



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 040320 **File Type:** Resolution **Status:** Passed

Enacted: 193-04 **Effective:**

Version: 1 **Reference:** **In Control:** Mayor

File Name: Interdepartmental jurisdictional transfer of the Geneva Office Building and Powerhouse **Introduced:** 3/16/2004

Requester: **Cost:** **Date Passed:** 4/1/2004

Comment No fiscal impact. **Title:** Resolution transferring jurisdiction over the Geneva Office Building and Powerhouse, located at the corner of Geneva Avenue and San Jose Avenue, from the Municipal Transportation Agency to the Recreation and Park Commission for recreational uses; adopting findings pursuant to the California Environmental Quality Act; and adopting findings that the transfer of jurisdiction is consistent with the City's General Plan and the Eight Priority Policies of Planning Code Section 101.1.

Indexes: **Sponsors:** Sandoval, Hall

History of Legislative File 040320

Ver	Acting Body	Date	Action	Sent To	Due Date	Pass/Fail
1	President	3/16/2004	REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING			
1	Board of Supervisors	3/23/2004	AMENDED			Passed
	<i>Amended on page 3, line 15, by replacing "February 28, 2004" with "February 26, 2004."</i>					
2	Board of Supervisors	3/23/2004	ADOPTED AS AMENDED			Passed
	<i>Supervisor Hall requested to be added as a co-sponsor.</i>					
1	Mayor	4/1/2004	APPROVED			

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

2
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

Supervisors Sandoval, Hall
Recreation and Park Department
BOARD OF SUPERVISORS

1 file with the Clerk of the Board of Supervisors in File No. 040320 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. 040320, 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. 040320, 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 23.13 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 26, 2004, a copy of which is on file with the
16 Clerk of the Board of Supervisors in File No. 040320, 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:

22 
23 _____
24 General Manager,
25 Recreation & Park Department

Michael J. Seem
Director of Transportation

Steve Legnitto
Director of Property

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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2004 MAR 19 PH 3:08

RECREATION AND PARK COMMISSION ^{BY}
City and County of San Francisco
Resolution No. 0401-008

BR

GENEVA OFFICE BUILDING AND POWERHOUSE TRANSFER

RESOLVED, That this Commission does approve a resolution urging approval by the Municipal Transportation Agency and the Board of Supervisors of the transfer of jurisdiction over the Geneva Avenue Office Building and Powerhouse, along with portions of the property surrounding the building, to the Recreation and Park Commission; adopting findings pursuant to the California Environmental Quality Act; authorizing a memorandum of understanding between RPD and MTA; and to allocate funds for temporary structural stabilization of the Geneva Avenue Office Building and Powerhouse in the amount of \$540,000.

Adopted by the following vote:

Ayes	<u>6</u>
Noes	<u>0</u>
Absent	<u>1</u>

I hereby certify that the foregoing resolution was adopted at the Regular Meeting of the Recreation and Park Commission held on January 15, 2004.

Margaret A. McArthur

Margaret A. McArthur, Commission Liaison



March 15, 2004

Honorable Mayor Gavin Newsom
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Request to Transfer Land
Geneva Office Building and Powerhouse**

Honorable Mayor Newsom:

In accordance with Section 23.13 of the San Francisco Administrative Code, the Recreation and Park Department (Rec Park) requests that the Geneva Avenue Office Building and Powerhouse (G.O.B.) be transferred from the San Francisco Municipal Transportation Agency (MTA) to the Recreation and Park Commission's jurisdiction in order to improve and reuse this building for recreational purposes.

The MTA and Rec Park have reached a conceptual agreement to transfer the G.O.B. to Rec Park. The structures are located on Geneva Avenue at San Jose Avenue in Supervisorial District 11 and include approximately 12,000 sq. ft. of floor area. Rec Park has been working with the community to find adequate space for youth and teen arts and wishes to proceed with plans to create a new recreational space at this MTA site for the purpose of housing this function.

G.O.B. was built in 1899, and declared a City Landmark in 1983. Most of its office functions were replaced when MTA's Green Annex, across San Jose Ave., became operational in 1986. A few MTA office functions remained there until October 1989, when the building was severely damaged in the Loma Prieta earthquake; the building has been declared uninhabitable.

Using Federal Emergency Management Agency (FEMA) funds and San Francisco County Transportation Authority (SFCTA) grant funds, MTA has undertaken the design of a project to stabilize the building. Stabilization will make it less likely to collapse in an earthquake, but will not make the building structurally safe for occupancy. When funds are available, Rec Park intends to structurally upgrade the G.O.B. and bring it into conformance with Building Code standards.

MTA has also obtained \$540,000 in State Transportation Congestion Relief Program (TCRP) funds for the G.O.B. Up to \$490,000 of these funds can be used for

I:\USERS\LJACOBSON\2301 San Jose Ave\Ltr to Mayor_Req Tmsfer.doc

the stabilization project, and the remainder for future design work. Including this \$490,000, MTA is prepared to contribute a total of approximately \$824,000 toward the remainder of the work needed to complete the stabilization project. The \$490,000 in TCRP funds must be expended by June 30, 2004, their current expiration date. MTA has no other funds besides the approximately \$824,000 noted above. All project costs above this amount will be the responsibility of Rec Park.

All of MTA's available funding must be used for structural stabilization, to make the building safer for Muni employees who work nearby and for the general public who pass by on the San Jose Ave. side of the building.

The MTA has agreed to transfer its project management responsibilities for stabilizing the building, as well as all available funding for this work, to Rec Park. The Department of Public Works including Bureau of Architecture will work with Rec Park to oversee the on-going project management for stabilizing the building and developing designs for future use of the building. The Real Estate Division will continue to work with MTA, Rec Park and the City Attorney's office on the transfer of this property.

I would be happy to discuss this proposal in greater detail with you or your staff. Please feel free to call me at 554-9871 or Larry Jacobson at 554-9861.

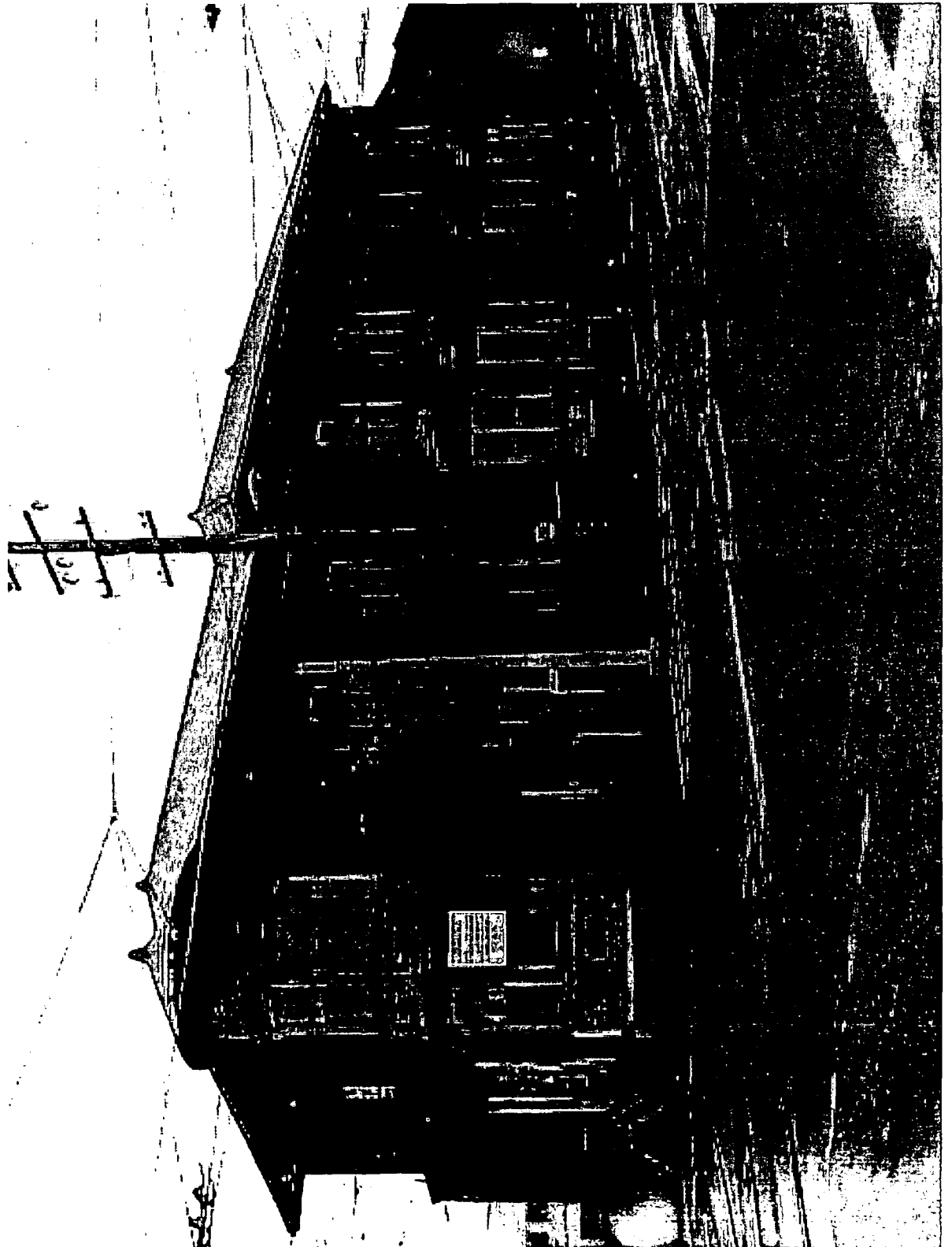
Sincerely,



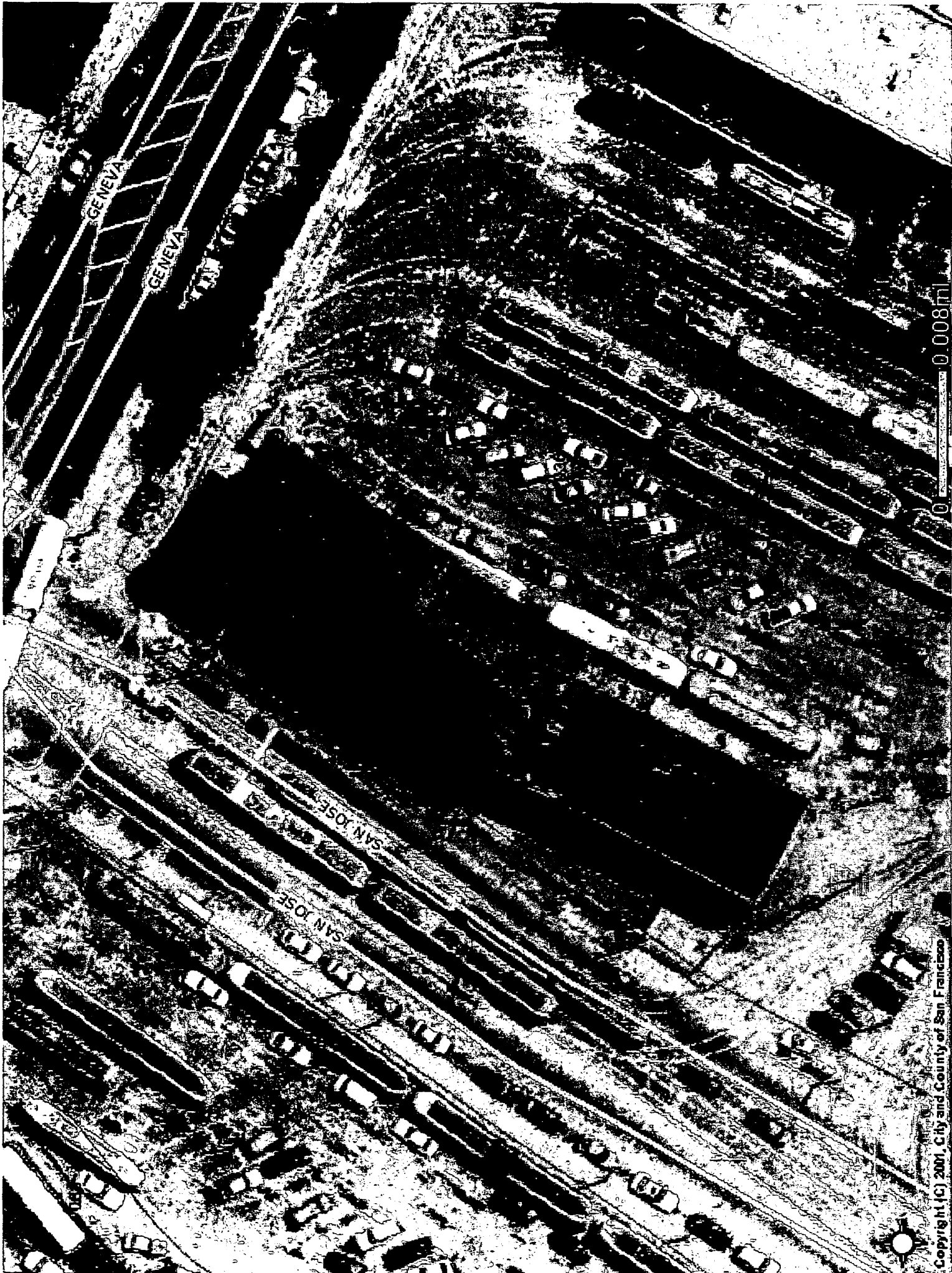
Steve Legnitto
Acting Director of Property

cc: Supervisor Gerardo Sandoval – District 11
Michael Burns, Exec. Director, MTA
Jim Nelson, Muni
Elizabeth Goldstein, Gen. Manager, Rec Park
Yomi Agunbiade, Rec Park
Darryl Burton, Director, Admin. Services

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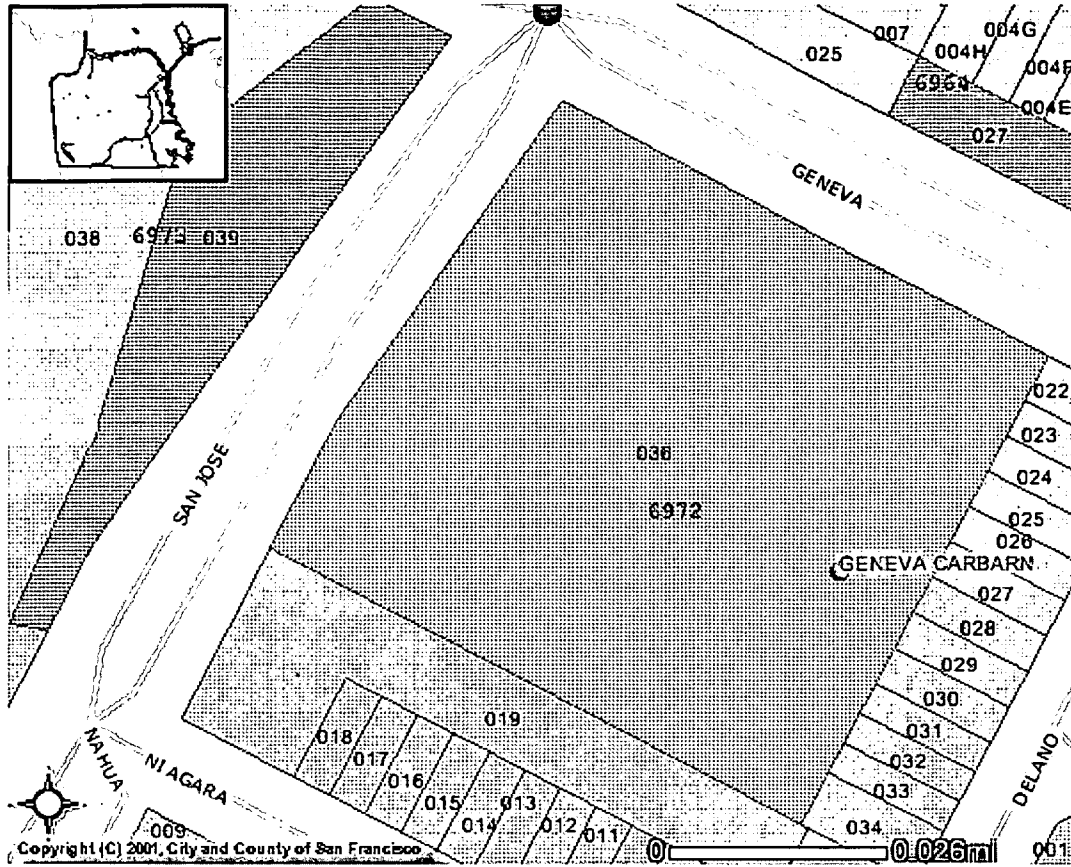






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MEMORANDUM OF UNDERSTANDING

DRAFT

THIS MEMORANDUM OF UNDERSTANDING (herein "MOU") dated hereof for reference purposes only as of _____, 2004, is entered into by and between the Municipal Transportation Agency (the "MTA"), an agency of the City and County of San Francisco (the "City") and the City's Recreation and Park Commission (the "Commission").

RECITALS

A. The MTA and the City's Recreation and Park Department (the "Department") have reached a conceptual agreement to transfer jurisdiction over the Geneva Avenue Office Building and Powerhouse (the "Building"), along with the property surrounding the Building as delineated in Exhibit A (collectively, the Building and surrounding property are hereinafter referred to as the "Property") to the Recreation and Park Commission (the "Commission") for recreational use as a new space for youth and teen arts and related uses consistent with the Department's mission. This recreational use is consistent with the recommendations contained in the Draft Balboa Park Station Area Plan produced by the City Planning Department as part of their Better Neighborhoods 2002 Program. The Property is more particularly shown on Exhibit A attached hereto.

B. The Recreation and Park Department (the "Department"), working with the Department of Public Works ("DPW"), will oversee a construction project to rehabilitate and restore the Building in order to ready it for use as a recreation center (the "Project").

C. The MTA can contribute approximately \$865,000 toward the rehabilitation of the Building, including \$540,000 in funds obtained from the State Transportation Congestion Relief Program (TCRP) for the Building, of which up to \$490,000 can be used for the stabilization project and the remainder for future design work. However, the entire MTA contribution to this project consists of grant funds from outside agencies, and if such funds should at some point become unavailable to the MTA, this contribution will be reduced accordingly. The Department will be responsible for remainder of funds required for the Project.

D. The Property is located adjacent to the MTA's Geneva Rail Yard and Carhouse (collectively, the "Yard"). The fire alarm control panel for the adjacent Carhouse, as well as the switch for the Carhouse telephone system, are located within the Building, so MTA's Municipal Railway ("Muni") will need continued access to the first floor and basement of the Building both during and after the Project. In addition, the Department may need access to the Yard from time to time in connection with the Project and with ongoing Building maintenance, operations and repairs. Both Parties will reasonably cooperate to provide the other Party necessary access, as further described in this MOU.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

AGREEMENT

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Term.** This MOU shall become effective upon approval by the Board of Supervisors and the Mayor of the transfer of jurisdiction over the Property to the Department. The day upon which the transfer is finally approved and this MOU becomes effective shall be the "Effective Date." The MOU shall continue from the Effective Date until terminated in writing by both Parties.

3. **Grant of Mutual Rights of Entry.**

(a) **The MTA's Permitted Uses of the Property.** The Department hereby grants to Muni and its employees, agents, consultants, contractors and authorized representatives (collectively, "Agents") the right to enter upon and use the Property as reasonably necessary for the operation of the Yard to access the electrical control panel located on the first floor of the Building. During the Project, such access will be provided to the extent it is safe to enter the Building. In the event the Project does not permit continued access, Muni and the Department will work together to relocate the fire alarm control panel and the telephone switch. Muni will coordinate access during the Project, or any subsequent construction project, with the Department's construction contractor and/or DPW. Muni will designate in advance its Agents with 24-hour access to the Building and provide contact information for such Agents to the Department. Muni shall be responsible for securing the Building after Muni's entry permitted hereunder. In the event Muni needs access to the Property for any project in connection with the Yard, Muni shall provide 30 days advance notice to the Department, except in the case of an emergency requiring such access, in which case Muni shall provide notice to the Department of its entry of the Property as soon as reasonably possible. Muni shall provide any construction plans that could reasonably affect the Property, including, without limitation, such plans requiring access thereto, for the Department's advance review and approval, which shall not be unreasonably withheld.

(b) **The Department's Permitted Uses of the Yard.** The MTA hereby grants to the Department and its Agents the right to enter upon and use that part of the Yard directly adjacent to the Building as necessary for work on the Building, including, without limitation, such Project construction work, ongoing Building repairs, maintenance and operations, and future construction projects. The Department shall protect and not interrupt power and telephone services routed through the building (as noted in Recital "D"), and shall give MTA at least 24 hours advance notice of any temporary interruptions that may be necessary. The Department shall provide 30 days advance notice to Muni of its need to enter the Yard, except in the case of an emergency requiring such entry, in which case the Department shall provide notice to Muni of its entry of the Yard as soon as reasonably possible. The Department shall provide any construction plans that could reasonably affect the Yard, including, without limitation, such plans requiring access thereto, for Muni's advance review and approval, which shall not be unreasonably withheld. The Department shall reimburse Muni for staff costs and for contractor costs that Muni may have to incur in connection with making the Yard available for the Department's construction project on the Building. The Parties acknowledge and agree that the Yard is a working rail yard. No automobile parking in connection with the Department's use and operation of the Building will be permitted in the Yard, and the access to the Yard by Muni's railcars must not be constrained. Public access to the Building upon conclusion of the Project shall be via San Jose Avenue only.

4. **Construction Project and Funding.** The seismic upgrade and rehabilitation of the Geneva Office Building and Power House will be carried out in two phases.

(a) Phase I, Structural Stabilization:

Abatement and construction work are estimated at \$ 857,000 and soft cost and contingencies at \$540,000, for a total project cost of \$1.4 million. Construction is expected to start in Feb 2004 and be completed by August 2004. The scope of work includes structural bracing and essential repairs designed to make the building less likely to collapse in an earthquake, but will not make the building structurally safe for occupancy. The Project will also pay for any and all Muni operating expenses that result from adapting Muni service to accommodate the Project work.

Using FEMA funds and SFCTA grant funds, MTA has undertaken the design of a Phase I to stabilize the building. MTA has obtained \$540,000 in State TCRP (Transportation Congestion Relief Program) funds for the G.O.B., of which up to \$490,000 can be used for the stabilization project, and the remainder for future design work. Including this \$490,000, MTA can contribute a total of approximately \$865,000. However, the entire MTA contribution to this project consists of grant funds from outside agencies, and if such funds should at some point become unavailable to the MTA, this contribution will be reduced accordingly. The Department will invoice the MTA as the Project proceeds, and the MTA will pay the invoices until none of the available funds remain. Recreation and Park Dept. has committed \$50,000 in Open Space Funds to begin the Phase I stabilization project work. The Department of Public Works (DPW) on behalf of Recreation and Parks will use one of their as-need construction contracts to carry out the work. DPW will bid the project in December and have a firm bid to do the work in January, prior to the RPD Finance committee meeting. In January 2004, the Recreation and Park Commission committed \$540,000 to the project.

(b) Phase II, Seismic Upgrade & Rehabilitation of Office Building & Powerhouse:

Construction is estimated between \$14 and \$16 million. Planning, design and bidding for this work is expected to take two years followed by two years of construction. The scope of work for this phase includes a complete seismic upgrade of both building structures, new electrical, mechanical and plumbing systems, new interior finishes and refurbishing of historically significant building elements, as well as Muni operational changes necessitated by the construction of Phase II. No specific funding sources have been identified for the project, but it is believed that due to the nature of the future use of the building, funding could be leveraged from multiple sources, including private donations, State and Federal Grants, and matching local funds.

5. **Limitations on Use.** Muni shall not use or permit the Property, or any part thereof, to be used for any purposes or in any manner other than the purposes and manner set forth in Paragraph 3 of this MOU. The Department shall not use or permit the Yard, or any part thereof, to be used for any purposes or in any manner other than the purposes and manner set forth in Paragraph 3 of this MOU.

6. **Indemnification.** It is the understanding of the Parties that each Party is responsible for all costs associated with all claims, damages, liabilities or losses which arise as a result of such Party's uses permitted hereunder.

7. **Notices.** All notices, demand, consents or approvals which are or may be required to be given by either party to the other under this MOU shall be in writing and shall be deemed to have been

fully given when delivered in person to such representatives of the Department and the MTA as shall from time to time be designated by the parties for the receipt of notices, or when deposited in the United States mail, postage prepaid, and addressed, if to Muni to:

Municipal Transportation Agency
Kerstin Magary, Manager of Real Estate
1145 Market Street, 3rd Floor
San Francisco, CA 94103-1545

and if to the Department to:

Recreation and Park Department
Elizabeth Goldstein, General Manager
McLaren Lodge
San Francisco, CA 94117

or such other address with respect to either party as that party may from time to time designate by notice to the other given pursuant to the provisions of this Paragraph.

8. **Cooperation.** Subject to the terms and conditions of this MOU, the Parties agree to use reasonable efforts to do, or cause to be done, all things reasonably necessary or advisable to carry out the purposes of this MOU as expeditiously as practicable, including, without limitation, performance of further acts and the execution and delivery of any additional documents in form and content reasonably satisfactory to both Parties.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the date first written above.

AGREED TO AS WRITTEN ABOVE:

AGREED TO AS WRITTEN ABOVE:

CITY AND COUNTY OF
SAN FRANCISCO, a municipal
Corporation operating by and through
THE RECREATION AND PARK
COMMISSION

CITY AND COUNTY OF
SAN FRANCISCO, a municipal
corporation operating by and through
THE MUNICIPAL
TRANSPORTATION AGENCY

By: _____
ELIZABETH GOLDSTEIN
General Manager

By: _____
MICHAEL T. BURNS
Director of Transportation

Date: _____

Date: _____

**MUNICIPAL TRANSPORTATION AGENCY BOARD
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION No. 04-014

WHEREAS, The Municipal Transportation Agency (MTA) currently has jurisdiction over the Geneva Office Building and Powerhouse (the "Building"), located at Geneva and San Jose Avenues, adjacent to the Municipal Railway's (Muni's) Geneva Rail Yard; and

WHEREAS, The Building, built in 1901, contains approximately 14,800 square feet of office and storage space, and was declared a City Landmark in 1985; and

WHEREAS, The Building has been unoccupied and unused since being severely damaged in the 1989 Loma Prieta Earthquake, and Muni has no future uses planned for the Building; and

WHEREAS, A conceptual agreement has been developed to transfer jurisdiction of the Building and portions of property surrounding the Building as shown on a survey plan, a copy of which is on file with the Board Secretary and is hereby declared to be a part of this resolution as if set forth fully herein (collectively, the Building and surrounding property are hereinafter referred to as the "Property"), from the MTA to the Recreation and Park Commission (the "Commission") for recreational purposes as space for youth and teen arts and related uses; and

WHEREAS, The MTA has expended approximately \$345,000 to date on design of a project to increase the seismic stability of the Building and add a new roof (the "Project"); and

WHEREAS, The MTA will contribute an additional \$815,000, approximately, in site-specific funding to the construction phase of the Project, and \$50,000 to the ultimate rehabilitation of the Building; and

WHEREAS, The Commission will contribute all of the additional funding needed to complete the Project, and to design and complete the ultimate rehabilitation; and

WHEREAS, Staff for the MTA and the Commission have developed a memorandum of understanding (MOU) regarding funding for the stabilization and rehabilitation of the Building, coordination of construction staging and other issues during the Project and future construction projects, access to the Property and the surrounding Yard by both parties, and coordination of operational issues; and

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

WHEREAS, In a statement dated December 18, 2003, a copy of which is on file with the Board Secretary and is hereby declared to be a part of this resolution as if set forth fully herein, the Director of Planning found that the jurisdictional transfer of the Property is categorically exempt from CEQA; now, therefore, be it

RESOLVED, That the MTA Board of Directors consents to the jurisdictional transfer of the Geneva Office Building and Powerhouse, along with portions of property surrounding the Building, to the Recreation and Park Commission for purposes of recreational uses, subject to the condition subsequent that if the Commission determines that the Property is no longer necessary for a recreational purpose, jurisdiction will revert to the MTA; and, be it

FURTHER RESOLVED, That the MTA Board authorizes the Director of Transportation to enter into an MOU with the Commission regarding project funding and uses of the Property and the surrounding yard in substantially the form presented to this Board; and, be it

FURTHER RESOLVED, That the MTA Board requests that the Board of Supervisors approve legislation authorizing the transfer of jurisdiction over the Property to the Commission; and, be it

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

I hereby certify that the foregoing resolution was adopted by the Municipal Transportation Agency Board of Directors at its meeting of JAN 20 2004

R. Boomer

Secretary, Municipal Transportation Agency Board



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING
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February 26, 2004

Larry Jacobson
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Re: 2003.1280R
Geneva Office Building and Powerhouse
2301 San Jose Avenue
Jurisdictional Transfer from Municipal Railway to Recreation and Parks Department

Dear Mr. Jacobson:

On December 2, 2003, the Planning Department received your request to determine whether the above-referenced jurisdictional transfer is in conformity with the General Plan. The Recreation and Parks Department proposes to take over this facility from the Municipal Railway for the purpose of restoring the building and using it for recreational uses. *Please note that this General Plan Referral covers only the jurisdictional transfer and not the ultimate re-use of this facility.* The Recreation and Parks Department must apply in the future to the Planning Department for another General Plan referral on the proposed specific design and re-use of the facility.

The jurisdictional transfer is, on balance, **in-conformity** with the General Plan.

Please note that the transfer and re-use of this facility is taking place within the context of the Balboa Park Station Area Plan, currently in draft form. Recreation and Parks staff should consult closely with Planning Department staff in planning the re-use of the building to ensure that it is in conformity with this plan, as well as the General Plan.

Environmental Review

On December 18, 2003, the Major Environmental Analysis Division of the Planning Department determined that the proposal is Categorically Exempt from Environmental Review, under Class 16 of State Environmental Review Guidelines.

Planning Code Section 101.1 Policies

The project has been reviewed for consistency with the Eight Priority Policies of Planning Code Section 101.1 and the findings are attached.

Sincerely,

Lawrence B. Badiner
Acting Director of Planning

cc: Planning File 2003.1280R
Elizabeth Goldstein, Recreation and Parks Department

Attachments

1. Staff Report *General Plan* Policies
2. Planning Code Section 101.1 Policies

STAFF REPORT - GENERAL PLAN POLICIES

Note: General Plan Objectives and Policies in **Bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

RECREATION AND OPEN SPACE ELEMENT

Objective 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD

Policy 4.1: Make better use of existing facilities

Policy 4.2: Maximize joint use of other properties and facilities

Policy 4.3: Renovate and renew the City's parks and recreation facilities.

COMMUNITY FACILITIES ELEMENT

Objective 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1: Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 3.4: Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5: Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 3.7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-served existing services.

Objective 4:

PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1: Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

Planning Code Section 101.1 Eight Priority Policies

The Subject project, defined as a jurisdictional transfer of the Geneva Office Building and Powerhouse, is consistent with the Eight Priority Policies of Planning Code Section 101, as described below:

1. The transfer would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.
2. The transfer would have no adverse effect on the City's housing stock or on neighborhood character.
3. The transfer would have no adverse effect on the City's supply of affordable housing.
4. The transfer would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.
5. The transfer would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.
6. The transfer would not adversely affect achieving the greatest possible preparedness against injury and loss of life in an earthquake. After is transfer is effected, the Recreation and Parks Department intends to seek the funds to move ahead with a full seismic upgrade of the facility.
7. The transfer would have no negative effect on landmarks or historic buildings. The facility is a city landmarked building and the Recreation and Parks Department intends to restore the building in accordance with historical preservation standards.
8. The transfer would have no adverse effect on parks and open space or their access to sunlight and vistas.



MEMORANDUM

DATE: December 3, 2003

TO: Sally Ramon
Planning Department

FROM: Larry Jacobson
Real Estate Division *[Signature]*

SUBJECT: Jurisdictional Transfer from Muni to RecPark
2301 San Jose Avenue - General Plan Referral

The Recreation and Park Department has work order funds at City Planning. Please ask the Planning finance officer to call Julie Lee at RecPark (831-2743) for authorization to charge the \$228.00 application fee to the existing work order.

This project has a March deadline to begin construction work; it is one of the conditions of the grant funds that are being used for building rehabilitation. The matter is going to the Board of Supervisors In January. Legislation is currently being prepared for both the Recreation and Park Commission and the Municipal Transportation Agency.

Your prompt attention to this matter is very much appreciated.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

*CLASS 16 Transfer of land
to create parks.
Nannie L. Farrell
December 18, 2003
(any subsequent development
proposal will be subject to
additional environmental
review.)*


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INTRODUCTION FORM

By a member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2004 MAR 16 PM 12:39
Time Stamp or Meeting Date

I hereby submit the following item for introduction:

BY 

- 1. For reference to Committee:
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee
- 3. Request for Committee hearing on a subject matter.
- 4. Request for letter beginning "Supervisor _____ inquires..."
- 5. City Attorney request.
- 6. Call file from Committee.
- 7. Budget Analyst request (attach written motion).

[Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.]

Sponsor(s): Supervisor Gerardo C. Sandoval

SUBJECT: Resolution transferring the Geneva Office Building and Powerhouse from the jurisdiction of the San Francisco Municipal Transportation Agency (MTA) to the jurisdiction of the Recreation and Park Commission in order to improve and reuse this building for recreational purposes.

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: Gerardo Sandoval

For Clerk's Use Only: