

Potrero Yard Neighborhood Working Group Meeting #53 Minutes

January 13, 2026, 5:30 p.m. to 7:00 p.m.

Virtual Meeting via Microsoft Teams

Note – The meeting minutes capture the overall tone of the group's discussion and is not meant to be an exact transcription.

Members Present:	Members Not Present:	City Staff:
James Bryant	Amy Beinart	John Angelico (SFMTA)
Magda Freitas	Christian Howes	Caroline Cabral (SFMTA)
J.R. Eppler	Christian Vega	Chris Lazaro (SFMTA)
Peter Belden	Claudia DeLarios Morán	Erin McMillan (SFMTA)
Roberto Hernandez	Edward Hatter	Janet Martinsen (SFMTA)
	Heather Dunbar	Joél Ramos (SFMTA)
	Jolene Yee	Tim Kempf (SFMTA)
	Karolina (youth member)	PNC Staff:
	Manuel Santamaria	Chris Jauregui
	Martha Ryan	Jennifer Trotter
	Mary Travis-Allen	Myrna Ortiz
	Raven McCroey	Seth Furman
	Scott Feeney	Todd Clayter

Two members of the public attended by phone. They did not share their names.

Purpose of the meeting: The purpose of the meeting was to discuss project updates.

Item 1. Welcome

John Angelico: (Slides 1–2) Welcomed the Working Group and presented the meeting agenda.

Item 2. Member Announcements

John Angelico: (Slide 3) Introduced Member Announcements. Clarified that SFMTA does not have specific agency announcements.

John Angelico: (Slide 4) Invited Working Group member, Roberto Hernandez, to provide an update on the work he has been doing. Roberto stated that he would hold his update until Working Group Member, Scott Feeney, arrives to the meeting.

No other Working Group Member updates made.

Item 3. Legislative Updates

Chris Lazaro: (Slide 5-6) Notified the Working Group that PNC provided a price proposal in December 2025 for the project that preserves space for Bryant Street Housing and does not include a structural podium. Negotiations are ongoing so the SFMTA cannot share details about pricing as affordability is confirmed.

Reviewed schedule to present project and project agreement to SFMTA Board, Board of Supervisors, and Mayor. Based on this schedule, the project would reach financial close (all financing in place) by early April 2026.

BUILDING PROGRESS

Schedule Updates: Project Agreement

PNC provided a Fixed Price Proposal to the SFMTA in December. The proposal is for the **revised bus yard without a podium** and includes updated pricing from PNC's contractor. Negotiations are ongoing.

The SFMTA will determine if the Final Fixed Price Proposal is affordable – if affordable, the team will pursue approval of the Project Agreement.

Agency	Anticipated Date*	Result
SF Board of Supervisors	Early/Mid February	Introducing Legislation
SFMTA Board	Early/Mid February	Seeking Approval
SF BOS Budget & Finance Subcommittee	Late February	Seeking Recommendation
SF Board of Supervisors	Early March	Seeking Approval
Mayor Signature ("Commercial Close")	Mid March	Seeking execution of Project Agreement
Financial Close	Early April	All project financing secured

*Dates are subject to change

Joél Ramos: (Slide 7) provided an update on the status of the 2026 Earthquake Safety and Emergency Response (ESER) General Obligation (GO) Bond. Clarified that purpose of this GO bond is to make sure the city can withstand an earthquake to the best of our capacity. A total of \$200 million has been included for Potrero Yard was included in the ESER GO Bond because as a 110-year-old facility it is seismically unsafe and if there were to be a major earthquake without Potrero Yard being earthquake retrofitted, it would impact the ability of the SFMTA to provide a critical service (transportation).

Joél Ramos: (Slide 8) The bond will be introduced by the mayor's office in December 2025. The BOS Budget & Finance Committee is anticipated to hear the item on January 14 before sending it to the full BOS. It will be presented as two (2) items at the BOS: 1) an ordinance (law) to include the item on the June 2026 ballot, and 2) a resolution is confirming the BOS's intention to support the bond. If the ordinance is approved by eight (8) or more supervisors, the bond will appear on the June 2026 ballot.

BUILDING PROGRESS

Schedule: Earthquake Safety & Emergency Response Bond

	Legislation	Anticipated Date
BOS Leg Intro	ESER Ordinance/Resolution	Tuesday, December 9, 2025
BOS Budget & Finance	ESER Ordinance/Resolution	Wednesday, January 14, 2026
Full BOS 1st vote	ESER Ordinance/Resolution	Tuesday, January 27, 2026
Full BOS 2nd vote	ESER Ordinance	Tuesday, February 3, 2026
Mayor Signature	ESER Resolution	Friday, February 6, 2026
Mayor Signature	ESER Ordinance	Friday, February 13, 2026
30 days later	ESER Ordinance	Sunday, March 15, 2026

*Dates are subject to change

Bond title: *2026 Earthquake Safety And Emergency Response (ESER) General Obligation (G.O.) Bond.*
See [Earthquake Safety and Emergency Response Bond | Public Works](#) for more info

- Q: Does the bond require a 2/3 majority at the ballot box? (Todd Clayter)
 - A: Yes, the ESER GO Bond would require 2/3 vote to pass (John Angelico)
 - A: Nine (9) supervisors have supported it already, so we are in a good position (Joél Ramos)

Item 4. Bus Yard Updates

John Angelico: (Slide 9) Introduced section on bus yard updates.

Chris Lazaro: (Slides 10 - 15) Display updated renderings, views include:

- 17th & Hampshire streets – confirm crosswalk and public restroom located
- 17th & Bryant streets (aerial) – show exposed rooftop
- 17th & Bryant streets (street level) – SFMTA lobby and stairway removed, Bryant Street housing design not yet advanced (waiting for Project Agreement to advance the design)
- Bryant & Mariposa streets – bus circulation remains the same with buses exiting near Bryant Street
- Mariposa & Hampshire streets - bus circulation remains the same with buses entering near Hampshire Street
- View from Franklin Square – removal of roof, podium housing, and staircase on 17th Street visible

Item 4. Project Agreement Update

John Angelico: (Slide 16) Introduced section on Project Agreement update.

Chris Lazaro: (Slide 17-18) Provided an overview of the pending Project Agreement between the SFMTA and PNC. This Project Agreement will be presented to the SFMTA Board of Directors in February 2026. Key components include:

- PNC would be responsible for finalizing the design of the bus yard, constructing and financing the cost of the bus yard.
- SFMTA will perform all facility operations and maintenance needs (this scope was removed from the PNC's responsibilities to lower the cost of the project in hopes of making it affordable).
- Payments will be made through 2 milestone payments (first payment at Financial Close, second payment no later than 2033) and annual payments made over 30 years.
- We aim to make the second milestone payment through the ESER GO Bond proceeds, if passed this summer.

Item 5. Yard Closure Update

John Angelico: (Slide 19) Introduced section on Yard Closure update.

Chris Lazaro: (Slide 20, 22) The last day of service from the yard is February 13, 2026. The buses currently operating out of Potrero Yard will go to:

- Marin (40-foot and 60-foot trolleybuses)
- Muni Metro East (MME) (40-foot and 60-foot trolleybuses)
- Presidio (40-foot trolleybuses)

While these buses are stored, they will not be dormant during the 4-year construction period. They will be maintained, charged, and rotated into service. This service schedule will protect the buses while Potrero is closed and ensure that buses will work once Potrero Yard opens again.

Chris Lazaro: (Slide 21) Provided images of two facilities that will house buses during the Potrero Yard closure (1399 Marin, MME). These sites are being prepared to receive the buses with paving scheduled for January 2026.

- John Angelico: the SFMTA released a blog today about these service changes.
- Q: I didn't think buses were coming out of MME, how many will? (J.R. Eppler)
 - A: The buses that are being relocated to Marin and Presidio will be in service. However, the buses that will be transferred to MME will not be in service, they will be in storage. We are planning for about 70 trolleybuses to be in storage at MME, but they will be relocated to another facility to be rotated into service on occasion to keep them functioning. No routes will come out of MME. (Chris Lazaro)
 - J.R. Eppler: please reach out to the Dog Patch Neighborhood Association to share this plan with them.
 - Chris Lazaro: Thank you for your suggestion. We intend to start our community outreach efforts on the yard closure in mid-to-late January and will include them.
- Q: What is the cost of the project? (Roberto Hernandez)

- A: We don't have a specific number to share at this time as we are in ongoing negotiations with the developer. We previously estimated \$560-580 million, however that number has evolved with more information. (Chris Lazaro)
- Q: When will we break ground on the bus yard? (Roberto Hernandez)
 - A: Assuming that the project reaches financial close in April 2026, we anticipate demolition starting around Fall 2026. Prior to construction start, the SFMTA will have 90 days to completely move out of the facility, and the contractor will need to finalize design and prep the site. (Chris Lazaro)
 - Chris Jaregui: PNC expect construction to start at the end of 2026 or early 2027.
- Q: Has \$580 million been secured? (Roberto Hernandez)
 - A: We have some funds on hand to make the milestone payments then we have a plan for how we are paying for the project, but the full amount is not all in the bank, and that's by design. (Chris Lazaro)
- Q: The SFMTA has about \$65 million on hand right now and there's another \$200 million from the ESER bond initiative, which if approved goes before the voters. (Roberto Hernandez)
 - A: That is correct. (Chris Lazaro)
- Q: So in total, we have \$265 million but still need about \$350 million? (Roberto Hernandez)
 - A: Correct, and that amount will be repaid over 30 years. The annual payments will include the cost of construction plus financing costs. (Chris Lazaro)
 - A: The project costs are financed by PNC, and we are structuring the debt to be able to work with SFMTA. (Chris Jauregui)
 - A: We look at the Milestone Payments as the down payment and the annual Availability Payments as paying down a mortgage. (Chris Lazaro)
- Q: This plan assumes that the voters will pass the bond in June. That's like gambling, will we be taking the risk that the voters will pass this bond? (Roberto Hernandez)
 - A: This is SFMTA's first attempt. If it fails, we think there are other opportunities, but the debt would sit with the SFMTA. (Chris Jauregui)
- Q: The other items included in the ESER GO Bond are focused on renovations and repairs, but Potrero is a complete rebuild. Is a simple majority needed to pass the bond? (Roberto Hernandez)
 - A: No, a 2/3 majority is required to pass the bond. (Chris Lazaro)

Item 6. Community Engagement Update

John Angelico: (Slide 23) Introduced section on Community Engagement update.

John Angelico: (Slide 24) Announced upcoming Small Business outreach event on January 29, 2026. Registration is required.

John Angelico: (Slide 25) The next Working Group meeting is scheduled on February 10. Also the SFMTA will lead bus yard tours on January 27 and January 29 – all participants must wear closed toe shoes and sign a waiver. There's only a limited amount of time to participate in a tour of the facility while it is operating since the yard closes in February.

Item 7. Public Comment

John Angelico: (Slide 26) Introduced opportunity for the public to make a comment.

- Q: Can you provide an update on the affordable housing? (member of public, name not provided)
 - A: The project includes about 100 units of housing on Bryant Street. (Chris Lazaro)
- Q: How many trees are on the property now and how many are planned to be removed? How many existing trees will be replaced with new trees and how many new trees will be planted? Also, how much of your plan is based on law versus voluntary? Will there be any delay in removing trees, planting new trees, including if appeals were submitted for this project?
 - A: PNC is working with an arborist to comply with the requirements related to existing trees. We are also working with the Bureau of Forestry to confirm steps to remain in compliance. (Chris Jauregui)
- Roberto Hernandez: Myself, Erick, Mary, and Scott are not here tonight but we have been meeting to address the issue related to housing above the bus yard. We have a growing group of supporters. I want on record that I am opposed to the SFMTA moving forward to the BOS with a project that does not include a structural podium for future housing. We as a community have worked hard to save the 360 units of housing above yard. Housing is the number one issue in San Francisco. I met with the mayor, State Senator Weiner (Senate Finance Committee chair), and members of BOS.

We know that the SFMTA staff does not have the power to address the housing issue but the city is required to build 80,000 units of housing in the next 5 years, of which 45,000 units must be affordable. Part of the challenge is that land is very expensive in SF and there's a shortage of land. We don't have to buy land at Potrero so that saves a lot of money.

I was told that \$70 million is needed to build the platform. Not all the money has been raised for the bus yard, same way we don't have money for housing – money doesn't need to be raised today or tomorrow for the platform. There's a lot of wealth in San Francisco from technology, banks, AI. We believe that private industry will pay for the podium and elected officials say that it is possible.

- Q: Did this include an affordable housing update or are we still at 100 units? (member of public, name not provided)
 - A: The project includes about 100 units of housing on Bryant Street. This housing remains an integral part of the project. (Chris Lazaro)

Online Chat

- Erin McMillan: Hi folks! Thanks, John! And yes I'm in transit but hello all
- Peter Belden: You can say new year until around March 3 if you want to include Chinese new year... In our house we leave up our xmas cards until after Chinese New Year.
- Roberto Hernandez: Feliz Año Nuevo!
- Joél Ramos: Colleagues, I'll need to leave by 6:10, and my colleague Janet Martinsen will likely be joining as she is leading the legislative work around the Earthquake Safety and Emergency Response (ESER) General Obligation (GO) Bond.
- John Angelico: @Roberto, Scott can't make it tonight. I sent a text to Erick, but no response yet.
- John Angelico: 111 actually!
- John Angelico: General Obligation Bonds - Earthquake Safety and Emergency Response

251217	Resolution
251216	Ordinance

Links provided: [City and County of San Francisco - File #: 251217](#), [City and County of San Francisco - File #: 251216](#)

- Todd Clayter: does the bond election require 2/3 majority favoring it?
- John Angelico: yes, it requires two-thirds majority to pass
- Joél Ramos: More info on the ESER Bond: [Earthquake Safety and Emergency Response Bond 2026 | Public Works](#)
- Joél Ramos: Here is the specific language regarding 2/3rds necessary to pass from the ordinance:
"Section 9. If at the Bond Special Election it shall appear that two-thirds of all the voters voting on the proposition voted in favor of and authorized the incurring of bonded indebtedness for the purposes set forth in such proposition, then such proposition shall have been accepted by the electors, and bonds authorized shall be issued upon the order of the Board. Such bonds shall bear interest at a rate not exceeding applicable legal limits.

The votes cast for and against the proposition shall be counted separately and when two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition shall be deemed adopted."

- Todd Clayter: Thanks Joél. While I am not aware of any advocacy underway (separate from the BOS legislative action), I hope there are some activities in the works to garner support!
- Joél Ramos: I have to drop off.....Thank you all, again, for your leadership in our city!
- Peter Belden: If we have time today I'd love to learn about trees and this project since I've been learning more about tree policy in SF. I'm curious how many trees are on the property now, how many are planned to be removed, how many replaced and how many new ones planted. Curious how much of this is required by law vs voluntary. And curious how much time/delay if any, required tree removals, plantings and or appeals take for this project. Happy to chat about it offline and or to receive info by email if that is easier.
- Peter Belden: Thank you!

Meeting ended at 6:45 p.m.