

LEGISLATIVE DIGEST

[Summary Public Service Easement Vacation - Hunters View Phase 1 Project]

Ordinance ordering the summary vacation of public service easements in the Hunters View project site, which includes a sanitary sewer easement generally running along West Point Road between Catalina Street and Middle Point Road and a public access and emergency vehicle access easement generally located at West Point Road and Catalina Street; authorizing the City to quitclaim its interest in the vacation areas (Assessor's Parcel Block No. 4624, Lot Nos. 29 and 31) to the San Francisco Housing Authority notwithstanding the requirements of Administrative Code, Chapter 23; affirming the Planning Commission's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this Ordinance are consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance, as defined herein.

Existing Law

San Francisco Public Works Code Section 787 and California Streets and Highways (S&H) Code Sections 8300 et seq. establish the process and procedures that the City follows to vacate public service easements. California S&H Code Sections 8333 and 8334.5 permit the summary vacation of public service easements if the easements only have been offered, yet the City has not finally accepted the easements, and the easements have not been used for the purpose for which they were offered for five consecutive years immediately preceding the proposed vacation. In addition, the S&H Code allows a summary vacation of public service easements to occur if the easements have been superseded by relocation, or determined to be excess by the holder of the easements, and there are no other public facilities located within the easement area. State law allows a summary public service easement vacation only if there are no in-place functioning utilities in the street segment(s). A summary public service easement vacation allows for a more expeditious legislative process than a standard public service easement vacation.

Amendments to Current Law

This legislation would summarily vacate a sanitary sewer easement generally running along West Point Road between Catalina Street and Middle Point Road (Assessor's Parcel Block No. 4624, Lots 29 and 31) and a public access and emergency vehicle access easement generally located at West Point Road and Catalina Street (Assessor's Parcel Block No. 4624, Lot 29) as part of the Hunters View Phase 1 Project in accordance with State and local law. The Ordinance would approve a quitclaim of the vacation area from the City to the Housing Authority of the City and County of San Francisco (SFHA). The legislation would adopt

findings under the California Environmental Quality Act and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Background Information

This legislation would help facilitate the development of the Hunters View Phase 1 Project, a public housing transformation collaborative effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents.

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