FILE NO. 220450

LEGISLATIVE DIGEST

[Street Vacation Order and Interdepartmental Property Transfer for 900 Innes Avenue Park Development; Public Utility Easement Vacation Order for India Basin Mixed-Use Project at 700 Innes Avenue]

Ordinance 1) ordering the street vacation of a portion of Griffith Street and a portion of Hudson Avenue, generally bounded by Assessor's Parcel Block No. 4629A, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4646, Lot Nos. 001, 002, and 003, a portion of Innes Avenue and a portion of Griffith Street at Assessor's Parcel Block No. 4645, Lot No. 010, a portion of Hudson Avenue at Assessor's Parcel Block No. 4630, Lot No. 002 and a portion of Galvez Avenue ("the Street Vacation Area"), to facilitate the development of the 900 Innes Avenue (India Basin) Park Development; 2) ordering the vacation of unaccepted ten-foot public utility easements affecting portions of Assessor's Parcel Block No. 4607, Lot Nos. 024 and 025; Block 4620, Lots 001 and 002 (Lot 002 more recently referred to by the City as Lots 004 and 005); Block 4621, Lot 100; Block 4606, Lot 026; Block 4631, Lots 001 and 002; and Assessor's Parcel Block No. 4644, Lot Nos. 009 and 010, to facilitate the development of the India Basin Mixed-Use Project; 3) approving the interdepartmental transfer of the Street Vacation Area from Public Works to the Recreation and Park Department; and 4) authorizing official acts in connection with this Ordinance; adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

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

Amendments to Current Law

This legislation would vacate portions of Griffith Street, Hudson Avenue, Innes Avenue, and Galvez Avenue, as depicted in the Public Works SUR Map No. 2022-001, incorporated by reference into the legislation (the "Street Vacation Area"). It would also vacate 10' public utility easements that were dedicated on the Map of India Basin Business Park that was filed May 4, 1988, as depicted in Public Works SUR Map No. 2022-002, also incorporated by reference into the legislation (the "Easement Vacation Area").

The ordinance orders the interdepartmental property transfer of the Street Vacation Area from Public Works to the Recreation and Park Department, and directs the Director of the Division of Real Estate to modify the City's records concerning City property ownership and jurisdiction accordingly.

The ordinance affirms the Planning Department's determination under the California Environmental Quality Act and adopt findings that the legislative actions are consistent with the San Francisco General Plan and eight priority policies of San Francisco Planning Code section 101.1. The ordinance also authorizes official acts in connection with its implementation, such as transmittal of the ordinance by the Clerk of the Board of Supervisors to the Assessor Recorder for recording.

Background Information

In 2018, the Board of Supervisors approved a series of entitlements for the India Basin Mixed-Use Project, including the 900 Innes Avenue Park Development and a Development Agreement for the property at 700 Innes Avenue. Those entitlements anticipated the vacation of certain streets within the project site.

This ordinance effectuates some of the street and easement vacations necessary to implement the Park Development and Development Agreement. Specifically, the vacation of the Street Vacation Area, and the jurisdictional transfer of the Street Vacation Area from Public Works to the Recreation and Park Department, is necessary to implement the 900 Innes Avenue Park Development at India Basin, a project that would transform a post-industrial brownfield site into a 21st century legacy park in a historic waterfront context, with an emphasis on habitat/wetland restoration and enhancement, public access, resiliency to sea level rise, social equity, and waterfront recreation. Vacation of the Easement Vacation Area, on the other hand, is necessary to implement the 700 Innes and India Basin Open Space portions of the India Basin Mixed Use Project.

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