

1 [Combined Emergency Communications Center]
2 AMENDING ORDINANCE NUMBER 80-96, WHICH SET ASIDE CERTAIN REAL
3 PROPERTY IN THE MARGARET S. HAYWARD PLAYGROUND FOR A NEW COMBINED
4 EMERGENCY COMMUNICATIONS CENTER, TO DELETE THE REQUIREMENT THAT
5 THE BUILDING AT 1003A TURK STREET, WHICH HOUSED THE INTERIM EMERGENCY
6 COMMAND CENTER, BE DEMOLISHED; TO CLARIFY THAT ONLY THE UPPER LEVEL
7 OF THE BUILDING AT 1003 TURK STREET, RATHER THAN THE ENTIRE BUILDING,
8 WHICH HOUSED THE FORMER CENTRAL FIRE ALARM STATION, WILL BE
9 DEMOLISHED; TO AMEND THE REQUIREMENT THAT NEW RECREATIONAL FACILITIES
10 BE CONSTRUCTED ON THE PLAYGROUND BY ALLOWING THE NATURE OF THOSE
11 FACILITIES TO BE DETERMINED LATER BY THE RECREATION AND PARK
12 COMMISSION AFTER A PUBLIC PROCESS; AND TO DELETE REFERENCES TO THE
13 FORMER DEPARTMENT OF ELECTRICITY AND TELECOMMUNICATIONS AND
14 SUBSTITUTE IN THEIR PLACE REFERENCES TO THE NEW EMERGENCY
15 COMMUNICATIONS DEPARTMENT; ADOPTING FINDINGS THAT SUCH PROJECT IS IN
16 CONFORMITY WITH THE MASTER PLAN AND CONSISTENT WITH THE EIGHT
17 PRIORITY POLICIES OF CITY PLANNING CODE SECTION 101.1; AND ADOPTING AND
18 INCORPORATING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
19 QUALITY ACT.

20 Note: Additions are underlined; deletions are in ((double parentheses)).

21

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

23 Section 1. Findings.

24 The Board of Supervisors, pursuant to Section 6a of Article XIV of the 1898 and 1929
25 Charters of the City and County of San Francisco and Sections 11.101 and 11.102 of the

1 1932 Charter of the City and County of San Francisco, has the authority to select and set
2 aside by ordinance real property in the Margaret S. Hayward Playground, formerly known as
3 Jefferson Square, in Assessor's Block 769, Lot 1 (the "Hayward Playground"), for the
4 construction of buildings and related improvements to serve as a central communications
5 center to allow for effective responses to City-wide emergencies.

6 By Ordinance No. 2732, adopted May 7, 1914, Ordinance No. 2749, adopted May 14,
7 1914, Ordinance No. 7-88, adopted January 7, 1988, and Ordinance No. 157-91, adopted
8 April 25, 1991, the Board of Supervisors set aside certain real property in the Hayward
9 Playground for the construction and operation of a central fire alarm station to improve the
10 City and County's capacity to respond to emergencies. Such real property is more particularly
11 described in the Board ordinances referred to immediately above (the "Present Central Fire
12 Alarm Station and the Interim Emergency Command Center Site"). The City and County has
13 a need to update its central fire alarm station and provide for a modern, state-of-the-art
14 combined 911 emergency dispatch center and a command center at a central location. This
15 new facility, which will be known as the Combined Emergency Communications Center (the
16 "CECC"), will enable the City and County to coordinate comprehensive assistance and
17 promote effective communication among various emergency City agencies on a City-wide
18 basis. The CECC will provide response and direction in routine emergencies as well as in the
19 event of a major disaster or calamity, in order to provide for the general public safety.

20 On June 7, 1994, the voters of the City and County of San Francisco approved
21 Proposition B, which allows the City to use lease financing to construct a combined dispatch
22 center for police, fire and emergency medical services and to buy new emergency dispatch
23 equipment.

24 This Board of Supervisors finds that the construction and operation of the new CECC is
25 a use for which this Board may set aside real property in the Hayward Playground under the

1 Charter. Because the Present Central Fire Alarm Station and the Interim Emergency
2 Command Center Site are not sufficient for the new CECC and the buildings located on the
3 Present Central Fire Alarm Station and the Interim Emergency Command Center Site must
4 remain operational during the construction period for the new CECC, this Board finds it
5 necessary to allocate other real property in the Hayward Playground for this purpose.

6 On November 29, 1994, the Department of City Planning adopted and issued a final
7 negative declaration for the construction of a new integrated emergency services
8 communications, dispatch and 911 response facility and emergency command center (the
9 CECC) at a site in the Hayward Playground [City Planning Case No. 94.273E], (the "Negative
10 Declaration"), a copy of which is on file with the Clerk of the Board of Supervisors in File No.
11 216-95-1, wherein the Department of City Planning found that there is no substantial evidence
12 that the CECC project could have a significant effect on the environment.

13 On December 8, 1994, the City Planning Commission adopted Resolution No. 13785, a
14 copy of which is on file with the Clerk of the Board of Supervisors in File No. 216-95-1,
15 wherein the Planning Commission found that the proposed project is in conformity with the
16 City's Master Plan and is consistent with the Eight Priority Policies of City Planning Code
17 Section 101.1.

18 Section 2. In accordance with the recommendations of the Director of the Mayor's
19 Office of Emergency Services, the General Manager of the Department of Electricity and
20 Telecommunications, and the Director of Property, this Board of Supervisors hereby selects
21 and sets aside, for the construction, operation, maintenance, repair, and replacement of a
22 new CECC and appurtenances thereto, the real property consisting of a portion of the
23 Hayward Playground described as follows (the "Property"):

24 All that real property containing approximately 36,580 square feet, beginning at a
25 point on the southerly line of Turk Street, 120 feet easterly from the intersection

1 with the easterly line of Laguna Street; thence along said southerly line of the
2 Turk Street east 323 feet; thence at a right angle south 113 feet 3 inches; thence
3 at a right angle west 323 feet; thence at a right angle north 113 feet 3 inches, to
4 the point of beginning; all as shown as the proposed 911 center side on the real
5 Estate Department map No. 1 entitled Site Plan – Before Demolition of Existing
6 911 Center, a copy of which on file with the Clerk of the Board of Supervisors in
7 File No. 216-95-1.1.

8 It is the policy of this Board that no property substantially beyond the footprint
9 described above be set aside within the Hayward Playground for emergency center uses and
10 urges the Chief Administrative Officer not to consider additional land within the Hayward
11 Playground for such uses, except for the lower levels of ((subsurface areas underlying)) the
12 Former Central Fire Alarm Station and the Interim Emergency Command Center ((Site)) as
13 provided in Section 6 of this Ordinance, and also except for any boundary adjustments or
14 other reservations of subsurface or below-grade space that may be necessary for the design,
15 construction or operation of the proposed project and do not significantly interfere with the
16 recreation purposes of such lands.

17 Section 3. This Board of Supervisors adopts as its own and incorporates by reference
18 herein as though fully set forth the findings in the City Planning Commission's Resolution No.
19 13785, adopted December 8, 1994, and in the Planning Department's letter to the file dated
20 May 23, 2000, that the proposed project is in conformity with the Master Plan and is
21 consistent with the Eight Priority Policies of Planning Code Section 101.1.

22 Section 4. ((The Board of Supervisors hereby adopts and incorporates herein by
23 reference the findings that there is no substantial evidence that the CECC project could have
24 any significant impact on the environment, adopted pursuant to the California Environmental
25 Quality Act in Board of Supervisors Resolution No. 216-95-1.1.)) Pursuant to the California

1 Environmental Quality Act, the Board of Supervisors considered and adopted the Negative
2 Declaration in its Ordinance No. 80-96, and hereby adopts and incorporates herein by
3 reference the findings that there is no substantial evidence that the CECC project could have
4 any significant impact on the environment. The Board of Supervisors further considers and
5 adopts the findings set forth in the addendum to the Negative Declaration dated May 25, 2000
6 and finds that (1) modifications incorporated into the project will not require important
7 revisions to the Negative Declaration due to the involvement of new significant environmental
8 effects; (2) no substantial changes have occurred with respect to the circumstances under
9 which the project will be undertaken which would require major revisions to the Negative
10 Declaration due to the involvement of new environmental effects; and (3) no new information
11 of substantial importance to the project has become available which would indicate that (a)
12 the project has significant effects not discussed in the Negative Declaration; (b) significant
13 environmental effects will be substantially more severe; or (c) mitigation measures which are
14 considerably different from those in the Negative Declaration would substantially reduce one
15 or more significant effects on the environment.

16 Section 5. The Property set aside hereby shall be under the jurisdiction of the City's
17 Emergency Communications Department ((of Electricity and Telecommunications)), subject to
18 the provisions of Section 6 of this Ordinance.

19 Section 6. After construction of the new CECC on the Property has been completed
20 and the functions performed in the two existing buildings containing the Present Central Fire
21 Alarm Station and the Interim Emergency Command Center Site have been successfully
22 transferred to the new facility, the ((two existing buildings)) upper level of the building that
23 housed the Central Fire Alarm Station will be demolished. Following demolition, new
24 recreational facilities determined through a public process and subject to Recreation and Park
25 Commission review and approval ((consisting of tennis, basketball and/or volleyball courts))

1 shall be constructed on a portion of the Present Central Fire Alarm Station and the Interim
2 Emergency Command Center Site, which portion will comprise ((containing)) approximately
3 14,647 square feet and is ((as)) shown as the recreation facility site on the Real Estate
4 Department map No. ((2))3 entitled Site Plan – new 911 Emergency Dispatch Center after
5 Demolition of Former Fire Alarm Station ((Existing Center)) and Construction of Rec-Park
6 Facilities, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
7 000636 ((216-95-1.1)) (the “Recreation Facilities Site”), and the Recreation Facilities Site shall
8 be transferred to the jurisdiction of the City’s Recreation and Park Commission. However, the
9 City’s Emergency Communications Department ((of Electricity and Telecommunications))
10 shall retain the right to use indefinitely for no consideration the area below the new recreation
11 improvements on a portion of the Recreation Facilities Site, which portion will comprise
12 ((containing)) approximately 11,740 square feet and is shown as the additional area for CECC
13 ((911 center)) on the Real Estate Department map No. ((2))3 entitled Site Plan – New 911
14 Emergency Dispatch Center after Demolition of Former Fire Alarm Station ((Existing Center))
15 and Construction of the Rec-Park Facilities, a copy of which is on file with the Clerk of the
16 Board of Supervisors in File No. 000636 ((216.95.1-1)) (“Additional Area for CECC”). The
17 Department of Telecommunications and Information Services shall retain the right of access
18 to its equipment that is located in the Additional Area for CECC. The Additional Area for
19 CECC ((Such area below the new recreation facilities)) may be used for vehicular and
20 pedestrian access, parking, fire alarm box wiring terminus and such other purposes that the
21 Emergency Communications Department ((of Electricity and Telecommunications))
22 determines are necessary or appropriate for the CECC, provided that the Recreation and Park
23 Department may use for storage the portion of the area designated as Rec./Park storage on
24 such map. The Emergency Communications Department ((of Electricity and
25 Telecommunications)) will be responsible for maintaining the Additional Area for CECC

SUPERVISOR KATZ
BOARD OF SUPERVISORS

1 ((structure)), and the Recreation and Park Department will be responsible for maintaining the
2 new recreation facilities.

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4 APPROVED AS TO FORM:

5 LOUISE H. RENNE, City Attorney

6
7
8 By:


MARIAM M. MORLEY
Deputy City Attorney



City and County of San Francisco

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

Tails

Ordinance

File Number: 000636

Date Passed:

Ordinance amending Ordinance Number 80-96, which set aside certain real property in the Margaret S. Hayward Playground for a new Combined Emergency Communications Center, to delete the requirement that the building at 1003A Turk Street, which housed the interim Emergency Command Center, be demolished; to clarify that only the upper level of the building at 1003 Turk Street, rather than the entire building, which housed the former Central Fire Alarm Station, will be demolished; to amend the requirement that new recreational facilities be constructed on the playground by allowing the nature of those facilities to be determined later by the Recreation and Park Commission after a public process; and to delete references to the former Department of Electricity and Telecommunications and substitute in their place references to the new Emergency Communications Department; adopting findings that such project is in conformity with the Master Plan and consistent with the Eight Priority Policies of Planning Code Section 101.1; and adopting and incorporating findings pursuant to the California Environmental Quality Act.

June 5, 2000 Board of Supervisors — SUBSTITUTED

June 19, 2000 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

June 26, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 000636

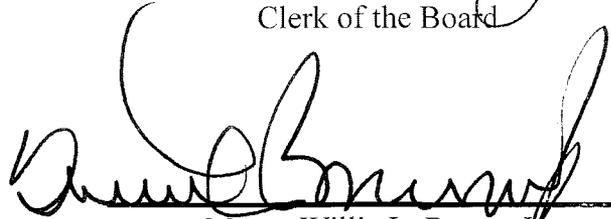
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on June 26, 2000 by
the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

JUL - 7 2000

Date Approved



Mayor Willie L. Brown Jr.