[Hunters View HOPE SF - Street and Public Infrastructure Acceptance; Official Right-of-Way Widths and Grades]

**Ordinance accepting irrevocable offers of public infrastructure associated with the Hunters View HOPE SF Project, Phase 2, including an offer of improvements for infrastructure located within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road, and an offer of dedication for real property for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road; dedicating said public improvements for public use; designating said public improvements for public street and roadway purposes; accepting said public infrastructure for City maintenance and liability purposes, subject to specified limitations; establishing official street grades, sidewalk widths, and public right-of-way widths; amending Ordinance No. 1061 entitled "Regulating the Width of Sidewalks" to establish official sidewalk widths on Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road; accepting an offer of dedication for Phase 2 easements; delegating authority to the Public Works Director to accept the Phase 3 public infrastructure, including authority to take all of the Phase 2 actions in this ordinance for Phase 3; authorizing the Director of Property to execute deeds and easement agreements, as specified; accepting a Public Works Order recommending various actions in regard to the public infrastructure improvements; 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.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
**Additions to Codes** are in *single-underline italics Times New Roman font*.
**Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
**Board amendment additions** are in double-underlined Arial font.
**Board amendment deletions** are in ~~strikethrough Arial font~~.
**Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Background and General Findings.

(a) This ordinance addresses the City's acceptance of and other official acts for certain public infrastructure associated with the Hunters View HOPE SF Project, Phases 2 and 3 (the "Project"). The Hunters View HOPE SF Project area is generally bounded by Acacia Avenue to the north, Fairfax Avenue to the west and south, and Memory Lane to the south and east. In this ordinance the Board of Supervisors ("Board") accepts, or delegates authority to the Public Works Director to accept, improvements located within portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane, and Middle Point Road (collectively, the "Streets").

(b) The Project site is owned by the Housing Authority of the City and County of San Francisco ("SFHA"), which is providing various approvals and real estate transfers to facilitate the Hunters View HOPE SF development ("Hunters View HOPE"), including the Project. Hunters View HOPE includes the complete rebuilding of the existing approximately 23-acre Hunters View SFHA site through the City's HOPE SF Program, and will consist of up to 800 residential units (approximately 400 affordable and 400 market rate units), community spaces, open space, new streets, utilities, and other infrastructure. Hunters View HOPE has proceeded in three phases.

(c) On November 18, 2014, the Board approved Final Map No. 7545 for Phase 2 ("Phase 2 Final Map") in Motion No. M14-191, resulting in five buildable lots, one lot for open space, and four lots dedicated to the City as public right-of-way. In the same motion, the Board approved the Phase 2 Public Improvement Agreement between the City and Hunters Point Affordable Housing, Inc. ("Subdivider").

(d) On July 27, 2021, the Board approved Final Map No. 9677 for Phase 3 ("Phase 3 Final Map") in Motion No. M21-122, resulting in seven buildable lots, two lots for open space, and two lots dedicated to the City as public right-of-way. In the same motion, the Board approved the Phase 3 Public Improvement Agreement between the City and Subdivider and conditionally accepted offers of improvements and dedication, subject to completion and further Board action.

(e) In conjunction with the Phase 2 and 3 Final Maps, Subdivider irrevocably offered the various public improvements associated with the Project to the City in Offers of Improvements for Phases 2 and 3 (respectively, the "Phase 2 Offer of Improvements" and the "Phase 3 Offer of Improvements," and collectively, the "Offers of Improvements"). The Department of Public Works, in Street Improvement Permit 14IE-0896, dated October 1, 2014 ("Phase 2 SIP") and Street Improvement Permit No. 21IE-00193, dated August 11, 2022 ("Phase 3 SIP") (collectively, the "Street Improvement Permit"), approved construction of the improvements identified in the Offers of Improvements for acceptance by the City (respectively, the "Phase 2 Public Infrastructure" and "Phase 3 Public Infrastructure," and collectively, the "Public Infrastructure") as well as improvements that will be maintained as private encroachments. Generally, the Public Infrastructure includes street and sidewalk paving, curbs, a portion of the underground utilities, streetlights, and related facilities. The Phase 2 Public Infrastructure does not include the water utility and fire suppression system infrastructure known as the "Westbrook Connection," installed within the area designated as waterline easement ("WLE") on Lot 5 as shown on the Phase 2 Final Map. The Westbrook Connection is not being accepted by this ordinance, as the San Francisco Public Utilities Commission ("SFPUC") and San Francisco Fire Department ("SFFD") have determined it is redundant and unnecessary, and can be eliminated. Copies of the Offers of Improvements

are on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

(f) In conjunction with the Phase 2 and 3 Final Maps, SFHA also irrevocably offered for dedication certain easements and certain real property in an Offer of Dedication for each phase (respectively, the "Phase 2 Offer of Dedication" and "Phase 3 Offer of Dedication," and collectively, the "Offers of Dedication"). The Board conditionally accepted the Phase 3 Offer of Dedication in the motion approving the Phase 3 Final Map, subject to completion and further Board action; the Board did not accept the Phase 2 Offer of Dedication in the motion approving the Phase 2 Final Map. A copy of the Offers of Dedication are on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

(g) The real property offered in fee to the City includes Lots 6, 7, 8, and 9 as shown on the Phase 2 Final Map, and Lots 8 and 9 as shown on the Phase 3 Final Map (respectively, the "Phase 2 Street Parcels" and "Phase 3 Street Parcels," and collectively, the "Street Parcels"). This ordinance approves the acceptance of the Phase 2 Street Parcels and easements offered in conjunction with the Phase 2 Final Map, subject to the exceptions described in subsection (h) below. For Phase 3, subject to the Public Works Director's acceptance of the Phase 3 Public Infrastructure under Section 6 below, this ordinance authorizes the Public Works Director and Director of Property to accept the Phase 3 Street Parcels and easements offered in conjunction with the Phase 3 Final Map.

(h) Three of the easements shown on the Phase 2 Final Map are proposed for vacation and will be the subject of trailing legislation submitted to the Board of Supervisors for consideration, specifically, a public access easement, the Westbrook Connection water line easement, and an additional water line easement. The trailing easement vacation legislation is on file with the Clerk of the Board in File No. _____.

(i) On December 9, 2025, the City Engineer issued a Conditional Notice of Completion, which determined the Phase 2 Public Infrastructure to be complete in accordance with the plans and specifications shown in the Phase 2 SIP, as modified by Instructional Bulletins Nos. 1 through 15, and all City Codes, regulations, and standards governing this infrastructure. The City Engineer determined all conditions listed in the Notice of Completion have been satisfied. In doing so, the City Engineer also certified that the Phase 2 Public Infrastructure is ready for its intended use.

(j) Subdivider, its affiliate, or assignee will maintain as encroachments a portion of the infrastructure constructed or installed pursuant to the Phase 2 SIP. The encroachments do not constitute a portion of the Phase 2 Public Improvements, and the City will not accept such encroachments. Such encroachments are to be permitted under a Master Encroachment Permit ("Master Encroachment Permit"), subject to approval of the Board of Supervisors, and will remain the responsibility of Subdivider, its affiliate, or assignee for maintenance and liability.

(k) In Public Works Order 300114, dated June 16, 2026 (the "PW Order"), the Public Works Director recommended, with certification from the City Engineer (collectively, the "PW Director"), that the Board approve the legislation to accept the Phase 2 Offer of Dedication for the Phase 2 Street Parcels and easements, and the Phase 2 Offer of Improvements for the Phase 2 Public Infrastructure and dedicate this infrastructure for public use, subject to the exceptions identified below. The PW Director further recommended that the Board approve the ordinance to dedicate the Phase 2 Public Infrastructure for public use, accept it for City maintenance and liability purposes, and in regard to the street areas, designate it as open public right-of-way for permit and roadway purposes, subject to conditions (1) through (5) below. A copy of the PW Order is on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

(1) The portions of streets being designated as open public right-of-way for street and roadway purposes are from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the plans and specifications for the Phase 2 Public Infrastructure;

(2) Acceptance of the Phase 2 Public Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of the adjacent property owners in accordance with the Public Works Code;

(3) Encroachments that are or will be permitted (including but not limited to those encroachments to be annexed into the Master Encroachment Permit), not permitted, or both, are excluded from acceptance;

(4) The acceptance of the streets does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements; and

(5) Acceptance of Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the Phase 2 Public Infrastructure and its warranty obligations under the Phase 2 SIP.

(l) In the PW Order, regarding the Phase 2 Public Infrastructure, the PW Director also recommended the establishment of official public right-of-way widths, sidewalk widths, and street grades on portions of the streets in accordance with Map A-17-248 and Drawing Q-20-1310. Further, the PW Director recommended that the Board amend Ordinance No. 1061 entitled "Regulating the Width of Sidewalks," regarding official sidewalk widths in accordance with Drawing Q-20-1310. Copies of the A Map and Q Drawing are on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

(m) The Phase 3 Public Infrastructure is substantially completed, but as of the date of this ordinance's introduction, has not been certified as complete by the PW Director. The PW Director anticipates issuing a Notice of Completion for the Phase 3 Public Infrastructure in

late 2026. By delegating to the PW Director authority to accept the Phase 3 Public Infrastructure, the Board can consolidate its actions authorizing the Phase 2 and Phase 3 Public Infrastructure acceptance into one action, saving both time and financial resources and thus facilitating more effective and efficient Project delivery.

(n) In the PW Order, the PW Director recommended that the Board delegate authority to the PW Director, in consultation with applicable City agencies, to approve and accept the Phase 3 Public Infrastructure, including streets, sidewalks, and utilities in the public right-of-way in Memory Lane between Catalina Street and Middle Point Road, and in Fairfax Avenue between Middle Point Road and Memory Lane, once it has been completed to the satisfaction of the PW Director.

(o) The PW Director recommended delegating for the Phase 3 Public Infrastructure all of the acceptance actions contained in this ordinance for the Phase 2 Public Infrastructure, including accepting the Phase 3 Offer of Improvement and Phase 3 Offer of Dedication; dedicating the public improvements for public use; designating the public improvements for public street and roadway purposes; accepting the Phase 3 Public Infrastructure for City maintenance and liability purposes; establishing official street grades, sidewalk widths, and public right-of-way widths; and adopting the Planning Department's CEQA, General Plan, and Planning Code Section 101.1 consistency findings.

(p) The PW Order also includes a diagram showing the location of the streets that are designated for City acceptance of maintenance and liability in this legislation, or subject to delegated acceptance by the PW Director, encompassing portions of the Streets. The Public Infrastructure includes a combination of new street segments and improvements to previously dedicated public right-of-ways, within Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, Memory Lane, and Middle Point Road. The Phase 2 Public Infrastructure is now ready for acceptance for purposes of City maintenance and liability. A

copy of the diagram is on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

(q) The Director of Property, in a letter dated June 12, 2026, recommended that the City accept the grant deeds for the Street Parcels and the easements offered in conjunction with the Phase 2 and 3 Final Maps. A copy of the letter is on file with the Clerk of the Board in File No. 260710 and incorporated herein by reference.

Section 2. Environmental and Land Use Findings.

(a) In a letter dated July 15, 2026, the Planning Department determined that the acceptance of the Public Infrastructure, including acceptance of the real property associated with this Public Infrastructure, and associated actions comply with the California Environmental Quality Act (CEQA). For purposes of this ordinance, the Board adopts these findings as its own. A copy of this letter is on file with the Clerk of the Board in File No. 260710 and incorporated by reference herein.

(b) In the same letter, the Planning Department determined that the acceptance of the Public Infrastructure, including acceptance of the real property associated with this Public Infrastructure, and associated actions are, on balance, in conformity with the General Plan and eight priority policies of Planning Code Section 101.1. For purposes of this ordinance, the Board adopts these findings as its own.

Section 3. Public Works Actions.

The Board has reviewed and approves PW Order No. 300114, including the PW Director's recommendations, as referenced in Section 1 of this ordinance, concerning the acceptance of Public Infrastructure, and other actions set forth in the PW Order.

Section 4. Acceptance of Phase 2 Public Infrastructure and Assumption of Maintenance and Liability Responsibilities.

(a) Pursuant to California Streets and Highways Code Section 1806, San Francisco Administrative Code Sections 1.51 et seq., and PW Order No. 300114, the Board hereby accepts the Phase 2 Offer of Improvements and associated quitclaim deed(s), and dedicates the Phase 2 Public Infrastructure for public use.

(b) The Board hereby accepts the Phase 2 Offer of Dedication for Lots 6, 7, 8 and 9 as shown on the Phase 2 Final Map, and their associated grant deeds, and authorizes the Director of Property to execute and record said deeds.

(c) The Board hereby accepts the Phase 2 Offer of Dedication for the Emergency Services Access Easement, and its associated easement agreement, and authorizes the Director of Property to execute and record said easement agreement.

(d) The Board hereby designates or redesignates the Phase 2 Streets for street and roadway purposes.

(e) The Board hereby accepts the Phase 2 Public Infrastructure for City maintenance and liability purposes.

(f) The Phase 2 Public Infrastructure accepted and designated pursuant to subsections (a) through (e) of this Section 4 is subject to the following conditions:

(1) The portions of Streets being accepted for street and roadway purposes are constructed from back of sidewalk to back of sidewalk, unless specified otherwise or as shown on the permit materials for the Phase 2 Public Infrastructure.

(2) Acceptance of the Phase 2 Public Infrastructure for City maintenance and liability purposes is from back of curb to back of curb, unless specified otherwise, and sidewalk maintenance is the responsibility of adjacent property owners or encroachment permittees in accordance with the Public Works Code.

(3) Encroachments that are or will be permitted (including but not limited to those that will be permitted under a Master Encroachment Permit), not permitted, or both, are excluded from acceptance.

(4) The acceptance of the Phase 2 Public Infrastructure does not obviate, amend, alter, or in any way affect existing maintenance agreements between the City and parties to such agreements.

(5) Subdivider's conditional assignment of all warranties and guaranties to the City related to the construction of the Phase 2 Public Infrastructure and their warranty obligations.

Section 5. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street Grades for Phase 2.

(a) In accordance with the PW Order, the Board hereby establishes the official public right-of-way widths for portions of Fairfax Avenue, Ironwood Way, and Middle Point Road as set forth in Public Works Map A-17-248.

(b) In accordance with the PW Order, Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board Book of General Ordinances, in effect May 11, 1910, is hereby amended by adding new Section 1652, to read as follows:

*Section 1652. The width of sidewalks on portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road shall be modified as shown on the Public Works Drawing Q-20-1310.*

(c) The sidewalk widths established herein do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners or encroachment permittees as set forth in the Public Works Code.

(d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the Board, in accordance with Administrative Code Sections 1.51 et seq., chooses to follow the City's own procedures for the establishment of street grades. The Board hereby establishes the street grades for portions of Catalina Street, Fairfax Avenue, Ingalls Street, Innes Avenue, Ironwood Way, and Middle Point Road as set forth in Public Works Drawing Q-20-1310.

(e) The Board hereby directs Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with this ordinance.

Section 6. Delegation to Approve and Accept Phase 3 Public Infrastructure.

(a) The Board of Supervisors hereby delegates authority to the PW Director, in consultation with applicable City agencies, to approve and accept the finalized Phase 3 Public Infrastructure once it is complete to the satisfaction of the PW Director. The Board of Supervisors hereby delegates its authority under California Streets and Highways Code Section 1806 and San Francisco Administrative Code Sections 1.51 et seq. to accept the Phase 3 Offer of Improvements and any associated quitclaim deed(s), and dedicate the Phase 3 Public Infrastructure for public use. The PW Director is authorized and directed to take all of the actions and make all of the findings for the Phase 3 Public Infrastructure that were required by the Board in this ordinance for the acceptance of the Phase 2 Public Infrastructure. This includes: as described in Section 4, accepting the Phase 3 Offer of Improvement and Phase 3 Offer of Dedication, dedicating the public improvements for public use, designating the public improvements for public street and roadway purposes, accepting the Phase 3 Public Infrastructure for City maintenance and liability purpose; as described in Sections 5 and 7, establishing official street grades, sidewalk widths, and public right-of-way widths; and as described in Section 2, adopting CEQA, General Plan, and Planning Code Section 101.1 consistency findings.

(b) Prior to accepting the Phase 3 Public Infrastructure administratively, the PW Director shall determine in a Public Works Order that all conditions that were required in this ordinance for the Phase 2 acceptance, have been met. In addition, the PW Director shall incorporate into the acceptance conditions, exceptions, or limitations that are in general conformance with what the Board adopted as part of the acceptance of the Phase 2 Public Infrastructure or the PW Director deems necessary and appropriate for any unique attributes of the Phase 3 Public Infrastructure, based on consultation with affected City departments.

(c) Upon acceptance under this Section 6 of the Offer of Dedication for Lots 8 and 9 as shown on the Phase 3 Final Map, and their associated grant deeds, the Board of Supervisors hereby authorizes the Director of Property to execute and record said deeds.

(d) Upon acceptance under this Section 6 of the Phase 3 Offer of Dedication for the Emergency Vehicle Access Easement and Retaining Wall Access Easement, the Board hereby authorizes the Director of Property to execute and record said easement agreements.

Section 7. Establishment of Public Right-of-Way Widths, Sidewalk Widths, and Street Grades for Phase 3.

(a) The PW Director is authorized to establish the official public right-of-way widths for portions of Fairfax Avenue and Memory Lane as set forth in Public Works Map A-17-247, subject to Section 6 above.

(b) Upon issuance of the Public Works Order described in Section 6 above, and in accordance with the PW Order, Ordinance No. 1061, entitled "Regulating the Width of Sidewalks," a copy of which is in the Clerk of the Board Book of General Ordinances, in effect May 11, 1910, shall be amended by adding new Section 1651, to read as follows:

*Section 1651. The width of sidewalks on portions of Fairfax Avenue and Memory Lane shall be modified as shown on the Public Works Drawing Q-20-1309.*

(c) The sidewalk widths established herein and in the Public Works Order described in Section 6 above do not obviate, amend, alter, or in any other way affect the maintenance obligations of the adjacent property owners or encroachment permittees as set forth in the Public Works Code.

(d) Notwithstanding California Streets and Highways Code Sections 8000 et seq., the Board, in accordance with Administrative Code Sections 1.51 et seq., chooses to follow the City's own procedures for the establishment of street grades. The Board hereby authorizes the PW Director to establish the street grades for portions of Fairfax Avenue and Memory Lane as set forth in Public Works Drawing Q-20-1309, subject to Section 6 above.

(e) The Board hereby directs Public Works to revise the Official Public Right-of-Way, Sidewalk Width, and Street Grade maps in accordance with this ordinance.

Section 8. Authorization for Implementation.

The Mayor, Clerk of the Board of Supervisors, Director of Property, PW Director, and County Surveyor are hereby authorized and directed to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this ordinance, including, but not limited to, approving any amended offers of improvements or dedication based on as-built conditions, signing and recording the easement agreements and the deeds for the Street Parcels and improvements, and filing of the ordinance, Public Works Orders, A-17 Maps, and Q-20 Drawings in the Official Records of the City and County of San Francisco.

Section 9. Effective Date. This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ HEATHER GOODMAN
HEATHER GOODMAN
Deputy City Attorney

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