

LEGISLATIVE DIGEST

[Summary Vacation - Hunt Street (SFMOMA Expansion/Fire Station No. 1 Relocation and Housing Project)]

Ordinance ordering the summary vacation of Hunt Street as part of the San Francisco Museum of Modern Art (SFMOMA) Expansion/Fire Station No. 1 Relocation and Housing Project; adopting findings pursuant to the California Streets and Highways Code Sections 8330 et seq.; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the vacation and sale are in conformity with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; and authorizing official acts in furtherance of this Ordinance.

Existing Law

California Streets and Highways Code sections 8300 et seq. A summary street vacation, which is an expedited procedure as contrasted with a standard street vacation, is permitted when certain conditions are satisfied under State law.

Amendments to Current Law

This legislation would vacate a 115-foot-long portion of Hunt Street (the "Vacated Property"). This Ordinance would make environmental findings and findings that the legislation is consistent with the General Plan and the priority policy findings of the Planning Code Section 101.1.

Background

This Ordinance follows Ordinance No. 218-10, which authorized the City's entry into the Conditional Land Disposition and Acquisition Agreement dated as of October 15, 2010 (the "Agreement") between the City and The San Francisco Museum of Modern Art, a California non-profit corporation, and its affiliate New Florian, LLC, a California limited liability company (collectively "Museum"). The Agreement provides the transactional framework for the City's exchange of the Vacated Property along with 676 Howard Street (Block 3722, Lot 028), the location of a fire station known as "Fire Station No. 1," for the Museum's (i) the 9,000-square-foot northern portion (the "Replacement Property") of Museum's parcel of real property located at 935 Folsom Street (Block 3753, Lot 140) in San Francisco, (ii) a new fire station to be constructed by Museum, at Museum's sole cost and expense on the Replacement Property, and (iii) a parking easement over an approximately 1,800-square-foot adjacent portion of the Museum's adjacent 5,400-square-foot parcel. The Vacated Property constitutes a short, discontinuous, approximately 115-foot-long, public right-of-way that runs less than a city block in length and is not necessary for street purposes as all properties that it abuts are served by other roadways. Further, no public service easements exist within this right-of-way.