



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary General Plan Amendment Initiation

HEARING DATE: OCTOBER 20, 2011

Date: October 14, 2011
Case No.: 2009.0291M
Project Address: 676 HOWARD STREET; 935 FOLSOM STREET
Zoning: 676 Howard Street:
P (Public)
40-X 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
kevin.guy@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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CA 94103-2479

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Information:
415.558.6377

PROJECT DESCRIPTION

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 avoid interruption in 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").

REQUESTED ACTION

The Fire Station Relocation Project requires the amendment of "Map 2 - Fire Facilities Plan" within the Community Facilities Element of the San Francisco General Plan to delete the reference to the property at 676 Howard Street as a Fire Facility, and to add a reference to the property at 935 Folsom Street as a Fire Facility. Initiation of this General Plan Amendment would allow the amendment to be considered at future public hearings before the Planning Commission and the Board of Supervisors.

ENVIRONMENTAL REVIEW

The requested General Plan Amendment Initiation would not, in and of itself, result in a physical change to the environment. Therefore, this action is statutorily exempt under the California Environmental Quality Act (Section 15060(c)(2)). On July 11, 2011, the Department published a draft Environmental

Impact Report (EIR) for the "San Francisco Museum of Modern Art Expansion/Fire Station Relocation and Housing Project" for public review (Case Nos. 2009.0291E and 2010.0275E). The draft EIR was available for public comment until August 25, 2011. On August 11, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. The Department is currently preparing a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. Certification of the final EIR will be considered by the Planning Commission at a public hearing scheduled for November 10, 2011.

HEARING NOTIFICATION

The requested General Plan Amendment Initiation does not require public notification, aside from listing in the published agenda for the Planning Commission hearing. Should the Commission initiate the General Plan Amendment, the Commission would make a formal recommendation to the Board of Supervisors at a future hearing which will be publicly noticed in accordance with the requirements of the Planning Code.

PUBLIC COMMENT

To date, staff has received no communications from the public regarding the requested General Plan Amendment Initiation.

REQUIRED COMMISSION ACTION

In order for the General Plan Amendment to proceed, the Commission must first approve a Resolution of Intent to initiate the General Plan Amendment. Should the Commission initiate the General Plan Amendment, the Commission would make a formal recommendation to the Board of Supervisors at a future public hearing. The SFMOMA Expansion Project and the Fire Station Relocation Project will require other additional approvals by the Planning Commission and Board of Supervisors, which will be considered at future public hearings.

Initiation of the General Plan Amendment does not constitute a recommendation that the Board of Supervisors approve the Amendment, nor does it constitute an approval of the projects associated with the Amendment.

BASIS FOR RECOMMENDATION

- 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 uninterrupted fire protection services as the expansion of SFMOMA proceeds.
- The relocation of the fire station will facilitate the expansion of SFMOMA, a project which will strengthen the cultural vitality of San Francisco, bolster tourism, and support the local economy by drawing patrons from throughout the region.

RECOMMENDATION: Approve

Attachments:

- Draft Resolution
- General Plan Amendment Legislative Digest
- General Plan Amendment Legislative Digest
- General Plan Amendment Ordinance



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

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RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO INITIATE AN AMENDMENT TO THE SAN FRANCISCO GENERAL PLAN TO AMEND "MAP 2 - FIRE FACILITIES PLAN" OF THE COMMUNITY FACILITIES ELEMENT TO DELETE REFERENCE TO 676 HOWARD STREET, BLOCK 3722, LOT 028 AS A FIRE FACILITY, AND ADD REFERENCE TO 935 FOLSOM STREET, BLOCK 3753, LOT 140 AS A FIRE FACILITY.

1. **WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection proposed amendments to the General Plan.
2. **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 avoid interruption in 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").
3. **WHEREAS**, the Fire Station Relocation Project requires the amendment of "Map 2 - Fire Facilities Plan" within the Community Facilities Element of the San Francisco General Plan to delete the

reference to the property at 676 Howard Street as a Fire Facility, and to add a reference to the property at 935 Folsom Street as a Fire Facility.

4. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
5. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
6. **WHEREAS**, Section 340 of the Planning Code of the City and County of San Francisco provides that an amendment to the General Plan may be initiated by the Planning Commission upon an application by one or more property owners, residents or commercial lessees, or their authorized agents.
7. **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 (Block 3722, Lot 28) from Public (P) to Downtown—Support District (C-3-S) and a portion of 935 Folsom Street (Block 3753, Lot 140) from Mixed Use—Residential (MUR) to Public (P), as part of the SFMOMA Expansion Project and the Fire Station Relocation Project.
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 uninterrupted fire protection services as the expansion of SFMOMA proceeds. Therefore, the relocation of the fire station will facilitate the expansion of SFMOMA, a project which will strengthen the cultural vitality of San Francisco, bolster tourism, and support the local economy by drawing patrons from throughout the region.
9. **WHEREAS**, A Proposed Ordinance has been drafted in order to make the necessary amendments to the General Plan to implement the Project. The Office of the City Attorney has approved the Proposed Ordinance as to form.
10. **WHEREAS**, The Proposed Ordinance would amend the San Francisco General Plan by amending "Map 2 - Fire Facilities Plan" within the Community Facilities Element of the San Francisco General Plan to delete the reference to the property at 676 Howard Street as a Fire Facility, and to add a reference to the property at 935 Folsom Street as a Fire Facility.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate an amendment to the General Plan of the City and County of San Francisco, in order to implement the proposed Projects.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendment in a draft ordinance to be approved as to form by the City Attorney, to be considered at a publicly noticed hearing on or after November 10, 2011.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on October 20, 2011.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: October 20, 2011

FILE NO.

LEGISLATIVE DIGEST

[General Plan Amendment—676 Howard Street and 935 Folsom Street (SFMOMA Expansion / Fire Station Relocation and Housing Project)]

Ordinance amending the San Francisco General Plan by amending Map 2 of the Community Facilities Element as part of the San Francisco Museum of Modern Art Expansion / Fire Station Relocation and Housing Project; adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Existing Law

Map 2 of the Community Facilities Element of the San Francisco General Plan currently refers to 676 Howard Street as a fire facility.

Amendments to Current Law

The proposed amendment would amend Map 2 of the Community Facilities Element of the San Francisco General Plan to delete reference to 676 Howard Street as a fire facility and add reference to 935 Folsom Street as a fire facility.

Background Information

The proposed General Plan amendment is part of the San Francisco Museum of Modern Art / Fire Station Relocation and Housing Project, which proposed demolition of the existing Fire Station No. 1 at 676 Howard Street and construction of a new fire station at 935 Folsom Street.

[General Plan Amendment—676 Howard Street and 935 Folsom Street (SFMOMA Expansion / Fire Station Relocation and Housing Project)]

Ordinance amending the San Francisco General Plan by amending Map 2 of the Community Facilities Element as part of the San Francisco Museum of Modern Art Expansion / Fire Station Relocation and Housing Project; adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

NOTE: Additions are *single-underline italics Times New Roman*; deletions are ~~*strike-through italics Times New Roman*~~. Board amendment additions are double-underlined; Board amendment deletions are ~~strike-through normal~~.

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

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby finds and determines that:

(a) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340, any amendments to the General Plan shall first be considered by the Planning Commission and thereafter recommended for approval or rejection by the Board of Supervisors. On _____, the Commission conducted a duly noticed public hearing on the proposed General Plan Amendments pursuant to Planning Code Section 340 and, by Resolution No. _____, adopted the General Plan Amendments, and recommended them for approval to the Board of Supervisors. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

(b) The Board of Supervisors finds that the proposed General Plan amendments are in conformity with the priority policies of Planning Code Section 101.1 and on balance is

1 consistent with the General Plan as it is proposed for amendment herein, and hereby adopts
2 the findings set forth in Planning Commission Resolution No. _____ and
3 incorporates such findings herein by reference.

4 (c) Pursuant to Planning Code Section 340, the Board finds that the proposed
5 General Plan amendments will serve the public necessity, convenience and welfare for the
6 reasons set forth in Planning Commission Resolution No. _____, which reasons are
7 incorporated herein by reference as though fully set forth.

8 (d) California Environmental Quality Act. At its hearing on _____, and
9 prior to adopting and recommending the proposed General Plan amendments for approval,
10 the Planning Commission certified a Final Environmental Impact Report (FEIR) for the Project
11 pursuant to the California Environmental Quality Act (California Public Resources Code
12 Section 21000 *et seq.*), the CEQA Guidelines (14 Cal. Code Reg. Section 15000 *et seq.*) and
13 Chapter 31 of the Administrative Code. In accordance with the actions contemplated herein,
14 this Board has reviewed the FEIR and concurs with its conclusions, affirms the Planning
15 Commission's certification of the FEIR, and finds that the actions contemplated herein are
16 within the scope of the Project described and analyzed in the FEIR. The Board hereby adopts
17 and incorporates by reference as though fully set forth herein the Commission's CEQA
18 approval findings, including a statement of overriding considerations, adopted by the Planning
19 Commission on _____. This Board also adopts and incorporates by reference as
20 though fully set forth herein the Project's Mitigation Monitoring and Reporting Program
21 (MMRP). Said findings and MMRP are on file with the Clerk of the Board of Supervisors in
22 File No. _____.

1 Section 2. The Board of Supervisors hereby approves the following amendments to
2 Map 2 of the Community Facilities Element of the General Plan:

3 Map 2 is amended to:

- 4 (i) Delete reference to 676 Howard Street as a fire facility; and
- 5 (ii) Add a reference to 935 Folsom Street as a fire facility.

6
7 Section 3. The Board of Supervisors hereby approves the following amendment to the
8 General Plan Land Use Index:

9 The Land Use Index shall be updated as necessary to reflect the amendments set forth
10 in Section 2, above.

11
12 Section 4. Effective Date. This ordinance shall become effective 30 days from the
13 date of passage.

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17
18 By: _____
19 MARLENA G. BYRNE
20 Deputy City Attorney

