



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution 18489 Zoning Map Amendments

HEARING DATE: NOVEMBER 10, 2011

Date: November 3, 2011
Case No.: **2009.0291EMRZ; 2010.0275EMRZ**
Project Address: **151 THIRD STREET; 670-676 HOWARD STREET;
935 FOLSOM STREET**
Zoning: 151 Third Street:
C-3-O (Downtown, Office)
500-I Height and Bulk District
670 Howard Street:
C-3-S (Downtown, Support)
320-I Height and Bulk District
676 Howard Street:
P (Public)
320-I Height and Bulk District
935 Folsom Street:
MUR (Mixed Use-Residential)
45-X/85-X Height and Bulk District
SOMA Youth and Family Special Use District
Block/Lot: 676 Howard Street: 3722/028; 935 Folsom Street: 3753/140
Project Sponsor: Greg Johnson
San Francisco Museum of Modern Art
151 Third Street
San Francisco, CA 94103
Staff Contact: Kevin Guy – (415) 558-6163
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Recommendation: **Recommend Approval**

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RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS AMEND SECTIONAL MAP ZN01 OF THE ZONING MAPS OF THE SAN FRANCISCO PLANNING CODE TO CHANGE THE USE CLASSIFICATION OF 676 HOWARD STREET FROM PUBLIC (P) TO DOWNTOWN—SUPPORT DISTRICT (C-3-S) AND A PORTION OF 935 FOLSOM STREET FROM MIXED USE—RESIDENTIAL (MUR) TO PUBLIC (P), AND ADOPTING FINDINGS THAT THE PROPOSED AMENDMENT TO ZONING MAP SHEET ZN01 IS CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF SECTION 101.1(b) OF THE PLANNING CODE, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

1. **WHEREAS**, Fire Station No. 1 is currently located at 676 Howard Street (Block 3722, Lot 028). The adjacent San Francisco Museum of Modern Art ("SFMOMA") is proposed to be expanded, a project which would include the acquisition of the property at 676 Howard Street and the demolition of the existing Fire Station No. 1 (collectively, "SFMOMA Expansion Project"). In order to replace fire protection service, the property at 935 Folsom Street (Block 3753, Lot 140) would be acquired, the existing vacant commercial building on the site would be demolished, and a new Fire Station No. 1 would be constructed on a portion of the property prior to the expansion of SFMOMA (collectively, "Fire Station Relocation Project").
2. **WHEREAS**, the SFMOMA Expansion Project requires the amendment of Sectional Map ZN01 of the Zoning Maps of the San Francisco Planning Code San Francisco to change the use classification of 676 Howard Street from Public (P) to Downtown—Support District (C-3-S).
3. **WHEREAS**, the Fire Station Relocation Project requires the amendment of Sectional Map ZN01 of the Zoning Maps of the San Francisco Planning Code San Francisco to change the use classification of a portion of 935 Folsom Street from Mixed-Use Residential (MUR) to Public (P).
4. **WHEREAS**, on October 4, 2011, the Board of Supervisors initiated a rezoning to amend Sectional Map ZN01 of the Zoning Maps of the San Francisco Planning Code to change the use classification of 676 Howard Street from Public (P) to Downtown—Support District (C-3-S) and a portion of 935 Folsom Street from Mixed Use—Residential (MUR) to Public (P) (Board of Supervisors File No. 111080, Case Nos. 2009.0291Z and 2010.0275Z).
5. **WHEREAS**, on October 25, 2011, the Board of Supervisors approved a motion urging the Commission to review and consider the above-referenced General Plan Amendment to Map 2 of the Community Facilities Element of the San Francisco General Plan (Board of Supervisors File No. 111121, Case Nos. 2009.0291M and 2010.0275M).
6. **WHEREAS**, on November 10, 2011, the Planning Commission ("Commission") recommended that the Board of Supervisors approve a General Plan Amendment to amend Map 2 of the Community Facilities Element of the San Francisco General Plan to delete the reference to 676 Howard Street as a fire facility and add a reference to 935 Folsom Street as a fire facility (Resolution 18488, Case Nos. 2009.0291M and 2010.0275M).
7. **WHEREAS**, the Department published a Draft Environmental Review Report (EIR) on July 11, 2011 analyzing the proposed Zoning Map Amendments and other actions related to the SFMOMA Expansion Project and Fire Station Relocation Project, as well as a future residential development on the southerly portion of the 935 Folsom Street site (Case Nos. 2009.0291E and 2010.0275E). The draft EIR was available for public comment until August

25, 2011. On August 11, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On October 27, 2011, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. On November 10, 2011, the Commission certified the Project's final EIR, as set forth in Motion No. 18484, including a Statement of Overriding Considerations and adopted findings pursuant to CEQA, as set forth in Motion No. 18486, and adopted the Mitigation, Monitoring, and Reporting Programs, as set forth in Exhibits A and B of Motion No. 18486, which are incorporated herein by this reference thereto as if fully set forth in this Resolution.

8. **WHEREAS**, the Fire Station Relocation Project will promote the public necessity, convenience, and general welfare in that it will construct a state-of-the-art fire station to provide continued fire protection services to the service area of Fire Station No. 1. Therefore, the relocation of the fire station will facilitate the SFMOMA Expansion Project, which will strengthen the cultural vitality of San Francisco, bolster tourism, and support the local economy by drawing local, national, and international patrons.
9. **WHEREAS**, The Project would affirmatively promote, be consistent with, and would not adversely affect the General Plan, for the reasons set forth set forth in Section #8 of Motion No. 18487, Case Nos. 2009.0291R and 2010.0275R (General Plan Referral) which are incorporated herein as though fully set forth.
10. **WHEREAS**, Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies. The Project complies with these policies, on balance, as follows:
 - A. That existing neighborhood-serving retail/personal services uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The SFMOMA expansion will include expanded retail and restaurant uses. These businesses could serve museum patrons, as well as area residents and employees. In addition, SFMOMA patrons will also shop for goods and services at off-site establishments in the vicinity, bolstering the overall viability of the retail environment of the area.

The relocation of Fire Station No. 1 will not result in the loss of any retail or personal-service establishments, and will provide for continuity of fire protection services prior to the expansion of SFMOMA.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No housing would be demolished by either the expansion of SFMOMA or the relocation of Fire Station No. 1. The expansion of gallery space within SFMOMA will further enhance the cultural vitality of the City, and will strengthen the economy by creating a draw for local, national, and international tourism.

- C. That the City's supply of affordable housing be preserved and enhanced.

The Project would not demolish any existing housing. The subdivision of the southerly portion of the site at 935 Folsom Street will allow for the future construction of a residential development containing up to 13 dwelling units, including compliance with the City's Affordable Housing Program.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Museum attendance is generally highest during the weekend, when patron travel would not conflict with commuter traffic. SFMOMA is situated in an area of excellent transit service. The site is located one-half block from Market Street, a major transit corridor that provides access to various Muni and BART lines. In addition, the Project Site is within one block of the future Fourth Street subway corridor, and two blocks from the proposed Transbay Terminal.

The EIR prepared for the Project concludes that commuter traffic associated with the Project would not result in significant congestion on surrounding streets. The Project would incorporate measures related to the operation of the garage to ensure that entering and exiting vehicles do not impede transit service. Neighborhood parking would not be overburdened.

The relocated Fire Station is staffed by approximately 13 firefighters at any given time. Therefore, the Station is not anticipated to generate substantial commuter traffic.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include the development of any commercial office uses, and would provide enhanced opportunities for service sector employments.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Both the SFMOMA expansion building and the expansion and the newly-constructed Fire Station No. 1 will meet or exceed all current structural and seismic requirements under the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project includes the demolition of the existing building at 935 Folsom Street, which is considered individually eligible for listing in the California Register. The Project also includes the demolition of the existing Fire Station No. 1 building at 676 Howard Street, which is a contributor to the potential San Francisco 1952 Firehouse Bond Act Thematic Historic District. The EIR prepared for the Project has determined that the demolition of 935 Folsom Street would result in a significant and unavoidable impact in the area of cultural resources, while the demolition of 676 Howard Street would result in less-than significant impacts to the potential historic district. Neither of the buildings to be demolished is identified as a landmark

building. The Commission has adopted a Statement of Overriding Considerations in accordance with findings under CEQA that the economic, legal, social, technological, and other benefits of the Project outweigh the adverse environmental effects to historic resources.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project's EIR evaluated potential impacts of the SFMOMA expansion on parks and other open spaces, and determined that it would not significantly increase shadows on Yerba Buena Gardens, the SFMOMA sculpture garden, or other open spaces in the vicinity. Because the SFMOMA site is level and is largely surrounded by high-rise development, the Project would not impede views from parks and open spaces. A shadow study confirmed that no public parks protected by Section 295 would be shaded by the SFMOMA expansion or the Fire Station No. 1 Relocation.

10. **WHEREAS**, a proposed ordinance, attached hereto as Exhibit A, has been drafted in order to make necessary amendment to the Zoning Maps to implement the Project (Proposed Ordinance).
11. **WHEREAS**, the Proposed Ordinance would amend Sectional Map ZN01 of the Zoning Maps of the San Francisco Planning Code to change the use classification of 676 Howard Street from Public (P) to Downtown—Support District (C-3-S) and a portion of 935 Folsom Street from Mixed Use—Residential (MUR) to Public (P).
12. **WHEREAS**, the Office of the City Attorney has reviewed the Proposed Ordinance and approved it as to form.
13. **WHEREAS**, Section 4.105 of the City Charter and Section 302 of the Planning Code require that the Commission consider any proposed amendments to the City's Zoning Maps and Planning Code, and make a recommendation for approval or rejection to the Board of Supervisors before the Board of Supervisors acts on the proposed amendments.
15. **WHEREAS**, on November 10, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Proposed Zoning Map Amendment.
16. **WHEREAS**, the Commission has had available to it for its review and consideration studies, case reports, letters, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearings on the Project.

DECISION

NOW, THEREFORE BE IT RESOLVED THAT, the Commission finds, based upon the entire Record, the submissions by the Applicant, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, that the public necessity, convenience and general welfare require that Sectional Map ZN01 of the Zoning Maps of the San Francisco Planning Code be amended to change the use classification of 676 Howard Street from Public (P) to Downtown—Support District (C-3-S) and to change the use classification of the northerly portion of 935 Folsom Street from Mixed Use—Residential (MUR) to Public (P); and,

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends the Board of Supervisors approve the proposed Zoning Map Amendment.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its regular meeting on November 10, 2011.

Linda Avery
Commission Secretary

AYES: Miguel, Antonini, Borden, Fong, Moore, Sugaya

NOES:

ABSENT: Olague

ADOPTED: November 10, 2011