



POTRERO  
HOPE SF

## PROJECTWIDE STREET VACATION ORDINANCE

*BOS File: 251078*

LAND USE AND  
TRANSPORTATION COMMITTEE  
DECEMBER 8, 2025

SHAWNA GATES, PROJECT MANAGER

SAN FRANCISCO PUBLIC WORKS

# POTRERO HOPE SF

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



**Potrero HOPE  
SF Master Plan**

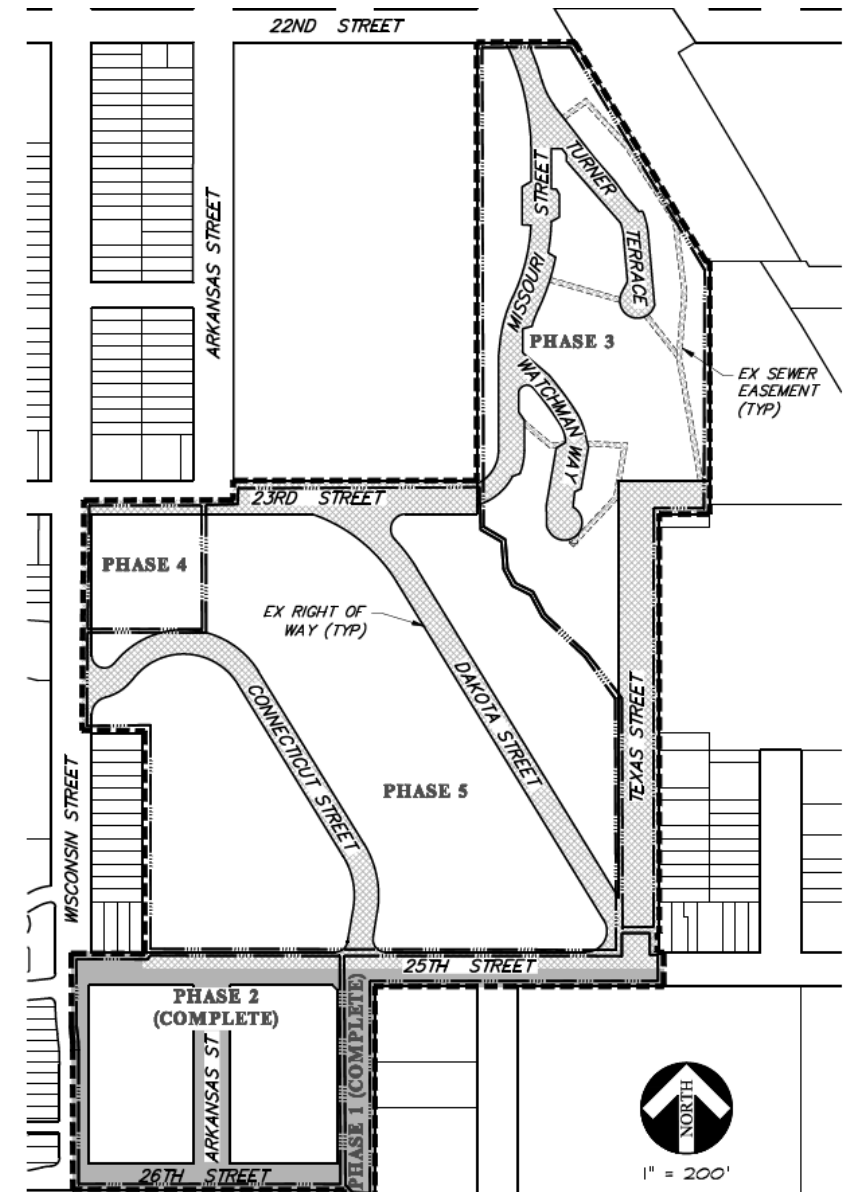
**EVE Community Village (Phase 2 Block B)  
TCO received June 2025, active lease up**



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

## Existing Streets and Easements in DA Area:





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







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**THANK YOU**