

1 [Interdepartmental jurisdictional transfer of the Geneva Office Building and Powerhouse.]

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3 **Resolution transferring jurisdiction over the Geneva Office Building and Powerhouse,**
4 **located at the Corner of Geneva Avenue and San Jose Avenue, from the Municipal**
5 **Transportation Agency to the Recreation and Park Commission for recreational uses;**
6 **adopting findings pursuant to the California Environmental Quality Act; and adopting**
7 **findings that the transfer of jurisdiction is consistent with the City's General Plan and**
8 **the Eight Priority Policies of Planning Code Section 101.1.**
9

10 WHEREAS, The Geneva Avenue Office Building and Powerhouse (the "Building") is
11 located on certain real property at the corner of Geneva Avenue and San Jose Avenue owned
12 by the City and County of San Francisco (the "City") under the jurisdiction of the City's
13 Municipal Transportation Agency ("MTA") and adjacent to the MTA's Geneva Rail Yard and
14 Carhouse (collectively, the "Yard"); and,

15 WHEREAS, The Building, which was built in 1901 and declared a City Landmark in
16 1985, consists of two adjoining structures: a two-story office building containing approximately
17 12,000 square feet with a Romanesque design, slanted wooden bays, a rounded Queen Anne
18 turret; and a single-story car shed, known as the Powerhouse, containing approximately 4,000
19 square feet with windows extending 28 feet from the floor to the ceiling; and,

20 WHEREAS, The MTA's Municipal Railway ("Muni") previously used the Building for
21 office functions, but the Building has sat vacant since being severely damaged in the 1989
22 Loma Prieta Earthquake; and,

23 WHEREAS, The MTA and the City's Recreation and Park Department (the
24 "Department") have reached a conceptual agreement to transfer jurisdiction over the Building
25 and the property surrounding the Building as shown on a survey plan, a copy of which is on

1 file with the Clerk of the Board of Supervisors in File No. _____ and which is
2 hereby declared to be a part of this resolution as if set forth fully herein, (collectively, the
3 Building and surrounding property are hereinafter referred to as the "Property") to the
4 Recreation and Park Commission (the "Commission") for recreational use as a new space for
5 youth and teen arts and related uses consistent with the Department's mission; and,

6 WHEREAS, The MTA has used Federal and San Francisco County Transportation
7 Authority funds to design a project to stabilize the Building and also can contribute toward the
8 rehabilitation of the Building approximately \$865,000, including \$540,000 in funds obtained
9 from the State Transportation Congestion Relief Program for the Building, of which up to
10 \$490,000 can be used for the stabilization project and the remainder for future design work;
11 and,

12 WHEREAS, The Department will be responsible for securing the remaining funds for
13 the rehabilitation of the Building after the transfer; and,

14 WHEREAS, The MTA and the Department shall enter into a mutually acceptable
15 memorandum of understanding regarding funding for the rehabilitation of the Building,
16 coordination of construction staging and other issues during the rehabilitation project for the
17 Building, access to the Property and the surrounding Yard by both parties, and coordination of
18 operational issues; and

19 WHEREAS, The MTA and the Department have agreed that the transfer of jurisdiction
20 over the Property is subject to a condition subsequent whereby if the Commission determines
21 that the Property is no longer necessary for a recreational purpose, jurisdiction will revert to
22 the MTA; and,

23 WHEREAS, On January 20, 2004, the Municipal Transportation Agency Board of
24 Directors adopted Resolution No. 04-014, a copy of which is on file with the Clerk of the Board
25 of Supervisors in File No. _____, which is hereby declared to be a part of this

1 resolution as if set forth fully herein, finding the Property surplus for the MTA's needs and
2 requesting that the Property be transferred to the Recreation and Park Commission at no cost
3 to be used for recreational purposes and related uses consistent with the Department's
4 mission; and,

5 WHEREAS, On January 15, 2004, the Recreation and Park Commission adopted
6 Resolution No. 0401-008, a copy of which is on file with the Clerk of the Board of Supervisors
7 in File No. _____, which is hereby declared to be a part of this resolution as if set
8 forth fully herein, requesting that the Board of Supervisors approve the jurisdictional transfer
9 of the Property to the Commission; and,

10 WHEREAS, In accordance with the provisions of Section 23.11 of the San Francisco
11 Administrative Code, the Director of Property has reported to the Mayor his opinion that the
12 subject property can be most advantageously used by the Recreation and Park Commission
13 and has therefore recommended that the transfer be made; and,

14 WHEREAS, The Mayor recommends the proposed transfer of the Property; and,

15 WHEREAS, In a letter dated February 28, 2004, a copy of which is on file with the
16 Clerk of the Board of Supervisors in File No. _____, which is hereby declared to be a
17 part of this resolution as if set forth fully herein, the Director of Planning found that the
18 jurisdictional transfer of the Property is consistent with the City's General Plan and with the
19 Eight Priority Policies of City Planning Code Section 101.1, and pursuant to the California
20 Environmental Quality Act ("CEQA"), State CEQA Guidelines and Chapter 31 of the San
21 Francisco Administrative Code, the Director of Planning also found that the transfer is
22 categorically exempt from CEQA; now, therefore be it

23 RESOLVED, That pursuant to San Francisco Administrative Code Section 23.13, this
24 Board hereby determines that the subject property is surplus to the Municipal Transportation
25

1 Agency and that it can be used most advantageously by the Recreation and Park
2 Commission; and, be it

3 FURTHER RESOLVED, That, accordingly and in accordance with the
4 recommendations of the Director of Property, the Mayor, the Director of Transportation and
5 the General Manager of the Recreation and Park Department, and with the approvals of the
6 Municipal Transportation Agency's Board of Directors and the Recreation and Park
7 Commission, jurisdiction of the subject Property is hereby transferred to the Recreation and
8 Park Commission, subject to the condition subsequent that if the Commission determines that
9 the Property is no longer necessary for a recreational purpose, jurisdiction will revert to the
10 MTA; and, be it

11 FURTHER RESOLVED, That the Board of Supervisors finds, based on the record
12 before it and in its independent judgment, that the actions proposed in this legislation are
13 categorically exempt from CEQA for the reasons set forth in the CEQA findings of the Director
14 of Planning set forth above and adopts as its own and incorporates by reference herein as
15 though fully set forth said findings; and, be it

16 FURTHER RESOLVED, That the Board of Supervisors adopts as its own and
17 incorporates by reference herein as though fully set forth the findings in the Director of
18 Planning's letter referred to above, that the jurisdictional transfer is in conformity with the
19 General Plan and is consistent with the Eight Priority Policies of Planning Code Section 101.1.

20
21 RECOMMENDED:
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23 _____
24 General Manager,
25 Recreation & Park Department

1 Director of Transportation

3 Director of Property