contract being fully-executed  
4 by all parties, RPD shall provide the final Grant Contract to the Clerk of the Board for inclusion  
5 into the official file.  
6  
7  
8

9 Recommended:

Approved: /s/ \_\_\_\_\_

10 Benjamin McCloskey  
11 Interim Mayor's Budget Director

12 /s/ \_\_\_\_\_

13 Phil Ginsburg  
14 Recreation and Park  
15 General Manager

Approved: /s/Jocelyn Quintos for Greg Wagner

16 Greg Wagner, Controller  
17  
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City and County of San Francisco

Tails  
Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 241174

Date Passed: January 14, 2025

Resolution retroactively authorizing the Recreation and Park Department (RPD) to accept and expend grant funds in the amount of \$1,493,692 from the California Department of Parks and Recreation (CDPR) for the Twin Peaks Promenade Project, for a grant performance period from September 20, 2024, through March 15, 2027; approve the Grant contract with CDPR that requires RPD to operate and maintain the project for a period of 20 years commencing upon project completion, pursuant to Charter, Section 9.118(b); and to authorize the RPD General Manager to enter into amendments or modifications to the Grant contract that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Grant contract or this Resolution.

January 14, 2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

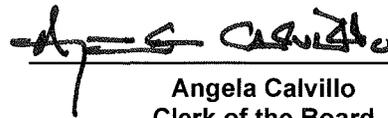
Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

January 14, 2025 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 241174

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 1/14/2025 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Daniel Lurie  
Mayor

1.16.2025  
Date Approved

1 [Accept and Expend Grant - Grant Contract - Retroactive - California Department of Parks and  
2 Recreation Habitat Conservation Fund - Twin Peaks Trail Improvements Project - \$350,000]

3 **Resolution retroactively authorizing the Recreation and Park Department (RPD) to**  
4 **accept and expend a California Department of Parks and Recreation Habitat**  
5 **Conservation Fund Grant in the amount of \$350,000 to support trail improvements**  
6 **within the Twin Peaks Open Space for the term of July 1, 2022, through June 30, 2027;**  
7 **approving a Grant Contract that requires RPD to maintain the trail for the duration of**  
8 **the contract performance period from July 1, 2022, through June 30, 2042, pursuant to**  
9 **Charter, Section 9.118(a); and authorizing the RPD General Manager to enter into**  
10 **modifications and amendments to the grant contract that do not materially increase the**  
11 **obligations or liabilities to the City and are necessary to effectuate the purposes of the**  
12 **project or this Resolution.**

13  
14 WHEREAS, The City and County owns Twin Peaks Open Space Assessor's Parcel  
15 Block No. 2643, Lot No. 006, Assessor's Parcel Block No. 2643, Lot No. 007, Assessor's  
16 Parcel Block No. 2643, Lot No. 009, Assessor's Parcel Block No, 2643, Lot No. 014, and  
17 Assessor's Parcel Block No. 2643, Lot No. 027 (hereafter, the "Property"); and

18 WHEREAS, The City, through its Recreation and Park Department (the "Department"),  
19 operates and maintains the Property; and

20 WHEREAS, On November 3, 2020, San Francisco residents passed Proposition A, a  
21 \$487.5 million General Obligation Bond identified as the 2020 Health and Recovery Bond  
22 ("Bond") and the Bond included \$1,000,000 in funding to support trail improvements; and

23 WHEREAS, The California Department of Parks and Recreation ("DPR") administers  
24 the Habitat Conservation Fund Program ("Grant") that provides funding for trail construction  
25 and improvements; and

1           WHEREAS, The Department applied for a grant in the amount of \$350,000 for  
2 improvements to the Twin Peaks Trail system (“Project”) that will improve community access  
3 to sections fo the Bay Area Ridge Trail; and

4           WHEREAS, On May 19, 2022, the Recreation and Park Commission adopted  
5 Resolution No. 2205-006 approving the Department’s submission of the Grant application for  
6 the Project and recommending that the Board of Supervisors authorize the Department to  
7 accept and expend the grant funds and approve the terms of the Grant Contract which is on  
8 file with the Clerk of the Board under File No. 221007 and which is hereby declared to be part  
9 of this Resolution as if set forth fully herein; and

10           WHEREAS, The Grant Performance Period starts on July 1, 2022, and end on  
11 June 30, 2027; and

12           WHEREAS, The Grant Contract requires the Department to maintain project location  
13 for public use for a period of 20-years ending on June 30, 2042; and

14           WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; and

15           WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;  
16 now, therefore, be it

17           RESOLVED, That the Board of Supervisors hereby authorizes the General Manager or  
18 their designee to accept and expend grant funds in the amount of \$350,000 for the Twin  
19 Peaks Trails Improvement Project; and, be it

20           FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of  
21 indirect costs as part of this Grant budget; and, be it

22           FURTHER RESOLVED, That the Board of Supervisors approves the Grant Contract  
23 for the Twin Peaks Trails Improvement Project and authorizes the RPD General Manager to  
24 enter into any modifications and amendments to the Grant Contract, including to any of its  
25 exhibits, and authorizes the RPD General Manager to execute further agreements and





**City and County of San Francisco**  
**Tails**  
**Resolution**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 221077

**Date Passed:** November 15, 2022

Resolution retroactively authorizing the Recreation and Park Department (RPD) to accept and expend a California Department of Parks and Recreation Habitat Conservation Fund Grant in the amount of \$350,000 to support trail improvements within the Twin Peaks Open Space for the term of July 1, 2022, through June 30, 2027; approving a Grant Contract that requires RPD to maintain the trail for the duration of the contract performance period from July 1, 2022, through June 30, 2042, pursuant to Charter, Section 9.118(a); and authorizing the RPD General Manager to enter into modifications and amendments to the grant contract that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the project or this Resolution.

November 09, 2022 Budget and Finance Committee - RECOMMENDED

November 15, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221077

I hereby certify that the foregoing  
Resolution was ADOPTED on 11/15/2022 by  
the Board of Supervisors of the City and  
County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

11/17/22

Date Approved

1 [Accept and Expend Grant - Retroactive - California Department of Parks and Recreation -  
2 Twin Peaks Promenade and Trails Improvement - \$1,900,000]

3 **Resolution retroactively authorizing the Recreation and Park Department (RPD) to**  
4 **accept and expend grant funding in the amount up to \$1,900,000 from the California**  
5 **Department of Parks and Recreation for the Twin Peaks Promenade and Trails**  
6 **Improvement Project for the term of July 1, 2020, through June 30, 2025; approving the**  
7 **grant contract which requires the Recreation and Park Department to maintain the**  
8 **project for the duration of the Contract Performance Period from July 1, 2020, through**  
9 **June 30, 2050, pursuant to Charter, Section 9.118(b); and authorizing the Recreation**  
10 **and Park Department General Manager to enter into modifications and amendments to**  
11 **the grant contract that do not materially increase the obligations or liabilities to the City**  
12 **and are necessary to effectuate the purposes of the project or this Resolution.**

13  
14 WHEREAS, Proposition 68, the California Drought, Water, Parks, Climate, Coastal  
15 Protection, and Outdoor Access for All Act of 2018 was approved by the voters on June 5,  
16 2018; and

17 WHEREAS, The California Department of Parks and Recreation (“Department”)  
18 administers Proposition 68 funds under its Regional Park Program, which makes funds  
19 available for improvements to regional parks; and

20 WHEREAS, On October 21, 2021, the San Francisco Recreation and Park  
21 Commission adopted Resolution No. 2110-005 approving the Recreation and Park  
22 Department’s (“RPD’s”) application for Regional Park Program funds for the Twin Peaks  
23 Promenade and Trails Improvement Project, authorizing the RPD General Manager to  
24 negotiate agreements with the State concerning the administration of the grants, and  
25

1 recommending that the Board of Supervisors approve the grant contract and authorize RPD to  
2 accept and expend the grant; and

3 WHEREAS, RPD identified the Twin Peaks Promenade and Trails Improvement  
4 Project as a competitive candidate for the Regional Park Program and submitted a grant  
5 application for the Project requesting \$1,900,000 in funding (the "Grant"); and

6 WHEREAS, As a condition of receiving the Grant, RPD is required to agree to the  
7 terms of the attached Grant Contract substantially in the form as the draft contract which is on  
8 file with the Clerk of the Board under File No. 221006 and which is hereby declared to be part  
9 of this Resolution as if set forth fully herein; and

10 WHEREAS, Relevant terms of the Grant Contract include completion of the project by  
11 June 30, 2025, and an agreement to continue operating the property for public recreation for  
12 the duration of the contract performance period July 1, 2020, through June 30, 2050; and

13 WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; and

14 WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;  
15 now, therefore, be it

16 RESOLVED, That the Board of Supervisors retroactively authorizes the Recreation and  
17 Park Department to accept and expend the Grant; and, be it

18 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of  
19 indirect costs as part of this Grant budget; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors approves the Grant Contract;  
21 and, be it

22 FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD General  
23 Manager to enter into any modifications and amendments to the Grant Contract, including to  
24 any of its exhibits, and authorizes the RPD General Manager to execute further agreements  
25 related to the Project, that the RPD General Manager determines, in consultation with the City





**City and County of San Francisco**  
**Tails**  
**Resolution**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 221006

**Date Passed:** October 25, 2022

Resolution retroactively authorizing the Recreation and Park Department (RPD) to accept and expend grant funding in the amount up to \$1,900,000 from the California Department of Parks and Recreation for the Twin Peaks Promenade and Trails Improvement Project for the term of July 1, 2020, through June 30, 2025; approving the grant contract which requires the Recreation and Park Department to maintain the project for the duration of the Contract Performance Period from July 1, 2020, through June 30, 2050, pursuant to Charter, Section 9.118(b); and authorizing the Recreation and Park Department General Manager to enter into modifications and amendments to the grant contract that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the project or this Resolution.

October 19, 2022 Budget and Finance Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221006

**I hereby certify that the foregoing Resolution was ADOPTED on 10/25/2022 by the Board of Supervisors of the City and County of San Francisco.**

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

11/4/22

Date Approved

1 [Accept and Expend Grant - Retroactive - State Coastal Conservancy Priority Conservation  
2 Area Grant - Twin Peaks Improvement Project - \$500,000]

3 **Resolution retroactively authorizing the Recreation and Park Department to accept and**  
4 **expend grant funding from the State Coastal Conservancy Priority Conservation Area**  
5 **Grant Program in the amount of \$500,000 to support the Twin Peaks Improvement**  
6 **Project (“Project”); retroactively approving the Grant Agreement which is on file with**  
7 **the Clerk of the Board which requires the Recreation and Park Department to maintain**  
8 **the Project for a 20-year period commencing upon project completion, pursuant to**  
9 **Charter, Section 9.118(b); and to retroactively authorize the Recreation and Park**  
10 **Department to enter into amendments or modifications to the Grant Agreement and to**  
11 **execute further agreements that do not materially increase the obligations or liabilities**  
12 **of the City and are necessary to effectuate the purposes of this Resolution.**

13  
14 WHEREAS, The City and County of San Francisco owns Assessor’s Parcel Block  
15 No. 2643, Lot No. 006 and Assessor’s Parcel Block No. 2643, Lot No. 009 within the Twin  
16 Peaks Open Space (hereafter, the “Property”); and

17 WHEREAS, The City, through its Recreation and Park Department (the “Department”),  
18 operates and maintains the Property; and

19 WHEREAS, The Twin Peaks open space has a rich and diverse array of plants and  
20 animals include the federally protected endangered Mission Blue Butterfly, provides 360-  
21 degree views of the City, and is within the Bay Area Ridge Trail corridor, making Twin Peaks  
22 one of the most visited sites in San Francisco; and

23 WHEREAS, The high visitation of Twin Peaks Open Space has led to the deterioration  
24 of the spine trail that traverses the peaks and the creation of many informal trails that threaten  
25

1 the area's sensitive habitat and to address these issues the Department is actively working on  
2 raising funds to make improvements to the Twin Peaks Open Space; and

3 WHEREAS, The Department identified the Priority Conservation Area (PCA) Grant  
4 program as a funding opportunity to support trail improvements within the Twin Peaks Bay  
5 Area Ridge Trail alignment; and WHEREAS, The Department applied for and was awarded  
6 \$500,000 in PCA Grant funding representing \$426,000 in Proposition 84 funding from the  
7 State Coastal Conservancy and \$74,000 in Metropolitan Transportation Commission Funding,  
8 for a combined total of \$500,000; and

9 WHEREAS, THE PCA Grant Funding will support the rehabilitation of two trail  
10 segments ("Project") that will significantly improve access to the natural and scenic resources  
11 located within the Twin Peaks Open Space; and

12 WHEREAS, On May 20, 2021, the Recreation and Park Commission adopted  
13 Resolution No. 2105-004 recommending that the Board of Supervisors authorize the  
14 Department to accept and expend the grant funds and to enter into the Grant Agreement  
15 which is on file with the Clerk of the Board under File No. 211178 and which is hereby  
16 declared to be part of this resolution as if set forth fully herein; and

17 WHEREAS, The PCA Grant Agreement requires the Department to enter into a Grant  
18 Agreement that commits the Department to maintaining the Project for public use for a period  
19 of 20-years commencing up completion of the Project; and

20 WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; and

21 WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;  
22 now, therefore, be it

1 RESOLVED, That the Board of Supervisors hereby authorizes the Recreation and Park  
2 Department to retroactively accept and expend grant funds in the amount of \$500,000 for the  
3 Twin Peaks Improvement Projects; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of  
5 indirect costs as part of this Grant budget; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors hereby retroactively authorizes  
7 the Department to enter into a State Coastal Conservancy Priority Conservation Area Grant  
8 Agreement for the Twin Peaks Improvement Project and authorizes the Recreation and Park  
9 Department's General Manager to enter into any modifications and amendments to the Grant  
10 Agreement, including to any of its exhibits, and to execute further agreements and  
11 instruments related to the Project, that the General Manager determines, in consultation with  
12 the City Attorney, are in the best interests of the City and do not materially increase the  
13 obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of  
14 the Project or this Resolution, and are in compliance with all applicable laws, including the  
15 City's Charter..

16  
17 Recommended:

18  
19 \_\_\_\_\_  
/s/

20 General Manager  
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Approved:

Approved:

                  /s/                  

                  /s/                  

Mayor

Controller



City and County of San Francisco

Tails  
Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 211178

Date Passed: January 11, 2022

Resolution retroactively authorizing the Recreation and Park Department to accept and expend grant funding from the State Coastal Conservancy Priority Conservation Area Grant Program in the amount of \$500,000 to support the Twin Peaks Improvement Project ("Project"); retroactively approving the Grant Agreement which is on file with the Clerk of the Board which requires the Recreation and Park Department to maintain the Project for a 20-year period commencing upon project completion, pursuant to Charter, Section 9.118(b); and to retroactively authorize the Recreation and Park Department to enter into amendments or modifications to the Grant Agreement and to execute further agreements that do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of this Resolution.

January 05, 2022 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

January 05, 2022 Budget and Finance Committee - RECOMMENDED AS AMENDED

January 11, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 211178

I hereby certify that the foregoing Resolution was ADOPTED on 1/11/2022 by the Board of Supervisors of the City and County of San Francisco.

London N. Breed  
Mayor

Angela Calvillo  
Clerk of the Board

1/21/22

Date Approved

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2408-003**

**ACCEPTANCE OF GRANTS**

**RESOLVED**, This Commission does accept and expend a cash grant of \$37,000 from the Bay Area Ridge Trail Council to fund the construction of a memorial bench and interpretive and/or wayfinding signs as part of the Twin Peaks Trails Improvements and Promenade Project.

Adopted by the following vote:

Ayes	5
Noes	0
Absent	2

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on August 15, 2024.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2309-010**

**APPROVING THE APPLICATION FOR THE RECREATIONAL TRAIL  
PROGRAM FOR TWIN PEAKS PROMENADE PROJECT**

**WHEREAS**, The Fixing America's Surface Transportation Act (FAST-ACT) provides funds to the State of California for Grants to federal, state, local and non-profit organizations to acquire, develop and/or maintain motorized and non-motorized trail Projects; and

**WHEREAS**, The State Department of Parks and Recreation has been delegated the responsibility for the administration of the program within the State, setting up necessary procedures governing Project Application under the program; and

**WHEREAS**, Said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of Application(s) before submission of said Application(s) to the State; and

**WHEREAS**, The Applicant will enter into a Contract with the State of California to complete the Project(s); now, Therefore, be it

**RESOLVED** that the San Francisco Recreation and Park Commission hereby:

1. Approves the filing of an Application for the Recreational Trails Program; and
2. Certifies that the Project is consistent with the Applicant's general plan or the equivalent planning document; and
3. Certifies that said Applicant has or will have available prior to commencement of any work on the Project(s) included in this Application, sufficient funds to operate and maintain the Project(s); and
4. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the Contract shown in the Procedural Guide; and
5. Appoints the General Manager and their designee(s) as agent to conduct all negotiations, execute and submit all documents, including, but not limited to Applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the Project; and
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules,

regulations and guidelines.

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on September 21, 2023.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2206-006**

**TWIN PEAKS PROMENADE – CONCEPTUAL PLAN**

**RESOLVED**, This Commission does (1) to approve a conceptual plan for the Twin Peaks Promenade - approval this proposed action by the Commission is the approval action as defined by S.F. Administrative Code Chapter 31; and (2) pending confirmation of funding for construction, to recommend that the Board of Supervisors transfer jurisdiction of the Twin Peaks Promenade from Public Works to the Recreation and Park Department.

Adopted by the following vote

Ayes	6
Noes	0
Absent	1

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on June 16, 2022.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2205-005**

**APPROVING THE APPLICATION FOR HABITAT CONSERVATION  
FUNDS FOR TWIN PEAKS TRAILS IMPROVEMENT PROJECT**

**WHEREAS,** The people of the State of California have enacted the California Wildlife Protection Act of 1990, which provides funds to the State of California for grants to local agencies to acquire, enhance, restore or develop facilities for public recreation and fish and wildlife habitat protection purposes; and

**WHEREAS,** The State Department of Parks and Recreation has been delegated the responsibility for the administration of the Habitat Conservation Fund (HCF) Program, setting up necessary procedures governing project application under the HCF Program; and

**WHEREAS,** Said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application(s) before submission of said application(s) to the State; and

**WHEREAS,** The applicant will enter into a contract with the State of California to complete the Twin Peaks Trails Improvement Project; now, therefore, be it

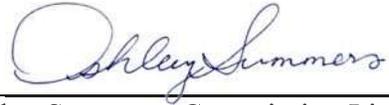
**RESOLVED,** That the Recreation and Park Commission hereby:

1. Approves the filing of an application for the Habitat Conservation Fund Program for the Twin Peaks Trails Improvement Project; and
2. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the required match and sufficient funds to complete the project; and
3. Certifies that the applicant has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that the applicant has reviewed, understands, and agrees to the provisions contained in the contract shown in the grant administration guide; and
5. Delegates the authority to the General Manager or their designee(s) to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the project.
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Adopted by the following vote

Ayes	6
Noes	0
Absent	1

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on May 19, 2022.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2110-005**

**APPROVING APPLICATION FOR REGIONAL PARK PROGRAM  
GRANT FUNDS FOR TWIN PEAKS PROMENADE  
AND TRAILS IMPROVEMENT PROJECT**

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Regional Park Grant Program, setting up necessary procedures governing the application; and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

**WHEREAS**, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project; now, therefore, be it

**RESOLVED** that the Recreation and Park Commission hereby:

**APPROVES THE FILING OF AN APPLICATION FOR TWIN PEAKS PROMENADE AND TRAILS IMPROVEMENT PROJECT; AND**

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the General Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

Adopted by the following vote

Ayes	6
Noes	0
Absent	1

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on October 21, 2021.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 2105-004**

**APPROVING THE GRANT OF FUNDS FROM THE STATE COASTAL  
CONSERVANCY FOR TWIN PEAKS TRAIL IMPROVEMENT PROJECT**

**WHEREAS**, The Legislature of the State of California has established the State Coastal Conservancy (“Conservancy”) under Division 21 of the California Public Resources Code, and has authorized the Conservancy to award grants to public agencies and nonprofit organizations to implement the provisions of Division 21; and

**WHEREAS**, The Conservancy awards grants for projects that it determines are consistent with Division 21 of the Public Resources Code and with the Conservancy’s Strategic Plan and that best achieve the Conservancy’s statutory objectives, in light of limited funding; and

**WHEREAS**, At its May 27, 2021 meeting, the Conservancy adopted a resolution authorizing a grant to the City and County of San Francisco (“grantee”) for the Twin Peaks Trail Project] (“the project”). The resolution was adopted by the Conservancy pursuant to and is included in the Conservancy May 27, 2021 staff recommendation, a copy of which is on file with the grantee and with the Conservancy.

**WHEREAS**, The Conservancy requires that the governing body of the grantee certify through a resolution that it approves the award of Conservancy grant funding and authorizes the execution by a representative of the grantee of a grant agreement on terms and conditions required by the Conservancy grant agreement number 21-007; Now, therefore be it

**RESOLVED**, that the grantee hereby:

1. Approves the award of grant funding from the Conservancy for the project.
2. Acknowledges that it has or will have sufficient funds to complete the project and, if any property is acquired as part of the project to operate and maintain the property, and, if any facilities are constructed as a part of the project, to operate and maintain the facilities for a reasonable period, not less than the useful life of the facilities.
3. Agrees to be bound by all terms and conditions of the grant agreement and any other agreement or instrument as may be required by the Conservancy and as may be necessary to fulfill the terms of the grant agreement and to complete the project.
4. Authorizes any person holding any of the following positions with the grantee to act as a representative of the grantee, to negotiate and execute on behalf of the grantee all agreements and instruments necessary to complete the project and to comply with the

Conservancy's grant requirements, including, without limitation, the grant agreement:  
General Manager, Director of Planning and Capital Division, Director of Policy and  
Public Affairs, and Director of Operations.

Adopted by the following vote

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was  
adopted at the Recreation and Park Commission  
meeting held on May 20, 2021.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**

**Resolution Number 1202 - 003**

**2008 Clean and Safe Neighborhood Parks Bond Twin Peaks Trail**

RESOLVED, That this Commission does approve the concept plan for the Twin Peaks Trail Renovation.

Adopted by the following vote

Ayes

Nos

Absent

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on 2/16/2012.



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Ashley Summers, Commission Liaison

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**

**Resolution Number 1202 - 005**

**Interdepartmental Transfer - DPW**

RESOLVED, That this Commission does recommend that the Board of Supervisors approve the Interdepartmental Transfer of Real Property from the San Francisco Department of Public Works (DPW) to the Recreation and Park Department (RPD) for portions of three sites currently maintained by the RPD located within Twin Peaks Park, Glen Canyon Park and O'Shaughnessy Hollow Open Space for a price of \$21,500 to be paid for using the Open Space Acquisition Fund.

Adopted by the following vote

Ayes

Nos

Absent

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on 2/16/2012.



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Ashley Summers, Commission Liaison

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. 200421-041

WHEREAS, Twin Peaks is an iconic open space landmark in San Francisco, to be enjoyed by all in safety and comfort; and,

WHEREAS, The Twin Peaks Boulevard Figure 8 Pilot Project has allowed the SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the Figure 8; and,

WHEREAS, Vehicle circulation at Twin Peaks remained relatively unchanged under the Pilot Project, and vehicles are traveling at safer speeds; and,

WHEREAS, SFMTA staff have determined that the eastern alignment of Twin Peaks Boulevard in the the “Figure 8” loop is no longer needed for vehicular traffic pursuant to California Vehicle Code section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and,

WHEREAS, SFMTA staff have proposed to make permanent the Pilot Project’s traffic modifications as follows:

- A. ESTABLISH - ROAD CLOSURE, EXCEPT, BICYCLES AND EMERGENCY VEHICLES - Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to 1,700 feet southerly (closes existing northbound one-way portion of figure eight loop to vehicles)
- B. ESTABLISH - TWO-WAY STREET - Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to 1,500 feet southerly (converts existing southbound one-way portion of figure eight loop to two-way operation); and,

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on these modifications through the SFMTA Engineering Public Hearing process; and,

WHEREAS, The proposed Twin Peaks Permanent Project is subject to the California Environmental Quality Act (CEQA); CEQA provides a categorical exemption from environmental review for operation, repair, maintenance, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities as defined in Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, On April 2, 2020, the San Francisco Planning Department determined (Case Number 2020-003882ENV) that the proposed Twin Peaks Permanent Project is categorically exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, The proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31; and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at 1650 Mission Street in San Francisco, and are incorporated herein by reference; and,

WHEREAS, Final SFMTA decisions, whether made by the City Traffic Engineer or the SFMTA Board, can be reviewed by the Board of Supervisors pursuant to Ordinance 127-18; however, none of the proposed traffic modifications are subject to the review by the Board of Supervisors pursuant to Ordinance 127-18; now therefore be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors finds that Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the “Figure 8” roadway is no longer needed for vehicular traffic pursuant to California Vehicle Code Section 21101, except for bicycles and emergency vehicles, because it is necessary for the safety and comfort of vulnerable street users; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves permanently closing Twin Peaks Boulevard, eastern alignment, from Christmas Tree Point Road to the southern end of the “Figure 8” roadway to vehicular traffic except for bicycles and emergency vehicles, and changing the one-way direction of Twin Peaks Boulevard, western alignment, from Christmas Tree Point Road to the northern end of the “Figure 8” roadway to two-way, as set forth in Items A and B above.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of April 21, 2020.

  
\_\_\_\_\_  
Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. 210302-029

WHEREAS, Twin Peaks is an iconic open space landmark in San Francisco, to be enjoyed safely and comfortably by residents; and,

WHEREAS, The Twin Peaks for All project was initiated to improve overall access to the peak for all users at all times and to examine the needs and impacts of the overall area; and,

WHEREAS, To help achieve the Twin Peaks for All project goals, the SFMTA project team developed five design options for Twin Peaks Boulevard between the Burnett Avenue and Portola gates that were vetted by SFMTA and Recreation and Parks Department staff; and,

WHEREAS, To allow access for all users at all times, SFMTA staff is recommending Option 2 to permanently close the Burnett Avenue gate at all times on Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road and restrict vehicle traffic between Burnett Avenue and Christmas Tree Point Road to the top of Twin Peaks except for emergency vehicles and bicycles; and,

WHEREAS, SFMTA staff have determined that Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, is no longer needed for vehicular traffic, except for bicycles and emergency vehicles. This is authorized under state law to close because SFMTA staff have determined that this portion of Twin Peaks Boulevard is no longer needed for vehicular traffic pursuant to California Vehicle Code section 21101 since under Option 2, the Portola Drive gate would be open and provide alternative vehicular access to the top of Twin Peaks via Twin Peaks Boulevard between Portola Drive and Christmas Tree Point Road; and,

WHEREAS, For traffic traveling through the area of Twin Peaks and for neighborhood access surrounding Twin Peaks Boulevard, Laguna Honda Boulevard, Clarendon Avenue, Market Street, and Portola Drive provide direct vehicular access; and,

WHEREAS, The proposed closure will enhance safety and comfort for vulnerable street users and provide more public space protected from traffic, as well as a safer connection to the natural areas of Twin Peaks; and,

WHEREAS, The goals of the Twin Peaks for All project include ensuring access to the viewpoint for all, especially for people with disabilities, providing space for people walking and rolling that allows for physical distancing, reducing negative impacts by park users on neighbors, and retaining the extraordinary increase in new park users by maintaining safe, continuous routes for those traveling on foot, bicycle and assistive mobility devices; and,

WHEREAS, SFMTA staff propose making traffic modifications to provide additional space for non-motorized transportation; and,

A. ESTABLISH – ROAD CLOSURE, EXCEPT EMERGENCY VEHICLES AND BICYCLES

Twin Peaks Boulevard, between Christmas Tree Point Road and Burnett Avenue (closes the segment to most vehicles)

WHEREAS, The public has been notified about the proposed modifications and has been given the opportunity to comment on those modifications through the public hearing process; and,

WHEREAS, The proposed Twin Peaks for All project is subject to the California Environmental Quality Act (CEQA); CEQA provides an exemption from environmental review for projects that consist of “minor alteration[s] of existing public or private structures ... involving negligible or no expansion of existing or former use.” This includes minor alterations to existing highways and streets that do not create additional automobile lanes. (Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, On February 12, 2021, the Planning Department determined that the proposed Twin Peaks for All project is categorically exempt from CEQA, pursuant to Title 14 of the California Code of Regulations Section 15301; and,

WHEREAS, The proposed action is the Approval Action as defined by the S. F. Administrative Code Chapter 31; and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and may be found in the records of the Planning Department at <https://sfplanning.org/> and 49 South Van Ness Avenue, Suite 1400 in San Francisco, and is incorporated herein by reference; now therefore be it,

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors finds that closing Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, will enhance safety and comfort for vulnerable street users and provide more public space protected from traffic, as well as a safer connection to the natural areas of Twin Peaks; and, be it further,

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors finds that Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, is no longer needed for vehicular traffic, except for bicycles and emergency vehicles and is authorized under state law to close this portion of Twin Peaks Boulevard because SFMTA staff have determined that this portion of Twin Peaks Boulevard is no longer needed for vehicular traffic pursuant to California Vehicle Code section 21101; and, be it further,

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors approves the proposed traffic modification, associated with the “Twin Peaks for All” project, listed in Item A above.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of March 2, 2021.

*Caroline Celaya*

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Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency



DEPARTMENT OF PARKS AND RECREATION  
P.O. Box 942896 • Sacramento, CA 94296-0001  
(916) 653-7423

Armando Quintero, Director

January 18, 2023

Toni Moran  
Grant Manager  
City & County of San Francisco Recreation & Parks District  
49 South Van Ness, Suite 1220  
San Francisco, CA 94103

Re: Twin Peaks Open Space - XT-38-009 - \$350,000

Dear Toni Moran:

Congratulations! California State Parks' Office of Grants and Local Services (OGALS) is pleased to inform you that the project identified above has been selected for funding under the Habitat Conservation Fund (HCF) Program.

A representative from your agency must attend an HCF Grant Administration workshop to learn more about the HCF contract and grant administration process. Workshop attendance is mandatory prior to receiving a grant contract. Information on the mandatory workshop will be provided soon. **Do not begin project work until you receive a fully-executed grant contract.** OGALS will initiate a contract and send it to you for signature after attending the mandatory workshop.

HCF grant administration information is available at [www.parks.ca.gov/hcf](http://www.parks.ca.gov/hcf). If you have questions about your project or the HCF Program, please contact your Grant Administration Project Officer.

Congratulations again on your successful application! OGALS looks forward to working with you to deliver quality recreation opportunities to your constituents.

Sincerely,

A handwritten signature in blue ink, appearing to be "Armando Quintero".

Armando Quintero, Director  
California State Parks

cc: Sedrick Mitchell, Deputy Director, Community Engagement Division  
Project File



DEPARTMENT OF PARKS AND RECREATION  
P.O. Box 942896 • Sacramento, CA 94296-0001  
(916) 653-7423

Armando Quintero, Director

August 18, 2022

Toni Moran  
Senior Administrative Analyst  
City & County of San Francisco RPD  
49 South Van Ness, Suite 1220  
San Francisco, CA 94103

Re: Project Number: RX-38-003, Twin Peaks Open Space, \$1,900,000

Dear Toni Moran:

Congratulations! The Department of Parks and Recreation is pleased to inform you that the project above has been selected for funding through the Proposition 68 Regional Park Program (RPP).

Programs such as the Regional Park Program help advance the "[Outdoor Access for All](#)" initiative championed by Governor Gavin Newsom and First Partner Jennifer Siebel Newsom. This effort expands outdoor access to park poor and disadvantaged communities throughout California.

We look forward to working with your agency to ensure successful completion of the project. Your project file has been transferred to the Department's Office of Grants and Local Services grant administration section. Your grant administration Project Officer will contact you soon to schedule a mandatory grant administration technical assistance workshop. As a reminder, funding is not guaranteed until the grant contract is signed by your agency's authorized representative and the State of California. If you have any questions, please contact the Grant Administration Project Officer Anne Davigeadono at [Anne.Davigeadono@parks.ca.gov](mailto:Anne.Davigeadono@parks.ca.gov).

We appreciate our partnership to provide new recreational opportunities to improve the health and quality of life of Californians. Again, congratulations on this project selection!

Sincerely,

A handwritten signature in blue ink, appearing to read "Armando Quintero".

Armando Quintero, Director  
California State Parks

cc: Project file



Daniel Lurie, Mayor

Kat Anderson, Commission President  
Philip A. Ginsburg, General Manager

TO: Adam Thongsavat, Mayor's Liaison to the Board of Supervisors  
FROM: Chris Townes, Recreation and Park Department  
DATE: December 2, 2025

**RE: Twin Peaks Promenade Street Vacation Project – Resolution**

The Recreation and Park Department's (RPD) Twin Peaks Promenade Project proposes to vacate the designation of portions of the asphalt roadway atop the Twin Peaks "Figure 8" as public right-of-way for roadway purposes, and redesignate them as public right-of-way for recreational and park purposes; and transfer the jurisdiction of Block 2643 Lot 014 from the Department of Public Works (PW) to RPD, in accordance with a 2012 Recreation and Park Commission resolution.

***Attached are the following documents to support the Resolution - of Intent to Vacate Portions of Christmas Tree Point Road and Twin Peaks Boulevard for the Twin Peaks Promenade Project***

1. Resolution - TPB Street Vacation (12.1.25)
  2. Twin Peaks Promenade Concept Plan
  3. PW Order -- TP Street Vacation (12.1.25)
  4. SFPW Street Vacation Application (TP Promenade)
- A – L. (items from various departments related to Twin Peaks)

**BACKGROUND**

The area of the proposed vacation footprint aligns with the existing eastern alignment roadway and is generally bounded by Christmas Tree Point Rd to the north and the Twin Peaks Blvd split to the south. As part of a pilot program initiated in 2016, the street vacation site was closed to vehicular traffic while remaining available as open space to allow SFMTA to evaluate circulation impacts and solicit community feedback for permanent closure of the eastern alignment of the "Figure 8". Permanent street closure was approved by the SFMTA Board on April 21, 2020, per Resolution No. 200421-041 as a premise for the anticipated Twin Peaks Promenade project.

The purpose of the roadway vacation is to formalize the repurposing of the project site from vehicular use to pedestrian and bicycle-oriented recreational open space and improve accessibility atop one of San Francisco's most iconic destinations, Twin Peaks. Specifically, RPD seeks to redevelop the project site as a promenade that would include comprehensive



surface improvements to create pedestrian and bicycle pathways with associated vegetation restoration, seating, signage, bicycle parking, vehicular parking including ADA parking, and other amenities (see concept plans attached).

The promenade would establish a recreational and open space connection between the two peaks, connecting neighborhoods and the broader regional trail system to support additional recreational opportunities for San Francisco residents and visitors, while concurrently maintaining the City right-of-way designation to allow PG&E and PUC to continue to exercise their franchise rights in maintaining their existing facilities. The existing two-way vehicular access/circulation along the western alignment of the "Figure 8" would remain unaltered. The jurisdictional transfer of Block 2643 Lot 014 from PW to RPD is being sought to consolidate RPD's jurisdiction of RPD-owned properties atop Twin Peaks that are maintained by RPD and located within RPD's Natural Resource Management Plan Natural Area. This jurisdictional transfer was previously approved by the Recreation and Park Commission in 2012, under resolution No. 1202-005.

OFFICE OF THE MAYOR  
SAN FRANCISCO



DANIEL LURIE  
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Adam Thongsavat, Liaison to the Board of Supervisors  
RE: Resolution of Intent to Vacate Portions of Christmas Tree Point Road and Twin Peaks Boulevard  
for the Twin Peaks Promenade Project  
DATE: December 9, 2025

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Resolution declaring the intent of the Board of Supervisors to order the 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 to order 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; and setting a hearing date for the Board of Supervisors to sit as a Committee of the Whole on \_\_\_\_\_, 202\_, for all persons interested in the proposed vacation of said street areas.

Should you have any questions, please contact Adam Thongsavat at [adam.thongsavat@sfgov.org](mailto:adam.thongsavat@sfgov.org)



**MYRNA MELGAR**

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DATE: February 5, 2026

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

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*mm*

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, February 10, 2026:

**File No. 251103**

**Planning Code - Alcohol Sales in Movie Theaters**  
Sponsor: Sherrill

**File No. 251218**

**Resolution of Intent - Street Vacation - Portions of Christmas Tree Point Road and Twin Peaks Boulevard - Twin Peaks Promenade Project**  
Sponsor: Mayor

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, February 9, 2026.