

File No. 111211 Committee Item No. 3
 Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date February 6, 2012

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Environmental Review Determination, dtd 1/19/12</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18526</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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See File No. 111210

Completed by: Alisa Miller Date February 2, 2012
 Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
 The complete document can be found in the file.

1 [Zoning Map - Chinatown Transit Station Special Use District]

2
3 **Ordinance amending the San Francisco Planning Code Sectional Maps SU01 of the**
4 **Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the**
5 **Chinatown Transit Station Special Use District, Planning Code Section 249.66, at the**
6 **southwest corner of Stockton Street and Washington Street (Assessor Block No. 211,**
7 **Lot No.1); 2) permit the demolition of a mixed-use building in the Chinatown**
8 **Neighborhood Commercial District for the construction of the Chinatown Station of the**
9 **Central Subway; and 3) adopting findings, including General Plan Consistency**
10 **Findings, Planning Code Section 101.1 and 302 findings, and findings under the**
11 **California Environmental Quality Act.**

12
13 **NOTE:** Additions are *single-underline italics Times New Roman*;
14 deletions are *strike-through italics Times New Roman*.
15 Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough-normal~~.

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

17
18 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
19 hereby finds and determines that:

20 (a) In accordance with the actions contemplated herein, this Board adopts findings,
21 including a statement of overriding considerations, pursuant to the California Environmental
22 Quality Act (California Public Resources Code Section 21000 et seq.). Said findings are on file
23 with the Clerk of the Board of Supervisors in File No. 111211 and are incorporated herein by
24 reference.

25
Supervisor Chiu
BOARD OF SUPERVISORS

1 (b) On January 26, 2012, the Planning Commission conducted a duly noticed public
2 hearing on the proposed Zoning Map amendments and, by Resolution No. 18526
3 recommended them for approval. The Planning Commission found that the proposed Zoning
4 Map amendments were, on balance, consistent with the City's General Plan, and with
5 Planning Code Section 101.1(b). A copy of said Resolution is on file with the Clerk of the
6 Board of Supervisors in File No. 111211 and is incorporated herein by reference.

7 (c) The Board finds that this Zoning Map amendment is on balance consistent with
8 the General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons
9 set forth in Planning Commission Resolution No. 18526 and the Board hereby incorporates
10 such reasons herein by reference.

11 (d) Pursuant to Planning Code Section 302, this Board finds that the Zoning Map
12 amendments will serve the public necessity, convenience, and welfare for the reasons set
13 forth in Planning Commission Resolution No. 18526 and the Board incorporates such reasons
14 herein by reference.

15
16 Section 2. The San Francisco Planning Code is hereby amended by amending
17 Sectional Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:
18

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 211 Lot 1	Chinatown Transit Station Special Use District

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23 Section 3. Effective Date. This ordinance shall become effective 30 days from the
24 date of passage.
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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: Audrey Pearson
AUDREY WILLIAMS PEARSON
Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning Map Amendment - Chinatown Transit Station Special Use District]

Ordinance amending the San Francisco Planning Code Sectional Maps SU01 of the Zoning Map of the City and County of San Francisco to: 1) reflect the creation of the Chinatown Transit Station Special Use District, Planning Code Section 249.66, at the southwest corner of Stockton Street and Washington Street (Assessor Block No. 211, Lot No.1); 2) permit the demolition of a mixed-use building in the Chinatown Neighborhood Commercial District for the construction of the Chinatown Station of the Central Subway; and 3) adopting findings, including General Plan Consistency Findings, Planning Code Section 101.1 and 302 findings, and findings under the California Environmental Quality Act.

Existing Law

Currently, the San Francisco Zoning Map does not include the Chinatown Transit Station Special Use District.

Amendments to Current Law

This legislation would amend the San Francisco Planning Code's Zoning Map, Map SU01, to add a reference to the Chinatown Transit Station Special Use District ("SUD"), created by concurrent legislation creating Planning Code section 249.66.

Background Information

The San Francisco Municipal Transportation Agency (SFMTA) plans to construct a continuation of the T-Third Light Rail Vehicle line from the Caltrain Station at Fourth and King Streets to an underground station in Chinatown (the "Project") to create a critical transportation improvement linking neighborhoods in the southeastern portion of the City and County of San Francisco (the "City") with the retail and employment centers in the City's downtown and Chinatown neighborhoods. The Project will provide direct rail service to regional destinations, including the City's Chinatown, Union Square, Moscone Convention Center, Yerba Buena, SoMa and AT&T Park neighborhoods; connect BART and Caltrain; serve a low-auto-ownership population of transit customers; increase transit use and reduce travel time; reduce air and noise pollution and provide congestion relief.

Construction of the Chinatown Station requires the demolition of the existing mixed-use residential commercial building on the southwest corner of Stockton and Washington Streets. Concurrent legislation amends the Planning Code to add the Chinatown Transit Station

Special Use District. That ordinance amends the Planning Code to allow the SFMTA the ability to demolish a residential building in Chinatown Residential Neighborhood Commercial District, and will allow such demolition without the concurrent approval of a subsequent building permit. The building is largely vacant: all but one retail tenant and all residential tenants in the building have been relocated pursuant to the Central Subway's Relocation Impact Study and last Resort Housing Plan. The remaining retail tenant expects to vacate the building in mid-February 2012.

This legislation makes conforming changes to the Planning Code's Zoning Map (Map SU01), to reflect the Chinatown Transit Station Special Use District.


Edwin M. Lee | Mayor
Tom Nolan | Chairman
Jerry Lee | Vice-Chairman
Leona Bridges | Director
Cheryl Brinkman | Director
Malcolm Heinicke | Director
Bruce Oka | Director
Joél Ramos | Director
Edward D. Reiskin | Director of Transportation

MEMORANDUM

CS Memorandum No. 0856

DATE: November 14, 2011

TO: Honorable Members of the Board of Supervisors

FROM: Edward D. Reiskin 
Director of TransportationSUBJECT: Request for Consideration of Ordinances approving the Chinatown
Transit Station Special Use District for the Central Subway

The San Francisco Municipal Transportation Agency (SFMTA) requests approval of two ordinances that would allow the construction of the Chinatown Station of the Central Subway. The first ordinance would amend the San Francisco Planning Code to create the Chinatown Transit Station Special Use District (SUD). The second ordinance would amend the City's Zoning Maps to include the SUD on the City's official maps.

Currently, Planning Code section 812.39(b) prohibits the demolition of residential units in the Chinatown Neighborhood Commercial District (NCD), where the station is located, and Planning Code section 317 prohibits the issuance of a demolition permit unless a building permit for a replacement structure is finally approved. The ordinance amending the Planning Code would allow the demolition of a residential building in the Chinatown Neighborhood Commercial District without the need for a building permit for a replacement building, by creating the Chinatown Transit Station Special Use District (SUD) at the southwest corner of Stockton Street and Washington Street. Uses within the SUD would be subject to all controls within the Chinatown NCD and the Planning Code, except for sections 812.39(b) and 317. The Zoning Map ordinance would amend the San Francisco Zoning Maps to include the SUD on the City's official maps.

Demolition of the building at the corner of Stockton and Washington streets (933-949 Stockton Street), is required for the construction of the Chinatown Station. The

station site is a congested area, where construction staging is limited. Once complete, the at-grade entrance to the Chinatown Station will be located on this lot. Both ordinances also adopt General Plan Consistency Findings and findings under the California Environmental Quality Act (CEQA).

Background

The Third Street Light Rail Transit (LRT) Project is the most significant capital investment in generations for the SFMTA. Phase 1 of the 6.9-mile two-phase project, the T-Third line, began revenue service in April 2007, restoring light rail service to the heavily transit-dependent Third Street corridor in eastern San Francisco for the first time in 50 years.

Phase 2, the Central Subway Project, will extend the new Third Street line by constructing three new subway stations and one surface station to provide rail service to the Financial District and Chinatown. The extended light rail line will serve regional destinations such as Union Square, the Moscone Convention Center, Yerba Buena and AT&T Park, and will connect directly to BART and Caltrain, the Bay Area's two largest regional commuter rail systems.

The primary purpose of the Third Street LRT Project is to provide residents with faster, more reliable and more comfortable transit service. Chinatown and the Financial District are two of the most congested and heavily developed areas in San Francisco. The Planning Department projects that by 2030, the population along the corridor of the Third Street Line and the proposed Central Subway alignment will increase 26 percent and employment will increase 61 percent, factors that are larger than the growth in population and employment anticipated for the City as a whole. The SFMTA estimates that the Central Subway will serve 43,700 riders in its first year of operation in 2018, increasing to 65,000 daily riders projected for 2030.

Chinatown Station Site and Update of Purchase and Relocation Efforts

The Central Subway design consists of in-street surface light rail in the southern portion of the system that transitions into subway operation for most of the alignment. Three new subway stations will be constructed serving the Moscone/Yerba Buena, Union Square/Market Street and Chinatown areas.

The Chinatown station will be located underground at the corner of Washington and Stockton streets. The site is currently occupied by a two-story mixed use residential/commercial building (933-949 Stockton Street). The SFMTA is in contract with the owner to purchase the building; close of escrow is scheduled for November 15, 2011.

The SFMTA is in the process of relocating the retail and residential tenants at 933-949 Stockton Street in accordance with the Central Subway's Relocation Impact Study and Last Resort Housing Plan (Relocation Plan), approved by the SFMTA

Board of Directors on August 3, 2010, and by this Board of Supervisors on December 7, 2010. The Relocation Plan, among other things, establishes a program by which residential tenants are provided relocation expenses, including moving expenses and social services, 42 months of rent differential and eligibility for affordable units at a new housing project planned for Broadway and Sansome streets. The Relocation Plan also provides commercial tenants with the services of a relocation consultant, payment of moving expenses, payment of business re-establishment expense payments and compensation for loss of business goodwill.

Special Use District and General Plan Findings

The SUD would allow the demolition of residential units at 933-944 Stockton Street. As drafted, all other controls in the Chinatown Neighborhood Commercial District would control the construction of a new building on that lot. The proposed SUD would require further amendments if the Central Subway wants to build a building on that lot that does not comply with the Planning Code.

The ordinances also make findings required by CEQA, and findings regarding the consistency of the ordinance with the San Francisco General Plan.

Recommendation

The San Francisco Municipal Transportation Agency requests that the Board of Supervisors approve the ordinances amending the Planning Code and Zoning Map to create the Chinatown Transit Station Special Use District for the Central Subway.

JF

cc: CS File M544.1.5.1030