



# SAN FRANCISCO PLANNING DEPARTMENT

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## DRAFT Planning Commission Motion NO. M-XXXXX

HEARING DATE: October 19, 2017

*Hearing Date:* October 19, 2017  
*Case No.:* **2015-005848ENV**  
*Project Title:* **1629 Market Street Mixed-Use Project**  
*Zoning:* NCT-3 (Moderate Scale Neighborhood Commercial Transit District)  
and P (Public) Zoning Districts  
40-X, 85-X, and OS Height and Bulk Districts  
*Block/Lot:* Assessor's Block 3505/001, 007, 008, 027, 028, 029, 031, 031A, 032, 032A,  
033, 033A, 034, 035  
*Lot Size:* 97,617 square feet (2.2 acres)  
*Project Sponsor:* Strada Brady, LLC  
William Goodman, (314) 427-0707  
[wgoodman@stradasf.com](mailto:wgoodman@stradasf.com)  
*Staff Contact:* Don Lewis – (415) 575-9168  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT THAT INCLUDES DEMOLITION OF THE EXISTING UA LOCAL 38 BUILDING AND THE MAJORITY OF THE LESSER BROTHERS BUILDING, REHABILITATION OF THE CIVIC CENTER HOTEL, REMOVAL OF THE EXISTING ON-SITE SURFACE PARKING LOTS, AND CONSTRUCTION OF FIVE NEW BUILDINGS. IN TOTAL, THE PROJECT WOULD INCLUDE 455,900 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 584 UNITS, INCLUDING 100 AFFORDABLE UNITS), 33,500 SQUARE FEET OF PRIVATE- AND PUBLICLY-ACCESSIBLE OPEN SPACE, 32,100 SQUARE FEET OF UNION FACILITY USE, AND 13,000 SQUARE FEET OF GROUND-FLOOR RETAIL/RESTAURANT USE. THE PROJECT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, LOADING FACILITIES, AND STREETScape IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter "commission") hereby CERTIFIES the final environmental impact report identified as case no. 2015-005848ENV, the "1629 Market Street Mixed-Use Project" (hereinafter "project"), based upon the following findings:

1. The City and County of San Francisco, acting through the planning department (hereinafter "department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

- A. The department determined that an environmental impact report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on February 8, 2017.
  - B. The department held a public scoping meeting on March 1, 2017 in order to solicit public comment on the scope of the project’s environmental review.
  - C. On May 10, 2017, the department published the draft EIR (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the commission public hearing on the DEIR; this notice was mailed to the department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on May 10, 2017.
  - D. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site on May 10, 2017.
  - E. On May 10, 2017, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.
  - F. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on May 10, 2017.
- 2. The commission held a duly advertised public hearing on said DEIR on June 15, 2017 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on June 26, 2017.
  - 3. The department prepared responses to comments on environmental issues received at the public hearing and in writing during the 47-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a responses to comments document, published on October 4, 2017, distributed to the commission and all parties who commented on the DEIR, and made available to others upon request at the department.
  - 4. A final EIR (hereinafter “FEIR”) has been prepared by the department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document all as required by law.
  - 5. Project EIR files have been made available for review by the commission and the public. These files are available for public review at the department at 1650 Mission Street, Suite 400, and are part of the record before the commission.
  - 6. On October 19, 2017, the commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was

prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

7. The commission hereby does find that the FEIR concerning file no. 2015-005848ENV reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline section 15088.5, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.
8. The commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:
  - A. The proposed project would have a significant, project-specific impact on historic architectural resources; and,
  - B. The proposed project would have a significant, cumulative construction impact related to transportation and circulation.
9. The commission reviewed and considered the information contained in the FEIR prior to approving the project.

I hereby certify that the foregoing motion was ADOPTED by the planning commission at its regular meeting of October 19, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:



## RESPONSES TO COMMENTS

# 1629 Market Street Mixed-Use Project

CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
CASE NO. **2015-005848ENV**

STATE CLEARINGHOUSE NO. 2017022026



SAN FRANCISCO  
PLANNING  
DEPARTMENT

Draft EIR Publication Date:	<b>May 10, 2017</b>
Draft EIR Public Hearing Date:	<b>June 15, 2017</b>
Draft EIR Public Comment Period:	<b>May 11, 2017-June 26, 2017</b>
Final EIR Certification Hearing Date:	<b>October 19, 2017</b>

ENVIRONMENTAL PLANNING DIVISION | SAN FRANCISCO PLANNING DEPARTMENT





# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: **October 4, 2017**

TO: **Members of the Planning Commission and Interested Parties**

FROM: **Don Lewis, EIR Coordinator**

Re: **Attached Responses to Comments on Draft Environmental Impact Report:  
Case No. 2015-005848ENV for the 1629 Market Street Mixed-Use Project**

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Attached for your review please find a copy of the Responses to Comments document for the Draft Environmental Impact Report (EIR) for the above-referenced project. **This document, along with the Draft EIR, will be before the Planning Commission for consideration of the Final EIR certification on October 19, 2017.** The Planning Commission will receive public testimony on the Final EIR certification at the October 19, 2017 hearing. Please note that the public review period for the Draft EIR ended on June 26, 2017; any comments received after that date, including any comments provided orally or in writing at the Final EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the Responses to Comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street, Suite 400, San Francisco, CA 94103, and express an opinion on the Responses to Comments document, or the Commission's decision to certify the completion of the Final EIR for this project.

Please note that if you receive the Responses to Comments document in addition to the Draft EIR you technically have the Final EIR. If you have any questions concerning the Responses to Comments document or the environmental review process, please contact Don Lewis at (415) 575-9168 or [don.lewis@sfgov.org](mailto:don.lewis@sfgov.org).

Thank you for your interest in this project and your consideration of this matter.



# RESPONSES TO COMMENTS

## 1629 Market Street Mixed-Use Project

CITY AND COUNTY OF SAN FRANCISCO  
PLANNING DEPARTMENT  
CASE NO. **2015-005848ENV**

STATE CLEARINGHOUSE NO. 2017022026



SAN FRANCISCO  
PLANNING  
DEPARTMENT

	Draft EIR Publication Date:	<b>May 10, 2017</b>
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# A. Introduction

## A.1 Purpose of the Responses to Comments Document

The purpose of this Responses to Comments (RTC) document is to present comments on the Draft Environmental Impact Report (Draft EIR) for the proposed 1629 Market Street Mixed-Use Project, to respond in writing to comments on environmental issues, and to revise the Draft EIR as necessary to provide additional clarity. Pursuant to the California Environmental Quality Act (CEQA) Section 21091(d)(2)(A) and (B), the Planning Department has considered the comments received on the Draft EIR, evaluated the issues raised and is providing written responses that address each substantive environmental issue that has been raised by the commenters. In accordance with CEQA, the responses to comments focus on clarifying the project description and addressing physical environmental issues associated with the proposed project. Such effects include physical impacts or changes attributable to the proposed project rather than any social or financial implications of the proposed project. Therefore, this document focuses primarily on responding to comments that relate to physical environmental issues in compliance with CEQA.<sup>a</sup> In addition, this RTC document includes text changes to the Draft EIR initiated by Planning Department staff.

None of the comments received provide new information that warrants recirculation of the Draft EIR. The comments do not identify new significant impacts or a substantial increase in the severity of previously identified impacts. Further, they do not identify any feasible project alternatives or mitigation measures that are considerably different from those analyzed in the Draft EIR and/or that the project sponsor has not agreed to implement.

The Draft EIR together with this RTC document constitutes the Final EIR for the proposed project in fulfillment of CEQA requirements and consistent with CEQA Guidelines Section 15132. The Final EIR has been prepared in compliance with CEQA, including the CEQA Guidelines and the San Francisco Administrative Code, Chapter 31. It is an informational document for use by (1) governmental agencies (such as the City and County of San Francisco) and the public to aid in the planning and decision-making process by disclosing the physical environmental effects of the project and identifying possible ways of reducing or avoiding the potentially significant impacts and (2) the Planning Commission and other City entities (such as the Board of Supervisors), where applicable, prior to their decision to approve, disapprove, or modify the proposed project. If the Planning Commission and other City entities approve the proposed project, they would be required to adopt CEQA findings and a mitigation monitoring and reporting program (MMRP) to ensure that mitigation measures identified in the Final EIR are implemented.

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<sup>a</sup> State CEQA Guidelines (*California Code of Regulations*, Title 14, Division 6, Chapter 3), Sections 15064(c) and (d).

## A.2 Environmental Review Process

### Notice of Preparation and Public Scoping

The San Francisco Planning Department, as lead agency responsible for administering the environmental review of projects within the City and County of San Francisco under CEQA, published a Notice of Preparation (NOP) of an Environmental Impact Report and Public Scoping Meeting on February 8, 2017, to inform agencies and the general public that the Draft EIR would be prepared based upon the criteria of the State CEQA Guidelines, Sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance). This notice was sent to applicable agencies and organizations, tenants of the project site, and addresses within a 300-foot radius of the project site.

Pursuant to CEQA Section 21083.9 and CEQA Guidelines Section 15206, a public scoping meeting was held to receive oral comments concerning the scope of the Draft EIR on March 1, 2017, at the American Red Cross building at 1663 Market Street, San Francisco. Attendees were given the opportunity to provide written and oral comments.

### Draft EIR Public Review

The San Francisco Planning Department published a Draft EIR for the proposed project on May 10, 2017, and circulated the Draft EIR to local, State, and federal agencies and to interested organizations and individuals for a 47-day public review period. Paper copies of the Draft EIR were made available for public review at the following locations: (1) San Francisco Planning Department, 1650 Mission Street, and Planning Information Counter, 1660 Mission Street and (2) the San Francisco Main Library, 100 Larkin Street.<sup>b</sup> The Planning Department also distributed notices of availability of the Draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco (San Francisco Examiner); posted the notice of availability at the San Francisco County Clerk's office; and posted notices at locations within the project area.

During the Draft EIR public review period, the Planning Department received comments from four individuals. Attachment A of this RTC document includes copies of the comment letters submitted during the Draft EIR public review period. As there are two historic resources located on the project site, a public hearing was held before the Historic Preservation Commission (HPC) on June 7, 2017, in order for the HPC to provide comments on the Draft EIR for consideration by the Planning Commission.

During the public review period, the San Francisco Planning Commission conducted a public hearing to receive oral comments on June 15, 2017, at San Francisco City Hall. A court reporter was present at the public hearing to transcribe the oral comments verbatim and provide a written transcript (see Attachment B).

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<sup>b</sup> Electronic copies of the Draft EIR can be accessed online at [http://sfmea.sfplanning.org/1629MarketStDEIR\\_2017-05-10-Print%20\(1\).pdf](http://sfmea.sfplanning.org/1629MarketStDEIR_2017-05-10-Print%20(1).pdf).

## Responses to Comments Document and Final EIR under CEQA

The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the Draft EIR. Under CEQA Guidelines Section 15201, members of the public may comment on any aspect of the project. Further, CEQA Guidelines Section 15204(a) states that the focus of public review should be “on the sufficiency of the [Draft EIR] in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.” In addition, “when responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.” CEQA Guidelines Section 15088 specifies that the lead agency is required to respond to the comments on the major environmental issues raised in the comments received during the public review period. Therefore, this RTC document is focused on the sufficiency and adequacy of the Draft EIR in disclosing the significance of the environmental impacts of the proposed project that was evaluated in the Draft EIR.

The Planning Department distributed this RTC document for review to the San Francisco Planning Commission, as well as to the agencies, neighborhood organizations, and persons who commented on the Draft EIR. The Planning Commission will consider the adequacy of the Final EIR—consisting of the Draft EIR and the RTC document—in complying with the requirements of CEQA. If the Planning Commission finds that the Final EIR complies with CEQA requirements, it will certify the Final EIR under CEQA and will then consider the associated MMRP and requested approvals for the proposed project.

Consistent with CEQA Guidelines Section 15097, the MMRP is designed to ensure implementation of the mitigation measures identified in the Final EIR and adopted by decision-makers to mitigate or avoid the project’s significant environmental effects. CEQA also requires the adoption of findings prior to approval of a project for which a certified EIR identifies significant environmental effects (CEQA Guidelines Sections 15091 and 15092). Because this EIR identifies two significant adverse impacts that cannot be mitigated to less-than-significant levels, the Planning Commission must adopt findings that include a statement of overriding considerations for those significant and unavoidable impacts (CEQA Guidelines Section 15093(b)). The project sponsor is required to implement the MMRP as a condition of project approval.

### A.3 Document Organization

This RTC document consists of the following sections, plus supplemental attachments, as described below:

- A. **Introduction** – This section discusses the purpose of the RTC document, the environmental review processes, and the organization of the RTC document.
- B. **List of Persons Commenting** – This section presents the names of persons who provided comments on the Draft EIR. The list is organized into the following groups: agencies, boards, and commissions; and organizations and individuals.
- C. **Comments and Responses** – This section presents the substantive comments excerpted verbatim from the public hearing transcript and comment letters. Similar comments are grouped together by topic area. Following each comment or group of comments on a topic are the City’s responses.

D. **Draft EIR Revisions** – This section includes all of the changes to the Draft EIR text and graphics and cites the page number where the change is made to the text or graphics.

**Attachment A** – Draft EIR Comment Letters

**Attachment B** – Draft EIR Hearing Transcript

## B. List of Persons Commenting

This RTC document responds to all comments received on the Draft EIR, including written comments submitted by letter or email, as well as written and oral comments presented at the public hearing that was held on June 15, 2017. This section lists all agencies, organizations, and individuals who submitted comments on the Draft EIR. Commenters are grouped according to whether they commented as individuals or represented a public agency or non-governmental organization. **Table RTC-1, Persons Commenting on the Draft EIR**, lists the commenters' names, along with the corresponding commenter codes used in Section C, *Comments and Responses*, to denote each set of comments, the comment format, and the comment date. The complete set of written and oral comments received on the Draft EIR is provided in Attachment A, Draft EIR Comment Letters, and Attachment B, Draft EIR Hearing Transcript.

This RTC document codes the comments in the following way:

- Comments from agencies are designated by "A-" and the agency's name or acronym thereof.
- Comments from organizations are designated by "O-" and the organization's name or acronym thereof. In cases where several commenters from the same organization provided comments, the acronym is followed by the commenter's last name.
- Comments from individuals are designated by "I-" and the commenter's last name.

Within each of the three categories described above, commenters are listed in alphabetical order. Each commenter is given an identifier, and each comment is numbered. Therefore, the second comment received from a representative of an organization known as "Friends of Friends" would be designated "O-FOF.2," while the third comment received from an individual named Smith would be designated "I-Smith.3." In this way, the reader can both locate a particular comment in a comment letter by referring to the comment designation.



B. List of Persons Commenting

**TABLE RTC-1 PERSONS COMMENTING ON THE DRAFT EIR**

Commenter Code	Name and Title of Commenter	Agency/Organization	Format	Date
<b>Federal, State, Regional, and Local Agencies, Boards, and Commissions</b>				
A-Johnson	Christine Johnson, Commissioner	San Francisco Planning Commission	Public Hearing Transcript	June 15, 2017
A-Moore	Kathrin Moore, Commissioner	San Francisco Planning Commission	Public Hearing Transcript	June 15, 2017
A-Hyland	Aaron Hyland, Vice President	San Francisco Historic Preservation Commission	Letter	June 7, 2017
<b>Organizations</b>				
O-Bourgeois	Josh Bourgeois	Golden State Environmental and Social Justice Alliance	Public Hearing Transcript	June 15, 2017
<b>Individuals</b>				
I-Koller	Andrew Koller	—	Email	June 26, 2017
I-Marker	Joshua Marker	—	Email	May 12, 2017
I-Santee	Gregory Santee	—	Public Hearing Transcript	June 15, 2017
I-Schwartz, C	Claudia Schwartz	—	Email	June 15, 2017
I-Schwartz, T	Tom Schwartz	—	Email	June 24, 2017
I-Trauss	Sonja Trauss	—	Public Hearing Transcript	June 15, 2017

# C. Comments and Responses

This section presents the substantive comments received on the Draft EIR and responses to those comments. The comments and responses are organized by subject and are generally in the same order as presented in the Draft EIR, with general comments on the EIR, including comments on the merits of the proposed project and project alternatives, grouped together at the end of the section. Comments unrelated to a specific impact category are also classified as general comments. Comments on the Summary or specific mitigation measures are included under the comments regarding the relevant topical section of the Draft EIR. The order of the comments and responses in this section is shown below, along with the prefix to the topic codes (indicated in square brackets):

Project Description [PD]	<i>Initial Study Topics</i>	Project Merits [PM]
Plans and Policies [PP]	Population and Housing [PH]	General Comments [GC]
Historical Architectural Resources [HR]	Noise [NO]	
Alternatives [AL]	Wind and Shadow [WS]	
	Recreation [RE]	
	Public Services [PS]	

Within each subsection under each topic area, similar comments are grouped together and identified using the topic code prefix and sequential numbering for each subtopic. For example, Project Description comments [PD] are listed as PD-1, PD-2, PD-3, and so on. Each topic code has a corresponding heading that introduces the comment subject; these subsections present quotes of comments and include the commenter’s name and the comment code described in Section B, *List of Persons Commenting*. The reader is referred to Attachments A and B for the full text and context of each comment letter or email, as well as the public hearing transcript. In those attachments, the comment code and response code are provided in the margin of each comment, allowing the reader to locate the response to an individual comment.

Following each comment or group of comments, a comprehensive response is provided to address issues raised in the comment and to clarify or augment information in the Draft EIR, as appropriate. Response numbers correspond to the topic code; for example, the response to comment PD-1 is presented under Response PD-1. The responses may clarify the Draft EIR text or revise or add text to the EIR. Revisions to the Draft EIR are shown as indented text. New or revised text, including text changes initiated by Planning Department staff, is double underlined; deleted material is shown in ~~striketrough~~.

Footnotes included in written comments are numbered as in the original and thus may be non-consecutive. Footnotes to responses are indicated by consecutive letters.

## C.1 Project Description

The comments and corresponding responses in this section cover topics in Draft EIR Chapter II, *Project Description*. These include topics related to:

- Comment PD-1: Narrow Street Setback Requirement
- Comment PD-2: Construction Phasing
- Comment PD-3: Status of Civic Center Hotel

### *Comment PD-1: Narrow Street Setback Requirement*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Schwartz, T.6

"6. On page 16 of the Preliminary Project Assessment, item 19, 'Narrow Street Height Provisions' are laid out. I'm supposing the people who prepared the Draft EIR are satisfied that the proposed project meets San Francisco's **narrow street setback plane requirements**. Is that right?" (*Tom Schwartz, Email, June 24, 2017*)

### **Response PD-1**

The comment requests confirmation of whether the project meets the narrow street setback plane requirements.

As stated on Draft EIR, p. II-1, the project sponsor seeks amendments to the Zoning Map Height and Bulk Districts and *San Francisco Planning Code (Planning Code)* text amendments to create a new special use district, as well as amendments to the Market & Octavia Area Plan land use and height maps. As noted on Draft EIR, p. II-32, the City's narrow street setbacks requirements pursuant to *Planning Code* Section 261.1 are applicable in the NCT and other use districts, including the project site. This section requires, for streets 40 feet or less in width (which includes Colton, Stevenson, and Brady Streets, as well as Colusa Place and Chase Court), that buildings facing these streets have a minimum 10-foot setback at a height of 1.25 times the street width. Additionally, for buildings on the south side of east-west streets (such as the Colton Street Affordable Housing Building), Section 261.1 requires additional setbacks such that the building does not penetrate a 45-degree "sun access plane" drawn from the property line on the opposite side of the street. As explained in Chapter III, *Plans and Policies*, on Draft EIR, p. III-6, portions of the proposed Colton Street Affordable Housing Building, as well as other buildings on the project site, would not comply with Section 261.1; therefore, the sponsor is seeking approval of a special use district that would, among other things, modify these height controls. The Planning Commission will consider and evaluate the proposed project's compliance with the requirements and forward its recommendation to the Board of Supervisors for consideration and approval after review and certification of the EIR.

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### ***Comment PD-2: Construction Phasing***

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Schwartz, C.2

I-Schwartz, T.1

"2} That the construction begin no earlier than January of 2019 instead of December 2018, so the businesses impacted by this construction will have the benefit of one last holiday season. It's just a matter of a few weeks & would make a difference for the businesses in the area." (*Claudia Schwartz, Email, June 15, 2017*)

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"1. On 23 February of this year we attended a meeting at which, for the first time, an overview of the project was provided to the Market Street/Brady Street/Stevenson Street/Colton Street community by the project developers, the Strada Investment Group, which organized the meeting. At that time we were told that the construction on Phase 1 would begin in December of 2018. However, according to the Draft EIR, the anticipated start date for Phase 1 is March 2018, which is very different. Which date is correct? We would also like to know exactly what an 'anticipated start date' actually means." (*Tom Schwartz, Email, June 24, 2017*)

### **Response PD-2**

The comments request clarification regarding the anticipated start date of construction.

The term 'anticipated start date' in the context of the Draft EIR is used to reflect the project sponsor's estimate of the earliest possible date that construction activities could begin, taking into account a number of factors including the building permit process; project financing considerations; and the hiring, assembly, and deployment of construction crews and equipment. At the time the Draft EIR was published, the project sponsor estimated a construction start date of March 2018, as stated on Draft EIR, p. II-26. It is not uncommon that projections for when construction of a development project will commence may adjust over time, particularly during the early stages of the entitlement process, as well as the duration of environmental review under CEQA. In July 2017, the project sponsor updated the estimated construction start date to the end of 2018; however, this change does not necessitate any revisions to the Draft EIR, which conservatively assumes the earlier March 2018 start date. The comments are noted but do not address the adequacy or accuracy of the Draft EIR and will be transmitted to City decision-makers for consideration in their deliberations on the project.

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### ***Comment PD-3: Status of Civic Center Hotel***

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Trauss.2

"But the Civic Center Hotel doesn't have to be torn down. Like, there may be a decision that it is, in a long-term, better to tear it down. But it really doesn't have to be. It's already, like, a five-story building. It's on the

corner of a lot. I know the developers hate building things in the shape of an L for some reason and really, really want a square-shaped lot.

“But there’s a lot of land there. You could make a big huge building, and a lot of people could live there, you know, without disrupting people’s lives in Civic Center. So just keep in mind, might be a be a good option. Thank you so much.” (*Sonja Trauss, Public Hearing Transcript, June 15, 2017*)

### Response PD-3

The comment erroneously states that the proposed project would involve demolition of the Civic Center Hotel, and requests that the building be retained.

The proposed project would not demolish the Civic Center Hotel. As described in detail starting on Draft EIR, p. II-1, the proposed project would rehabilitate the Civic Center Hotel to contain 65 residential units and ground-floor retail/restaurant. The proposed rehabilitation is described in detail on Draft EIR, p. II-22, under Building C (Civic Center Hotel) and in Draft EIR Section IV.A, *Historical Architectural Resources*.

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## C.2 Plans and Policies

The comments and corresponding response in this section cover topics in Draft EIR Chapter III, *Plans and Policies*. These comments include the topic related to:

- Comment PP-1: Impact of Project on Street Trees

### *Comment PP-1: Impact of Project on Street Trees*

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Schwartz, C.3

I-Schwartz, T.7

“3} The olive trees on Brady Street were planted 29 years ago & I hope, will remain in place.” (*Claudia Schwartz, Email, June 15, 2017*)

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“7. What will be the **fate of the olive trees** planted more than 25 years ago on both sides of Brady Street?” (*Tom Schwartz, Email, June 24, 2017*)

### Response PP-1

The comments request that the existing olive trees on Brady Street be retained.

The proposed project would retain or replace the 29 existing street trees along 12th, Market, Brady, and Colton Streets. The project proposes to plant an additional 39 trees, for a total of up to 68 street trees on sidewalks adjacent to the project site, which would ensure that the proposed project is compliant with *Planning Code* Section 138.1(c)(1), as stated on Draft EIR, p. III-7, and the Initial Study (Appendix A), p. 80, under Topic E.12,

*Biological Resources*. It is likely that most, if not all, of the existing street trees on the project frontages of Brady and Colton Street, including approximately eight olive trees, would be removed, particularly given the constraints imposed by the narrow sidewalks. Project construction is not anticipated to remove any of the existing trees across Brady Street from the project site. As stated in the Draft EIR, the proposed project would comply with *Planning Code* and *Public Works Code* requirements for street trees. The comments are noted but do not address the adequacy or accuracy of the Draft EIR and will be transmitted to City decision-makers for consideration in their deliberations on the project.

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## C.3 Historical Architectural Resources

The comment and corresponding response in this section cover topics in Draft EIR Section IV.A, *Historical Architectural Resources*. This comment includes the topic related to:

- Comment HR-1: Mitigation Measures

### *Comment HR-1: Mitigation Measures*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

A-Hyland.2

“The HPC recommends a modification to the proposed mitigation measure for an interpretative display (Mitigation Measure M-CR-1b). Specifically, the proposed interpretative display should address the project site’s history as a rare example of a taxpayer block. To the extent feasible, the interpretative display should incorporate an oral history.” (*Aaron Hyland, Historic Preservation Commission, Letter, June 7, 2017*)

### **Response HR-1**

The comment requests a modification to Mitigation Measure M-CR-1b, Interpretive Display, to include text that specifically notes that the interpretive display should address the project site’s history as a rare example of a taxpayer block, and incorporate an oral history, to the extent feasible. To address the commenter’s request, Mitigation Measure M-CR-1b as shown on p. IV.A-25 is revised as follows (deleted text is shown in ~~striethrough~~; new text is double-underlined):

**Mitigation Measure M-CR-1b – Interpretive Display.** Prior to the start of demolition, the project sponsor shall work with Planning Department Preservation staff and another qualified professional to design a publicly accessible interpretive display that would memorialize the Lesser Brothers Building, which would be effectively demolished under the proposed project. The contents of the interpretative display shall be approved by Planning Department Preservation staff, and may include the history of development of the project site, including the non-historic Local 38 union hall building and the Civic Center Hotel (and possibly buildings demolished previously), the project site’s history as a rare example of a taxpayer block, and/or other relevant information, such as an oral history. This display could take the form of a kiosk, plaque, or other display method containing panels of text, historic photographs, excerpts of oral histories, and maps. The development of the interpretive display should be overseen by a qualified professional who meets the standards for history, architectural history, or

architecture (as appropriate) set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 Code of Federal Regulations, Part 61). An outline of the format, location and content of the interpretive display shall be reviewed and approved by Planning Department Preservation staff prior to issuance of a demolition permit or site permit. The format, location and content of the interpretive display must be finalized prior to issuance of the Architectural and Mechanical, Electrical, and Plumbing (MEP) Addendum for the Building A project component.

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## C.4 Alternatives

The comment and corresponding response in this section cover topics in Draft EIR Chapter VI, *Alternatives*. This comment includes the topic related to:

- Comment AL-1: Wind and Shadow Analysis of Preservation Alternatives

### *Comment AL-1: Wind and Shadow Analysis of Preservation Alternatives*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.6

“Does the wind and shadow take into account the suggested alternatives that include historical preservation?”  
(Andrew Koller, Email, June 26, 2017)

### **Response AL-1**

The comment asks whether the project's wind and shadow analyses consider the EIR preservation alternatives. The wind and shadow analyses in the Initial Study (Draft EIR Appendix A; Topic E.8, *Wind and Shadow*, p.59) evaluate the proposed project. Potential wind and shadow effects of the preservation alternatives are considered in Draft EIR Chapter VI, *Alternatives*. Regarding Alternative B, Full Preservation Alternative, Draft EIR, p. VI-14, states:

Issues related to the massing of the development—notably wind and shadow—would result in similar or lesser effects compared to those of the proposed project. In particular, the 60-foot setback from Market Street of the new residential Building A—behind the existing footprint of the Lesser Brothers Building—could result in incrementally smaller wind impacts along the Market Street frontage because this alternative would not develop an 85-foot-tall structure within 10 feet of the corner of Market and Brady Streets. Wind impacts elsewhere would be similar to those of the proposed project. Shadow impacts would be similar to those of the proposed project, except immediately north of and adjacent to the Lesser Brothers Building, where shadow impacts would be incrementally smaller due to the decreased massing of this alternative. Wind and shadow impacts would be less than significant, as with the proposed project.

Concerning Alternative C, Partial Preservation Alternative, Draft EIR, p. VI-21, states:

Issues related to the massing of the development—notably wind and shadow—would result in similar or lesser effects compared to those of the proposed project. In particular, the 30-foot setback of the new residential Building A from Market Street could result in incrementally smaller wind impacts

along the project's Market Street frontage because this alternative would not develop an 85-foot-tall structure within 10 feet of the corner of Market and Brady Streets. Wind impacts elsewhere would be similar to those of the proposed project. Shadow impacts would be similar to those of the proposed project, except immediately north of and adjacent to the Lesser Brothers Building, where shadow impacts would be incrementally smaller due to the decreased massing under Alternative C. Wind and shadow impacts would be less than significant, as with the proposed project.

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## C.5 Initial Study Topics

The comments and corresponding responses in this section cover topics in the Initial Study (Draft EIR, Appendix A). These include topics related to:

- Comment PH-1: Residential Displacement
- Comment NO-1: Noise Methodology
- Comment WS-1: Wind Methodology
- Comment WS-2: Shadow Figures
- Comment WS-3: Impact of Shadow on Sidewalks
- Comment RE-1: How Distances Are Measured
- Comment RE-2: Impact of Cumulative Residential Population on Open Spaces
- Comment PS-1: Cumulative Impacts of Project on Schools

## Population and Housing

### *Comment PH-1: Residential Displacement*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Santee.2

"They are going to try to evict people that have been living there for 20 years. There's people been living there for 20 years, 20 or 30 years. And so they want to evict them and try to move them into this other housing when these people that have been living there are very comfortable living at the Civic Center Hotel.

"That is a fact because I've talked to them. They don't want move. They don't want to move out because they want to move or do whatever they'd like to do with other citizens in that -- in that hotel. I'm fine and comfortable living there." (*Gregory Santee, Public Hearing Transcript, June 15, 2017*)

### **Response PH-1**

The comment contends that the proposed project will evict long-time residents of the Civic Center Hotel.

As indicated on Draft EIR, p. II-26, Phase 1 of the proposed project would construct the new Colton Street Affordable Housing building, the new UA Local 38 building, Building A, and Building D on the project site.



Residents of the Civic Center Hotel would remain onsite during Phase 1 construction and, following the completion of Phase 1 construction, the new buildings would be available for occupancy. Current long-term residents of the Civic Center Hotel would have the opportunity to move and relocate into the new Colton Street Affordable Housing building. It is noted that not all persons currently living in the Civic Center Hotel are long-term residents, as most are short-term occupants of the City-funded Navigation Center that provides social services and helps identify permanent housing solutions. Short-term Civic Center Hotel Navigation Center occupants will be accommodated by the City at other Navigation Centers or other available supportive housing options, in keeping with the Navigation Center program's design for temporary use of existing buildings. The proposed project would offer the existing 34 long-term residents of the Civic Center Hotel the opportunity to relocate within the project site to the new supportive housing. Existing residents would need to be relocated by Phase 2 of the proposed project, which would rehabilitate the Civic Center Hotel.

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## Noise

### *Comment NO-1: Noise Methodology*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.1

I-Koller.2

"Section E Topic 5 Applicable Noise Standards.

How were the exterior noise levels measured? Where can I view the original Salter report?"

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"Section E Topic 5 Table 3

Was a survey done of the actual mix of traffic on the given streets? The suggested mix does not include motorcycles which should be taken into account given the high number of motorcycles on Market between 12th and Gough." (*Andrew Koller, Email, June 26, 2017*)

### **Response NO-1**

The comment asks how exterior noise levels were measured and where the Salter [noise] report can be viewed. The comment also asks about the noise survey methods and the consideration of noise generated by motorcycles.

The methodology applied for the noise analysis is described starting on Initial Study (Draft EIR, Appendix A), p. 29, which incorporates information from the project's Environmental Noise Assessment Report (October 12, 2016) prepared by Charles M. Salter Associates, a technical reference for the Initial Study. The "Salter report" remains available for public review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case No. 2015-005848ENV.

As described on Initial Study, p. 29-30, the existing noise environment in the project vicinity was quantified based on the results of four long-term (72-hour) continuous noise measurements and three short-term (15-

minute) measurements conducted at locations at and around the project. As a result, the existing noise levels represent measurements of actual ambient noise levels, which include all noise sources in the environment and all types of motor vehicles on the nearby roadways during the test period, including motorcycles.

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## Wind and Shadow

### *Comment WS-1: Wind Methodology*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.3

“Section E Topic 8

Where can I view the wind tunnel tests?” (*Andrew Koller, Email, June 26, 2017*)

### **Response WS-1**

The comment asks where wind-tunnel test results can be reviewed.

Wind-tunnel testing was not conducted for the proposed project because the project buildings would not be taller than 85 feet (excluding rooftop mechanical, stair, and elevator equipment), which is the height at which buildings typically have the potential to result in adverse wind effects at the pedestrian level. Instead, a qualitative analysis of potential project wind effects was undertaken. This qualitative analysis relied, in part, on wind-tunnel tests undertaken for nearby, taller projects, including, as stated on Initial Study (Draft EIR, Appendix A), p. 61, a 120-foot-tall building now under construction across Market Street, at 1546-1564 Market Street (Planning Department Case No. 2012.0877E). Other wind-tunnel tests reviewed for the proposed project’s qualitative analysis include those for nearby projects located at 1500 Mission Street (Case No. 2014-00362ENV) and 1601 Mission Street (Case No. 2014.1121E). The wind technical memorandum containing the proposed project’s complete wind analysis can be reviewed at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2015-005848ENV. Each of the three wind-tunnel tests for the three nearby projects may also be reviewed at the Planning Department, in their respective case files.

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### *Comment WS-2: Shadow Figures*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.4

“Section E Topic 8 Figure 4

Shadow diagrams are for December 21 at 2:00 AM and 3:45 AM. The sun is not up at that time so the shadows are irrelevant.” (*Andrew Koller, Email, June 26, 2017*)

## Response WS-2

The comment identifies a text error regarding the time of day that the December 21 shadow diagrams in the Draft EIR depict.

A staff-initiated text change is made to Figure 4, Shadow Diagrams, on Initial Study (Draft EIR, Appendix A), p. 65, to correctly label the figure as a depiction of shadow diagrams at 2:00 “PM” instead of 2:00 “AM”. In addition, the label under the lower right image of that figure is corrected from “3:45 AM” to “3:54 PM”. The revised Figure 4 is presented in Section D, *Draft EIR Revisions*, under Section D.3, *Figures*. The analysis in the text is based on the correct times and does not require correction.

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## Comment WS-3: Impact of Shadow on Sidewalks

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.5

“Section E Topic 8

Sidewalks on Market St are often used as recreational resources as evidenced by the fact that there are often individuals lounging on the sidewalks and there are tables and chairs from local restaurants that will fall within the shadow zone.” (*Andrew Koller, Email, June 26, 2017*)

## Response WS-3

The comment states that Market Street sidewalks are used as “recreational resources” (e.g., individuals lounging on sidewalks, restaurants with outdoor dining tables), and that these resources would be shaded by the proposed project.

The comment appears to refer to the fact that the significance criterion for shadow impacts (Would the project create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas? See Impact WS-2, Initial Study [Draft EIR, Appendix A], p. 62) is based, in part, on shadow effects on parks and other recreational facilities. While sidewalks, whether used for walking, lounging, dining, or some other use, are not considered “recreational” facilities for purposes of this criterion, they are considered “other public areas,” and are included in the Initial Study shadow analysis, both in the text and figures. As stated on Initial Study (Draft EIR, Appendix A), p. 62, “Shadow diagrams were prepared to demonstrate the character and extent of shadow that would be cast by the proposed project on publicly-accessible areas, **including streets and sidewalks in the project vicinity ...**” (emphasis added). Initial Study Figures 2 through 4, pp. 63–65, graphically depict project shadow on nearby sidewalks, and the Initial Study (Draft EIR, Appendix A), p. 66, describes the impact as follows:

The proposed project would cast net new shadow on nearby sidewalks including those along Market Street, Brady Street, Stevenson Street, and around the confluence of Mission Street and South Van Ness Avenue at certain times of day throughout the year. Most of the sidewalks in this area are already shadowed by existing buildings and, given that sidewalks are typically used by pedestrians traveling between destinations and not as a recreational resource, the additional project-related

shadow would not substantially affect the use of the sidewalks. Therefore, the shadow impact on the surrounding sidewalks as a result of the proposed project would be less than significant.

Concerning restaurant use of outdoor (sidewalk) space, the greatest increment of new project shadow would fall on the sidewalk in front of Zuni Café, at 1658 Market Street, across Market Street from, and slightly west of, the project site, as can be seen in Initial Study Figures 2 through 4. Based on shadow diagrams prepared for the proposed project, this new shadow would occur between about 6:30 a.m. and 7:30 a.m. at the summer solstice, between about 8:00 a.m. and 10:00 a.m. at the spring and fall equinoxes, and around 8:00 a.m. at the winter solstice.<sup>c</sup> Hours of new shadow at other times of the year would vary slightly, but would fall generally within the hours noted here. Inasmuch as Zuni Café does not open until 11:00 a.m. on Sundays and 11:30 a.m. on other days, this new shadow would not affect the use of the restaurant's outdoor space. There is also outdoor seating on the east side of Franklin Street just north of Market Street, at The Pastry Cupboard café, at 1596 Market Street, which is open in the early morning. However, as shown on Initial Study, Figure 4, Shadow Diagrams, p. 65, when project shadow would reach this location (before about 10:00 a.m. around the winter solstice), the east sidewalk of Franklin Street is shaded by the 1596 Market Street building itself. Based on the foregoing, the project would not adversely affect outdoor seating and dining areas in the vicinity.

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## Recreation

### *Comment RE-1: How Distances Are Measured*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.7

"Section E Topic 9

The report should include the distance to each park via walking on streets rather than straight line method."  
(Andrew Koller, Email, June 26, 2017)

### **Response RE-1**

The comment suggests that the distances from the project site to nearby parks should be measured via walking on streets rather than by measuring a straight line.

The straight-line method of measuring used in the Draft EIR is the most conservative analysis because it looks at a larger radius around the project site and, thus, potentially includes a larger number of nearby parks. Therefore, the analysis in the Draft EIR is adequate and no change is warranted.

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<sup>c</sup> CADP Associates, Shadow Diagrams for 1629 Market Street, June 2016.

### ***Comment RE-2: Impact of Cumulative Residential Population on Open Spaces***

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.8

“Adding 8,029 residents to an area without parks within an inner zone of 0.25 miles does not pass the smell test. Also without knowing how the Brady Open Space park will be managed the impact of the open space on all incoming residents is not clear.” (*Andrew Koller, Email, June 26, 2017*)

### **Response RE-2**

The comment disagrees with the Draft EIR’s less-than-significant impact determination regarding the impact of cumulative population growth on existing parks in the area. The comment also suggests that there is inadequate information available with regard to how the Brady Open Space will be managed; as such, its impact on future residents cannot be known.

Regarding the issue of impacts of cumulative population growth on recreational facilities/parks, the impact determination is guided by an established significance criterion of whether increased use of such facilities would result in the need to construct new recreational facilities or would increase the physical deterioration of existing facilities, as stated on Initial Study (Draft EIR, Appendix A), p. 69.

As discussed under Impact C-RE-1 starting on Initial Study, p. 71, the effect of the net new cumulative population (residents and workers that would be located within the 0.25-mile radius of the project site) was considered in light of the existing and proposed new recreational facilities in the project vicinity that would be available to the increased population. As stated on p. 71, recreational facility use in the project area would most likely increase with the development of the proposed project, as well as with the cumulative projects identified in the 0.25-mile radius of the project site. However, this growth would not result in the need to construct new recreational facilities or in substantial deterioration of existing facilities because (1) the proposed project would introduce the new 0.42-acre (18,300 square foot) privately-owned, publicly-accessible Brady Open Space; (2) the San Francisco Recreation and Parks Department (SFRPD) anticipates acquiring a 0.45-acre property for creation of another park in the project vicinity; (3) not all residents would necessarily use local parks as other recreational opportunities are available citywide; (4) other cumulative projects would be required to comply with the City’s open space requirement, as defined in *Planning Code* Section 135, which is intended to partially meet the demand for recreational resources from future residents of those projects; and (5) the voter-approved Proposition B would ensure additional SFRPD funding for programming and park maintenance going forward.

The proposed location, access, and amenities envisioned for the Brady Open Space are described on Draft EIR, p. II-25, and illustrated in **Figure II-3, Proposed Site Plan**, on Draft EIR, p. II-10. The proposed project would introduce this new open space at the northeast corner of Brady and Colton Streets, as well as a mid-block alley to allow access through the project site to the Brady Open Space from Market Street. Planned amenities include seating, landscaping, play equipment, and flexible recreation areas in addition to a sculptural installation or landscape wall to screen an existing BART ventilation structure. The Brady Open Space will be privately-owned, and as is customary, the project approvals (in this case, the Development Agreement for the

project) will include requirements governing public access, management, and maintenance of the Brady Open Space. Therefore, the proposed facility would not result in adverse physical effects on the environment or future residents.

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## Public Services

### *Comment PS-1: Cumulative Impacts of Project on Schools*

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Koller.9

“Section E Topic 11

SFUSD increases do not include the cumulative increase from all projects. Additionally, EIR should have a test for the sensitivity of the assumption. If there is a small increase in students per unit, what would the net effect be on the school system?” (*Andrew Koller, Email, June 26, 2017*)

### **Response PS-1**

The comment asks about the increase in school enrollment from cumulative development and states that the analysis should consider potential growth in school children per dwelling unit. As stated on p. 78 of the Initial Study (Draft EIR, Appendix A), the proposed project would generate approximately 58 San Francisco Unified School District (SFUSD) students, which would result in a less-than-significant impact. Cumulative development in the project vicinity, as set forth in **Table 1, Cumulative Projects in a 0.25-Mile Radius of Project Site**, on Initial Study, p. 8, would result in 3,554 new residential units. Assuming the same student generation rate as applied to the proposed project’s 477 dwelling units (excluding the single-room occupancy units proposed for the Colton Street Affordable Housing building), cumulative development in the project vicinity would generate about 426 students, for a combined total of cumulative plus project conditions of about 484 new students. This growth in enrollment is accounted for within the growth projections developed by the SFUSD.<sup>d</sup> Due in part to these enrollment projections, the Board of Education in April 2017 voted to move forward with planning for a new school in the Mission Bay South Redevelopment Area. (Development of this school was assumed in the Mission Bay Supplemental EIR of 1998.) Funding for this school could come, in part, from Proposition A school bonds passed by San Francisco voters in November 2016. To the extent that construction of this or any other new school the district determines is needed to accommodate growing enrollment would result in environmental effects, those effects would be analyzed, in accordance with CEQA, as part of the proposal to construct such a school. Furthermore, as with all development projects in San Francisco, the proposed project would be assessed a per gross square foot school impact fee for the increase in residential, retail, and office space, as stated on Initial Study, p. 78.

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<sup>d</sup> Lapkoff & Goblat Demographic Research, Inc., *Demographic Analyses and Enrollment Forecasts for the San Francisco Unified School District*, November 23, 2015, p. 33. Available at <http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/demographic-analyses-enrollment-forecast.pdf>, accessed July 14, 2017.

For clarification, the following revisions are made to Initial Study p. II-78 (new text is double-underlined):

The proposed project would not be expected to increase demand for public services beyond levels anticipated and planned for by public service providers. With regard to schools in particular, assuming the same student generation rate as applied to the proposed project's 477 dwelling units (excluding the single-room occupancy units), cumulative development in the project vicinity would generate about 426 students, for a combined total of cumulative plus project conditions of about 484 new students. This growth in enrollment is accounted for within the growth projections developed by the SFUSD.<sup>122a</sup> Due in part to these enrollment projections, the Board of Education in April 2017 voted to move forward with planning for a new school in the Mission Bay South Redevelopment Area. (Development of this school was assumed in the Mission Bay Supplemental EIR of 1998.) Funding for this school could come, in part, from Proposition A school bonds passed by San Francisco voters in November 2016. To the extent that construction of this or any other new school the district determines is needed to accommodate growing enrollment would result in environmental effects, those effects would be analyzed, in accordance with CEQA, as part of the proposal to construct such a school. Additionally, future developments would be subject to *Planning Code* impact fee requirements, and no other proposed development in the project vicinity would contribute substantially to public services cumulative effects.

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## C.6 Project Merits

The comments and corresponding responses in this section cover topics in Draft EIR Chapter II, *Project Description*, and Chapter IV, *Environmental Setting, Impacts, and Mitigation Measures*. These include topics related to:

- Comment PM-1: Support for the Project

### ***Comment PM-1: Support for the Project***

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Marker.1

I-Trauss.1

"I am a homeowner and parent of 2, residing on Brady St. Portions of this project will be directly outside of my bedroom window. I fully support this project. Thank you." (*Joshua Marker, Email, May 12, 2017*)

"Hi, my name is Sonja. I live at Seventh and Natoma. So I'm here to comment really as somebody who lives a few blocks away.

"I'm really looking forward to this project overall. That block is mostly parking lot. And then that one-story retail, which I know is technically old, but, like, none of that retail's neighborhood-serving. It's wholesale. You

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<sup>122a</sup> Lapkoff & Goblat Demographic Research, Inc., *Demographic Analyses and Enrollment Forecasts for the San Francisco Unified School District*, November 23, 2015, p. 33. Available at <http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/demographic-analyses-enrollment-forecast.pdf>, accessed July 14, 2017.

know, I walk by there all the time, and I'm, like, this does nothing for me." (*Sonja Trauss, Public Hearing Transcript, June 15, 2017*)

### **Response PM-1**

The comments state support for the project and proposed changes in retail use.

The comments are noted but do not address the adequacy or accuracy of the Draft EIR and will be transmitted to City decision-makers for consideration in their deliberations on the proposed project.

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## **C.7 General Comments**

The comments and corresponding responses in this section cover topics in Draft EIR Chapter II, *Project Description*, and Draft EIR Chapter IV, *Environmental Setting, Impacts, and Mitigation Measures*. These include topics related to:

- Comment GC-1: CEQA Process
- Comment GC-2: Construction-Related Impacts
- Comment GC-3: General Comments

### ***Comment GC-1: CEQA Process***

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Schwartz, T.5

"5. On page 9 of the Planning Department's Preliminary Project Assessment (dated 17 August 2015), item 2, **Height District Reclassification**, the proposed new construction is said to include both a 65 foot and an 85 foot building. Since the proposed height of both of these buildings exceeded the height and bulk designation for this district at the time of the assessment, a Height District Reclassification approved by the Board of Supervisors was said to be necessary before the project itself could be approved. I assume the Board of Supervisors has already acted and given this approval? Is this correct, and if so, when? If not, is that item on their calendar for review? How does that work?" (*Tom Schwartz, Email, June 24, 2017*)

### **Response GC-1**

The comment asks about the status of the Board of Supervisors' approval of the Height District Reclassification required for the proposed project.

The Draft EIR identifies on p. II-32 "approval of an amendment to the Height and Bulk Map to change the height and bulk designation of the Colton Street Affordable Housing parcel from 40-X to 68-X" by the Board of Supervisors in the list of discretionary approvals that would be required for implementation of the proposed project.



On Draft EIR p. II-31, the introduction to the list of required approvals explains that the San Francisco Planning Commission must review, consider, and certify the EIR in compliance with CEQA prior to granting any approvals for the project. Following certification of the EIR by the Planning Commission, the Board of Supervisors could then take action regarding the Height District Reclassification. Since the EIR has not yet been certified, the Board of Supervisors has not taken action on the Height District Reclassification (or any other required project approvals) at the time this RTC was prepared, but will consider that and other approvals after certification of the Final EIR by the Planning Commission.

As stated on Draft EIR, p. III-4, and illustrated in Figure III-2, Existing and Proposed Height and Bulk Map, p. III-5, the portion of the project site north of Stevenson Street and east of Colusa Place is within an 85-X height and bulk district, which would accommodate the project's proposed 85-foot-tall buildings along the Market Street frontage. (The same height and bulk limits were in place at the time the Planning Department's Preliminary Project Assessment letter was prepared in August 2015.) However, as also stated on Draft EIR, p. III-4, and illustrated in Figure III-2, the portion of the project site that fronts on the north side of Colton Street is within an OS (open space) height and bulk district; this portion of the site is also within a P (public) use district, as stated on Draft EIR, p. III-2, and illustrated in Figure III-1, p. III-3. A Zoning Map amendment regarding the P/OS-designated property for both the use district and the height and bulk district is proposed to reflect reconfiguration of the Brady Open Space and adjacent buildings, as described on Draft EIR, p. II-32, to ensure that there are no above-ground encroachments into the P/OS-designated property; a portion of the below-ground parking garage would be beneath the P/OS-designated property. For clarification, the following revisions are made to the Draft EIR.

On Draft EIR, p. II-31, the fourth bullet under the heading "Planning Commission" is revised as follows (new text is double-underlined):

- Recommendation to the Board of Supervisors of an amendment to the Zoning Use District Map and Height and Bulk Districts Map (rezoning) to reflect the reconfigured open space parcel for the Brady Open Space.

On Draft EIR, p. II-32, the second bullet is revised as follows (new text is double-underlined):

- Approval of an amendment to the Zoning Use District Map and Height and Bulk Districts Map (rezoning) to reflect the reconfigured open space parcel for the Brady Open Space.

All other buildings on the project site are compliant with the restrictions of the relevant height and bulk district, and would not require amendments to the Height and Bulk Map by the Board of Supervisors.

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### ***Comment GC-2: Construction-Related Impacts***

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Schwartz, C.1  
I-Schwartz, T.2  
I-Schwartz, T.3  
I-Schwartz, T.4

"1} That the staging area for trucks, cement mixers be located on 12th Street, where no commerce is taking place. Brady Street is too narrow for construction vehicles, our customers & our deliveries." (*Claudia Schwartz, Email, June 15, 2017*)

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"2. My wife, Claudia, has a retail store at 10 Brady Street, at Stevenson Street. I have a wholesale business at 1204 Stevenson Street, at Brady Street. Our businesses depend on our being able to regularly receive deliveries and to make outbound shipments using truckers and standard courier services. It's unclear from reading the Draft EIR whether or not, and to what extent, this type of access to our businesses would be limited by **street closures and partial closures**. It's also not clear from the Draft EIR what the state of the sidewalks will be during Phase 1, especially on the east side of Brady Street. What about clean and safe access for people on foot on Brady Street, between Colton and Market Streets? What plans are in place relative to this project to ensure all types of necessary access to our businesses?" (*Tom Schwartz, Email, June 24, 2017*)

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"3. Regarding **construction mess** (rubble, debris, garbage, dirt) and **construction noise**, you have said these would be mitigated to a 'less-than-significant level'. Who would be responsible for mitigating these impacts? How would they do it? What to us, as next-door neighbors, would constitute a 'less-than-significant level', and who would make that determination? It seems this project has a substantial subterranean component. Will there be pile driving? Will there be any rock hammering? We fear the construction phase impacts could have a very detrimental effect on our businesses. What will the City and the developer do to ensure that the level of mitigation is adequate so that our businesses aren't forced to the brink of closing as businesses in other neighborhoods have been? The 1100 block of Folsom Street is an example, and that's a broader street and a smaller building project." (*Tom Schwartz, Email, June 24, 2017*)

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"4. As commercial tenants in the Brady Street / Stevenson Street corridor we've been its custodians during the day, while the people who live here are away at work. Though we are otherwise busy providing goods and services to the neighborhood and to the city at large, we take time to sweep the sidewalks, clear the gutters, remove graffiti and generally make it more pleasant and more safe. My wife has had her shop on Brady Street for 30 years and I have had my office on Stevenson Street for 12 years. **We're an integral part of this environment** and as I read the Draft EIR it fails to take into account the impact this massive construction project will have on us, despite the fact that we submitted a written report detailing our concerns as early as February of this year. Indeed, it doesn't come close to addressing what concerns us and **in this respect the Draft EIR is entirely inadequate**. During our tenancy and together with our commercial neighbors we've successfully raised, enriched and refined the profile of this area. So successful have we been that we've drawn the attention of property developers who now plan to use the neighborhood for their own purposes. To dismiss us and our concerns is utterly contrary to the spirit of a comprehensive civic project, in which all positive contributions are valued and all investments given adequate protection. With your help, what can we do to ensure the Draft EIR is amended so that the concerns laid out here are thoroughly addressed in it?" (*Tom Schwartz, Email, June 24, 2017*)

## Response GC-2

The comments are concerned with how potential construction-related street and sidewalk closures could adversely affect access to the commenters' retail store and wholesale business adjacent to the project site. One comment asks who is responsible for mitigating impacts from construction noise and "construction mess (rubble, debris, garbage, dirt)," and requests project clarifications regarding pile driving and rock hammering. While construction activities can be loud and disruptive, and could potentially be a nuisance for neighbors within proximity to the project site, such activities would be temporary in nature and would therefore not represent a permanent change to the environment. Construction-related transportation and noise impacts were addressed in the Draft EIR as discussed below.

Impact TR-8 on Draft EIR, p. IV.B-43, addresses the transit, pedestrian, bicycle, and vehicle accessibility concerns for areas adjoining the project site during construction raised by the commenter. As discussed in the impact analysis for Impact TR-8, construction staging for Phases 1 and 2 of construction would occur in the proposed Brady Open Space portion of the project site and may also occur on the portion of Stevenson Street accessed from 12th Street. During construction, trucks would access the site from Brady Street, 12th Street, Colton Street, and Stevenson Street. The analysis acknowledges that some sidewalk and lane closures would occur during construction, including along Brady Street. However, all closures would occur intermittently; and to stem any potential vehicle or pedestrian conflicts during construction, steps would be taken to ensure safe vehicle and pedestrian travel within the vicinity of the project site. Any pedestrian walkways fronting construction areas would be covered, and temporary fencing would be installed as needed. No sidewalk or travel lane closures would occur for extended durations, and, as described below, compliance with existing City rules and guidance would ensure safe and adequate access during non-closure periods.

The project sponsor and construction contractor(s) would be required to meet with San Francisco Public Works (Public Works) and San Francisco Municipal Transportation Agency (SFMTA) staff to review truck routing plans and staging for construction vehicles, and disposal of construction materials. The construction contractor(s) also would be required to comply with the City of San Francisco's Regulations for Working in San Francisco Streets, (the Blue Book), including those regarding sidewalk and lane closures, and would meet with SFMTA staff to determine if any special traffic permits would be required. Draft EIR, p. II-32, also notes that if sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping within Public Works would be required. To the extent that any street, including Brady Street, is determined to be "too narrow" to adequately and safely accommodate construction traffic, this process would ensure no hazardous conditions are created and alternative routes would be established.

Overall, compliance with City regulations with regard to truck travel routes, construction staging locations, and/or periodic sidewalk/street closures would ensure that work is done safely and minimizes interference to pedestrians, bicyclists, and vehicles, and would avoid creating hazardous conditions. Adherence to these regulations also would ensure the less-than-significant impact identified in the Draft EIR. In addition, Mitigation Measures M-C-TR-8a, M-C-TR-8b, and M-C-TR-8c (Draft EIR, p. IV.B-57 to IV.B-59), which address a significant cumulative construction impact resulting from construction of a number of projects within close proximity to one another that may be under construction at the same time, would be expected to further reduce any project impacts already identified as less than significant in the Draft EIR. Therefore, no additional construction-related mitigation measures are required, and the project sponsor and construction contractor(s)

would be responsible for adhering to all project-specific requirements set forth in the aforementioned construction contractor's coordination meetings with Public Works and SFMTA.

Concerning construction noise, as discussed on Initial Study (Draft EIR, Appendix A), p. 36, impact pile driving is not anticipated as part of the proposed project. Likewise, given that bedrock is nearly 200 feet below grade (Initial Study, p. 83) and that project excavation would extend to approximately 30 feet below grade, rock hammering is not expected to be required. The Initial Study identifies Mitigation Measure M-NO-2, Construction Noise Reduction, pp. 36–37 of the Initial Study (Appendix A), the implementation of which would reduce the temporary potential noise impacts from construction to a less-than-significant level. Mitigation Measure M-NO-2 would require a number of practices to minimize substantial temporary or periodic increases in ambient noise levels and vibration, including construction noise monitoring, construction equipment operating guidelines (e.g., hours of operation, power source, and location), communication with neighbors regarding construction timelines and potentially disruptive activities, and an established process by which neighbors could lodge noise-related complaints and receive responses to such complaints. The project sponsor and construction contractor(s) would be charged with implementing Mitigation Measure M-NO-2. Oversight would be provided by the Planning Department, Department of Building Inspection, and/or the Police Department, typically on a complaint basis. (The mitigation measure requires that complaint procedures and contact information be posted at the site.)

Regarding construction dust and dirt, as described on Initial Study, pp. 45–47, the City's Construction Dust Control Ordinance would reduce dust generated during construction and minimize the amount of dust and dirt that is spread to off-site locations. This ordinance is enforced by the Department of Building Inspection (DBI) and Department of Public Health (DPH). Because the project site exceeds one-half acre in size, the project sponsor must submit a Dust Control Plan to DPH. Additionally, Mitigation Measure M-AQ-3, Construction Air Quality, pp. 52–53 of the Initial Study (Appendix A), would minimize emissions from construction equipment. This measure requires that the project sponsor and/or construction contractor submit a Construction Emissions Minimization Plan to the Planning Department prior to the start of work and provide documentation of compliance with the plan throughout the construction period.

Furthermore, the City's Construction and Demolition Ordinance (*Environment Code* Chapter 14), which requires recycling and reuse of construction and demolition debris material, would ensure that materials would be recycled or disposed of at proper facilities. Reporting and compliance with this ordinance are part of the demolition permit process overseen by several City departments, including the Department of the Environment, DBI, DPH, and the San Francisco Police Department. Finally, the project sponsor would also be required to comply with San Francisco Building Code Section 3426, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. This provision requires, among other things, that lead paint removal from building exteriors be physically contained.

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### ***Comment GC-3: General Comments***

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-Hyland.1  
A-Johnson

A-Moore  
O-Bourgeois.1  
I-Santee.1

"The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746." (*Aaron Hyland, Historic Preservation Commission, Letter, June 7, 2017*)

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"As always, the environmental team does a fantastic job with the EIRs. I will be reading it more closely and seeing if comments are warranted. Some of the comments seem valid on looking at project alternatives, but that's not usually the purview of the EIR. That will be for when we look at the project.

"But I would just -- I'll be looking closely at the project alternatives to make sure that maintenance of the Civic Center Hotel, that alternative is sort of properly described within the EIR. But for now, good job, staff." (*Commissioner Christine Johnson, San Francisco Planning Commission, Public Hearing Transcript, June 15, 2017*)

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"I looked closely at the Historic Preservation piece before seeing the letter that came in today. It's actually exceptionally comprehensive and accurate and well illustrated in comparison to some of previous other reports.

"So I see this moving into a very clear, well prepared EIR as far as I can see at this moment." (*Commissioner Kathrin Moore, San Francisco Planning Commission, Public Hearing Transcript, June 15, 2017*)

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"Good afternoon, Josh Bourgeois. I'm with the Golden State Environmental and Social Justice Alliance. I only have three minutes, so I'm obviously not going to be able to give you the full scope of our comments. The comment letter, as you -- or the presenter stated earlier, is not due until the 26th, I believe.

"We're in the final stages of preparing our quite lengthy comment letter, and we did find several inadequacies with the Draft Environmental Impact Report. Again, I can't really even get into it today because of the time limit, but I'm just here simply to say that we are commenting on this and just for you to be on the lookout for our letter.

"And we look forward to hearing the responses to comments, whenever it is that they go out." (*Josh Bourgeois, Golden State Environmental and Social Justice Alliance, Public Hearing Transcript, June 15, 2017*)

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"Hello, Gregory Santee. Yes, I don't know if I'm addressing the right area or not, but basically, the impact, you know, on the environ- -- on the citizens is -- it's horrible. It's horrible.

"This company that is taking over the Civic Center Hotel, they have totally let it, you know, fall apart. They've done a little bit of construction, but it is an absolute filthy mess to live in.

"I have take- -- I went to the Department of Health; I went to the Department of Building Inspectors, and I've had them -- I've filed a complaint to have them come out and take a look; they've come out and taken a look, and nothing has changed.

“So I don’t understand how a company that makes millions of dollars can come in and take control of a building and then not be able to maintain it in a – in a -- in a proper manner, you know, and then to go to the lengths where they would have the police come and take me to the psych hospital today to try to prevent me from coming to this hearing to let you know exactly what is going on -- that is ridiculous.

“And so point being, this is -- if they cannot handle, you know, the cleanliness of a small building like this, how are they going to be expected to -- to -- to build all these big buildings and control them with a commercial company that’s supposed to be cleaning that is not cleaning at all?

“That is my problem. That is my problem with this company. And I realize, you know, that, you know, I’m not -- I didn’t go to college, so I don’t really have the wherewithal to have all the details down. And I’m -- so point being is there needs to be – there needs to be some addressing going on with this company.

“This company is tyrannical, in my opinion. I mean, and -- and -- an it should be -- it should be stopped right now, in my opinion. I think that – I think that there needs to be some real -- real -- somebody needs to take a look at this company and figure out what’s going on with this company.

...

“I was fine and comfortable living there before this company took over. They took over, and now it is absolutely dirty and filthy. And I’m not over-exaggerating.

“I can’t seem to get the right people to do anything about it. And so now, all of a sudden, this company is going to come into town, take over the Civic Center Hotel and build these big, big skyscrapers, and they are expected to provide housing for people that choose to break the law and use nasty drugs and – and the list goes on.

“I don’t do anything that would warrant, you know, what I am complaining about. Thank you, sir.” (*Gregory Santee, Public Hearing Transcript, June 15, 2017*)

### **Response GC-3**

The comments address the quality of Section IV.A, *Historical Architectural Resources*, as well as the overall Draft EIR in general, and state that the commenter will be looking closely at comments made by commenter I-Santee.<sup>2</sup> (Comment PH-1) regarding maintenance of the Civic Center Hotel and relocation of existing residents in the alternatives. The Santee comments express concern and frustration regarding the cleanliness of the Civic Center Hotel and the responsiveness of its management company. One comment states that the Golden State Environmental and Social Justice Alliance (GSESJA) would be submitting a detailed comment letter on the Draft EIR. The City did not receive subsequent correspondence or comment from GSESJA during the public comment period on the Draft EIR.

The comments do not address the adequacy or accuracy of the Draft EIR and refer to comments that are addressed elsewhere in this RTC document (see Response PH-1). The comments are noted and will be transmitted to City decision-makers for consideration in their deliberations on the project.

## D. Draft EIR Revisions

The following changes to the text of the Draft EIR are made in response to comments on the Draft EIR or are included to clarify the Draft EIR text. The revisions reflect changes identified in Section C, *Comments and Responses*, or staff-initiated text changes; all of which clarify, expand or update information and/or graphics presented in the Draft EIR. Staff-initiated changes to clarify information presented in the Draft EIR are highlighted with an asterisk (\*) in the margin to distinguish them from text changes in response to comments. For each change, new language is double underlined, while deleted text is shown in ~~striketrough~~. The changes are organized in the order of the Draft EIR table of contents.

These revisions do not result in any changes in the analysis or conclusions prepared pursuant to CEQA, and thus do not constitute “new information of substantial importance” within the meaning of CEQA Guidelines Section 15162(a)(3). Therefore, recirculation of the Draft EIR is not required.

### D.1 Summary

\* On pp. S-4, the following revision is made to Mitigation Measure M-CR-1b, Interpretive Display:

**TABLE S-1 SUMMARY OF IMPACTS OF THE PROPOSED PROJECT – DISCLOSED IN THIS EIR**

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
<b>Section IV.A, Historical Architectural Resources</b>			
<b>Impact CR-1:</b> The proposed project would cause a substantial adverse change in the significance of the Lesser Brothers Building, a historical resource as defined in CEQA Guidelines Section 15064.5(b).	S	<b>Mitigation Measure M-CR-1a – HABS Documentation.</b> To document the Lesser Brothers Building more thoroughly than has been done to date, prior to the start of demolition activities, the project sponsor shall cause to be prepared documentation in accordance with the Historic American Buildings Survey (HABS), a program of the National Park Service. The sponsor shall ensure that documentation is completed according to the HABS standards. The photographs and accompanying HABS Historical Report shall be maintained on-site, as well as in the appropriate repositories, including but not limited to, the San Francisco Planning Department, San Francisco Architectural Heritage, the San Francisco Public Library, and the Northwest Information Center of the California Historical Resources Information System. The contents of the report shall include an architectural description, historical context, and statement of significance, per HABS reporting standards. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the <i>Secretary of the Interior's Professional Qualification Standards</i> (36 Code of Federal Regulations, Part 61). HABS documentation shall provide the appropriate level of visual documentation and written narrative based on the importance of the resource (types of visual documentation typically range from producing a sketch plan to developing measured drawings and view camera (4x5) black and white photographs). The appropriate level of HABS documentation and written narrative shall be determined by the Planning Department's Preservation staff. The report shall be reviewed by the Planning Department's Preservation staff for completeness. In certain instances, Department Preservation staff may request HABS-level photography, a	SUM

TABLE S-1 SUMMARY OF IMPACTS OF THE PROPOSED PROJECT – DISCLOSED IN THIS EIR

Environmental Impact	Level of Significance prior to Mitigation	Improvement/Mitigation Measures	Level of Significance after Mitigation
		<p>historical report, and/or measured architectural drawings of the existing building(s).</p> <p><b>Mitigation Measure M-CR-1b – Interpretive Display.</b> Prior to the start of demolition, the project sponsor shall work with Planning Department Preservation staff and another qualified professional to design a publicly accessible interpretive display that would memorialize the Lesser Brothers Building, which would be effectively demolished under the proposed project. The contents of the interpretative display shall be approved by Planning Department Preservation staff, and may include the history of development of the project site, including the non-historic Local 38 union hall building and the Civic Center Hotel (and possibly buildings demolished previously), <u>the project site's history as a rare example of a taxpayer block,</u> and/or other relevant information, <u>such as an oral history.</u> This display could take the form of a kiosk, plaque, or other display method containing panels of text, historic photographs, excerpts of oral histories, and maps. The development of the interpretive display should be overseen by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the <i>Secretary of the Interior's Professional Qualification Standards</i> (36 Code of Federal Regulations, Part 61). An outline of the format, location and content of the interpretive display shall be reviewed and approved by Planning Department Preservation staff prior to issuance of a demolition permit or site permit. The format, location and content of the interpretive display must be finalized prior to issuance of the Architectural and Mechanical, Electrical, and Plumbing (MEP) Addendum for the Building A project component.</p> <p>...</p>	

## D.2 Chapter II, Project Description

- \* On p. II-7, the following revisions are made to the last partial paragraph, continuing to p. II-8, to add two SFRPD facilities to the list of nearby parks:

In addition to Civic Center Plaza, the proposed project is also located within 0.50 mile of ~~three-five~~ other parks. Patricia's Green, at Octavia Street between Hayes and Fell Streets, is a 0.45-acre park containing a playground, picnic tables, and art exhibitions, located approximately 0.5 mile northwest of the project site. Page & Laguna Mini Park, mid-block between Rose and Page Streets near Laguna Street, is a 0.15-acre mini park featuring a pathway that leads through flowering beds and apple trees with seating areas, and is located approximately 0.5 mile west of the project site. Koshland Park, at the intersection of Page and Buchanan Streets, is a 0.82-acre park which features multiple play structures, a sand pit, a plaza area, a community learning garden, a half basketball court and grass areas, located approximately 0.5 mile west of the project site. Page Street Community Garden, approximately 0.4 mile west of the project site, is one of approximately three dozen community gardens on City-owned property, where members can grow produce and ornamental plants for personal use. This garden is approximately 3,300 square feet in size. The SoMa West Skatepark and Dog Park are located beneath the elevated Central Freeway, between Duboce Avenue and Valencia Street, approximately 0.2 mile southwest of the project site. These two facilities, along with an adjacent parking lot, occupy



land leased by the City from Caltrans; together, the two parks occupy about 0.6 acre, exclusive of the parking lot. Additionally, Hayes Valley Playground, at the intersection of Hayes and Buchanan Streets, is a 0.61-acre park with a 2,500-square-foot clubhouse, a playground, a tot-lot, public stage and plaza, outdoor fitness equipment, and community garden plots, located approximately 0.6 mile west of the project site.

On p. II-31, the fourth bullet under the heading “Planning Commission” is revised as follows to clarify project approval actions required with respect to the proposed Brady Open Space:

- Recommendation to the Board of Supervisors of an amendment to the Zoning Use District Map and Height and Bulk Districts Map (rezoning) to reflect the reconfigured open space parcel for the Brady Open Space.

On p. II-32, the second bullet is revised as follows to clarify project approval actions required with respect to the proposed Brady Open Space:

- Approval of an amendment to the Zoning Use District Map and Height and Bulk Districts Map (rezoning) to reflect the reconfigured open space parcel for the Brady Open Space.

## D.3 Chapter IV, Historical Architectural Resources

On p. IV.A-25, the following revisions are made to Mitigation Measure M-CR-1b, Interpretive Display:

**Mitigation Measure M-CR-1b – Interpretive Display.** Prior to the start of demolition, the project sponsor shall work with Planning Department Preservation staff and another qualified professional to design a publicly accessible interpretive display that would memorialize the Lesser Brothers Building, which would be effectively demolished under the proposed project. The contents of the interpretive display shall be approved by Planning Department Preservation staff, and may include the history of development of the project site, including the non-historic Local 38 union hall building and the Civic Center Hotel (and possibly buildings demolished previously), the project site’s history as a rare example of a taxpayer block, and/or other relevant information, such as an oral history. This display could take the form of a kiosk, plaque, or other display method containing panels of text, historic photographs, excerpts of oral histories, and maps. The development of the interpretive display should be overseen by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the *Secretary of the Interior’s Professional Qualification Standards* (36 Code of Federal Regulations, Part 61). An outline of the format, location and content of the interpretive display shall be reviewed and approved by Planning Department Preservation staff prior to issuance of a demolition permit or site permit. The format, location and content of the interpretive display must be finalized prior to issuance of the Architectural and Mechanical, Electrical, and Plumbing (MEP) Addendum for the Building A project component.

## D.4 Appendix A, Initial Study

- \* On p. 4, the following revisions are made to the last sentence of the first partial paragraph, to add two SFRPD facilities to the list of nearby parks:

Nearby public parks and open spaces within approximately 0.50 mile of the project site include Patricia’s Green, Page & Laguna Mini Park, Koshland Park, Page Street Community Garden, SoMa West Skatepark and Dog Play Area, Hayes Valley Playground, and Civic Center Plaza.

- \* On p. 69, the following two bullets are added as follows to identify two additional SFRPD facilities to the list of nearby parks:

- Page Street Community Garden, on the north side of Page Street between Webster and Buchanan Streets, is an approximately 3,300-square-foot community garden where members can grow produce and ornamental plants for personal use. One of some three dozen community gardens on City-owned property, Page Street Community Garden is approximately 0.4 mile west of the project site.
- Soma West Skatepark/Dog Play Area, on land leased from Caltrans beneath the elevated Central Freeway, extends in a gentle arc from Duboce Avenue to Valencia Street. The two facilities occupy about 0.6 acre and are about 0.2 mile southwest of the project site.

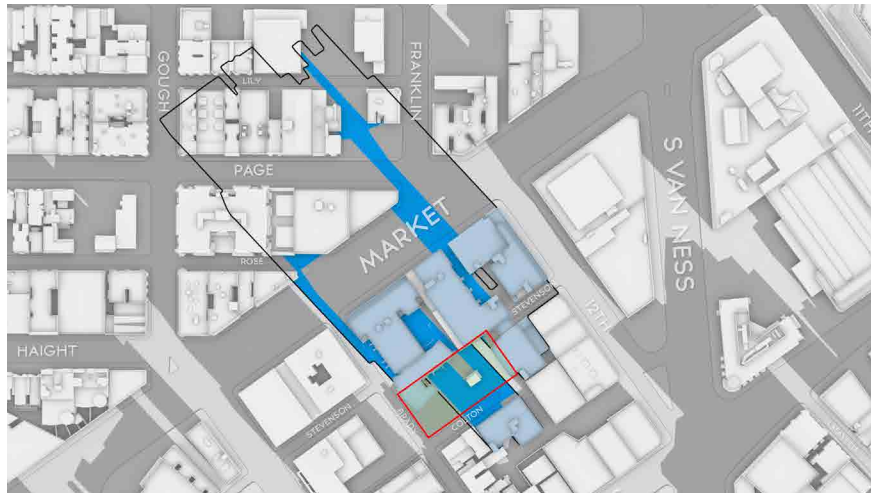
- \* On p. 78, the following revisions are made to the last paragraph:

The proposed project would not be expected to increase demand for public services beyond levels anticipated and planned for by public service providers. With regard to schools in particular, assuming the same student generation rate as applied to the proposed project's 477 dwelling units (excluding the single-room occupancy units), cumulative development in the project vicinity would generate about 426 students, for a combined total of cumulative plus project conditions of about 484 new students. This growth in enrollment is accounted for within the growth projections developed by the SFUSD.<sup>122a</sup> Due in part to these enrollment projections, the Board of Education in April 2017 voted to move forward with planning for a new school in the Mission Bay South Redevelopment Area. (Development of this school was assumed in the Mission Bay Supplemental EIR of 1998.) Funding for this school could come, in part, from Proposition A school bonds passed by San Francisco voters in November 2016. To the extent that construction of this or any other new school the district determines is needed to accommodate growing enrollment would result in environmental effects, those effects would be analyzed, in accordance with CEQA, as part of the proposal to construct such a school. Additionally, future developments would be subject to *Planning Code* impact fee requirements, and no other proposed development in the project vicinity would contribute substantially to public services cumulative effects.

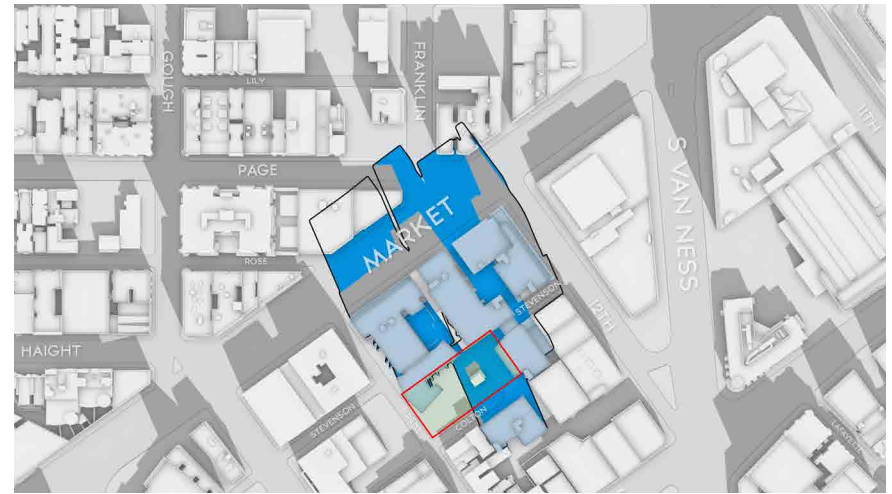
## D.5 Figures

The revised Draft EIR **Figure 4, Shadow Diagrams, December 21 – 8:19 a.m., 10:00 a.m., 2:00 p.m., and 3:54 p.m.**, follows this page.

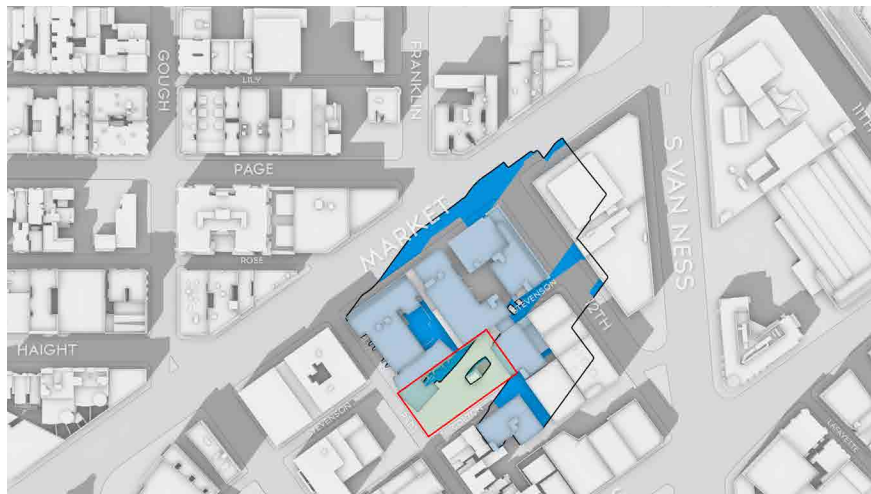
<sup>122a</sup> Lapkoff & Goblat Demographic Research, Inc., *Demographic Analyses and Enrollment Forecasts for the San Francisco Unified School District*, November 23, 2015, p. 33. Available at <http://www.sfusd.edu/en/assets/sfusd-staff/about-SFUSD/files/demographic-analyses-enrollment-forecast.pdf>, accessed July 14, 2017.



December 21st 8:19 am



December 21st 10:00 am

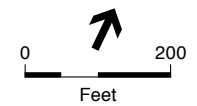


December 21st 2:00 pm



December 21st 3:54 pm

- |  |  |
|--|--|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Proposed Brady Park       | <span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Proposed Structures         |
| <span style="background-color: lightgray; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Existing Structures | <span style="background-color: blue; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Shadows from Proposed Structures |



SOURCE: CADP, 2016

1629 Market Street: Case No. 2015-005848ENV

**Figure 4 (Revised)**

Shadow Diagrams

December 21 – 8:19 a.m., 10:00 a.m., 2:00 p.m., and 3:54 p.m.

# ATTACHMENTS

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Introduction to Draft EIR Comments

Attachment A: Draft EIR Comment Letters

Attachment B: Draft EIR Hearing Transcript

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# INTRODUCTION TO DRAFT EIR COMMENTS

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Attachments A and B present all comments received on the Draft EIR. Attachment A contains copies of all written comments received on the Draft EIR, including comments submitted either by letter, fax, or email. Attachment B presents the public hearing transcript. Written and public hearing comments are grouped under one of three categories: governmental agencies, non-governmental organization, and individuals.

This RTC document codes the comments in the following way:

- Comments from agencies are designated by “A-” and the agency’s name or acronym thereof.
- Comments from organizations are designated by “O-” and the organization’s name or acronym thereof. In cases where several commenters from the same organization provided comments, the acronym is followed by the commenter’s last name.
- Comments from individuals are designated by “I-” and the commenter’s last name.

Each commenter is given an identifier, and each comment is numbered. Therefore, the second comment received from a representative of an organization known as “Friends of Friends” would be given designated “O-FOF.2,” while the third comment received from an individual named Smith would be designated “I-Smith.3.” In this way, the reader can both locate a particular comment in a comment letter by referring to the comment designation.

The comments and responses are organized by subject and are generally in the same order as presented in the Draft EIR, with general comments on the EIR, which include comments on the merits of the proposed project and project alternatives, grouped together at the end of the section. Comments unrelated to a specific impact category are also classified as general comments. Comments on the Summary or specific mitigation measures are included under the comments regarding the relevant topical section of the Draft EIR. The order of the comments and responses in this section is shown below, along with the prefix to the topic codes (indicated in square brackets):

Project Description [PD]	<i>Initial Study Topics</i>	Project Merits [PM]
Plans and Policies [PP]	Population and Housing [PH]	General Comments [GC]
Historical Architectural Resources [HR]	Noise [NO]	
Alternatives [AL]	Wind and Shadow [WS]	
	Recreation [RE]	
	Public Services [PS]	

Within each subsection under each topic area, similar comments are grouped together and identified using the topic code prefix and sequential numbering for each subtopic. For example, Project Description comments [PD] are listed as PD-1, PD-2, PD-3, and so on. Each topic code has a corresponding heading that introduces the comment subject; these subsections present quotes of comments and include the commenter’s name and the comment code described in Section B, *List of Persons Commenting*. The reader is referred to Attachments A and B for the full text and context of each comment letter or e-mail, as well as the public hearing transcript. In those attachments, the comment code and response code are provided in the margin of each comment, allowing the reader to locate the response to an individual comment.

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## ***ATTACHMENT A: DRAFT EIR COMMENT LETTERS***

**TABLE A-1 COMMENT LETTERS AND E-MAILS**

Commenter Code	Name and Title of Commenter	Format	Comment No.	Topic Code
Federal, State, Regional, and Local Agencies, Boards, and Commissions				
A-Hy land	Historic Preservation Commission	Letter	1	GC-3: General Comments
			2	HR-1: Mitigation Measures
Organizations				
None received.				
Individuals				
I-Koller	Andrew Koller	Email	1	NO-1: Noise Methodology
			2	NO-1: Noise Methodology
			3	WS-1: Wind Methodology
			4	WS-2: Shadow Figures
			5	WS-3: Impact of Shadow on Sidewalks
			6	AL-1: Wind and Shadow Analysis of Preservation Alternatives
			7	RE-1: How Distances Are Measured
			8	RE-2: Impact of Cumulative Residential Population on Open Spaces
			9	PS-1: Cumulative Impacts of Project on Schools
I-Marker	Joshua Marker	Email	1	PM-1: Support for the Project
I-Schwartz, C	Claudia Schwartz	Email	1	GC-2: Construction-Related Impacts
			2	PD-2: Construction Phasing
			3	PP-1: Impact of Project on Street Trees



**TABLE A-1 COMMENT LETTERS AND E-MAILS**

Commenter Code	Name and Title of Commenter	Format	Comment No.	Topic Code
ISchwartz, T	Tom Schwartz	Email	1	PD-2: Construction Phasing
			2	GC-2: Construction-Related Impacts
			3	GC-2: Construction-Related Impacts
			4	GC-2: Construction-Related Impacts
			5	GC-1: CEQA Process
			6	PD-1: Narrow Street Setback Requirement
			7	PP-1: Impact of Project on Street Trees



# SAN FRANCISCO PLANNING DEPARTMENT

Letter  
A-Hyland

June 7, 2017

Don Lewis  
EIR Coordinator, 1629 Market St Mixed-Use Project DEIR  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Lewis,

On June 7, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the 1629 Market St Mixed-Use Project Draft Environmental Impact Report (DEIR).

The HPC reviewed the DEIR and had the following comments:

- The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746.
- The HPC recommends a modification to the proposed mitigation measure for an interpretative display (Mitigation Measure M-CR-1b). Specifically, the proposed interpretative display should address the project site's history as a rare example of a taxpayer block. To the extent feasible, the interpretative display should incorporate an oral history.

A-Hyland.1  
GC-3

A-Hyland.2  
HR-1

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

  
Aaron Hyland, Vice-President  
Historic Preservation Commission

**Lewis, Donald (CPC)**

---

**From:** Andrew Koller <akoller85@gmail.com>  
**Sent:** Monday, June 26, 2017 10:24 AM  
**To:** Lewis, Donald (CPC)  
**Subject:** Comments on 1629 Market Street Mixed-Use Project Draft EIR

Andrew Koller  
 31 Page St  
 San Francisco, CA 94102

Don Lewis, EIR Coordinator,

I have the following comments and questions on the EIR for 1629 Market Street Mixed-Use Project Draft EIR:

Section E Topic 5 Applicable Noise Standards.

How were the exterior noise levels measured? Where can I view the original Salter report?

Section E Topic 5 Table 3

Was a survey done of the actual mix of traffic on the given streets? The suggested mix does not include motorcycles which should be taken into account given the high number of motorcycles on Market between 12th and Gough.

Section E Topic 8

Where can I view the wind tunnel tests?

Section E Topic 8 Figure 4

Shadow diagrams are for December 21 at 2:00 AM and 3:45 AM. The sun is not up at that time so the shadows are irrelevant.

Section E Topic 8

Sidewalks on Market St are often used as recreational resources as evidenced by the fact that there are often individuals lounging on the sidewalks and there are tables and chairs from local restaurants that will fall within the shadow zone.

Does the wind and shadow take into account the suggested alternatives that include historical preservation?

Section E Topic 9

The report should include the distance to each part via walking on streets rather than straight line method.

Adding 8,029 residents to an area without parks within an inner zone of 0.25 miles does not pass the smell test. Also without knowing how the Brady Open Space park will be managed the impact of the open space on all incoming residents is not clear.

Section E Topic 11

I-Koller.1  
NO-1

I-Koller.2  
NO-1

I-Koller.3  
WS-1

I-Koller.4  
WS-2

I-Koller.5  
WS-3

I-Koller.6  
AL-1

I-Koller.7  
RE-1

I-Koller.8  
RE-2

I-Koller.9  
PS-1

SFUSD increases do not include the cumulative increase from all projects. Additionally, EIR should have a test for the sensitivity of the assumption. If there is a small increase in students per unit, what would the net effect be on the school system?

↑  
I-Koller.9  
(cont.)  
●

Sincerely,  
Andrew Koller

--  
c: 713.397.5553

**Lewis, Donald (CPC)**

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**From:** joshua marker <joshua.marker@gmail.com>  
**Sent:** Friday, May 12, 2017 10:26 PM  
**To:** Lewis, Donald (CPC)  
**Subject:** 1629 Market

I am a homeowner and parent of 2, residing on Brady St. Portions of this project will be directly outside of my bedroom window. I fully support this project. Thank you.

I-Marker.1  
PM-1

Josh

**Lewis, Donald (CPC)**

---

**From:** Claudia Schwartz <claudia@bellocchio.com>  
**Sent:** Thursday, June 15, 2017 12:22 PM  
**To:** Lewis, Donald (CPC)

Hello, Mr. Lewis.

Tom Schwartz & I were at City Hall this morning for the hearing about the project on Market & Brady.

We'd made arrangements to be away from our businesses for the morning, expecting the hearing would be over by 12. Room 400 was locked & we learned from the scheduling office that the hearing will be in 8th place beginning at 12PM. Unfortunately, we have commitments this afternoon. I wanted to express a few of our concerns:

- 1} That the staging area for trucks, cement mixers be located on 12th Street, where no commerce is taking place. Brady Street is too narrow for construction vehicles, our customers & our deliveries. I-Schwartz, C.1  
GC-2
- 2} That the construction begin no earlier than January of 2019 instead of December 2018, so the businesses impacted by this construction will have the benefit of one last holiday season. It's just a matter of a few weeks & would make a difference for the businesses in the area. I-Schwartz, C.2  
PD-2
- 3} The olive trees on Brady Street were planted 29 years ago & I hope, will remain in place. I-Schwartz, C.3  
PP-1

I will be communicating again once I obtain information about the points discussed in the hearing.

My best,

Claudia Schwartz

owner,

Bell'occhio

8 & 10 Brady Street

San Francisco, CA 94103

[415.864.4048](tel:415.864.4048)

[claudia@bellocchio.com](mailto:claudia@bellocchio.com)

--

Bell'occhio  
8 Brady Street {Shipping}  
10 Brady Street {Shop}  
San Francisco, CA 94103  
415.864.4048  
[www.bellochio.com](http://www.bellochio.com)

**Lewis, Donald (CPC)**

---

**From:** Tom Schwartz <tom@percentjewelry.com>  
**Sent:** Saturday, June 24, 2017 6:15 PM  
**To:** Lewis, Donald (CPC)  
**Subject:** Case No. 2015-005848ENV

Hello, Mr. Lewis.

Please refer to Case No. 2015-005848ENV, project 1629 Market Street.

After reviewing the Draft EIR for this project we have the following concerns/comments:

1. On 23 February of this year we attended a meeting at which, for the first time, an overview of the project was provided to the Market Street/Brady Street/Stevenson Street/Colton Street community by the project developers, the Strada Investment Group, which organized the meeting. At that time we were told that the construction on Phase 1 would begin in December of 2018. However, according to the Draft EIR, the anticipated **start date** for Phase 1 is March 2018, which is very different. Which date is correct? We would also like to know exactly what an "anticipated start date" actually means.

I-Schwartz, T.1  
PD-2

2. My wife, Claudia, has a retail store at 10 Brady Street, at Stevenson Street. I have a wholesale business at 1204 Stevenson Street, at Brady Street. Our businesses depend on our being able to regularly receive deliveries and to make outbound shipments using truckers and standard courier services. It's unclear from reading the Draft EIR whether or not, and to what extent, this type of access to our businesses would be limited by **street closures and partial closures**. It's also not clear from the Draft EIR what the state of the sidewalks will be during Phase 1, especially on the east side of Brady Street. What about clean and safe access for people on foot on Brady Street, between Colton and Market Streets? What plans are in place relative to this project to ensure all types of necessary access to our businesses?

I-Schwartz, T.2  
GC-2

3. Regarding **construction mess** (rubble, debris, garbage, dirt) and **construction noise**, you have said these would be mitigated to a "less-than-significant level". Who would be responsible for mitigating these impacts? How would they do it? What to us, as next-door neighbors, would constitute a "less-than-significant level", and who would make that determination? It seems this project has a substantial subterranean component. Will there be pile driving? Will there be any rock hammering? We fear the construction phase impacts could have a very detrimental effect on our businesses. What will the City and the developer do to ensure that the level of mitigation is adequate so that our businesses aren't forced to the brink of closing as businesses in other neighborhoods have been? The 1100 block of Folsom Street is an example, and that's a broader street and a smaller building project.

I-Schwartz, T.3  
GC-2

4. As commercial tenants in the Brady Street / Stevenson Street corridor we've been its custodians during the day, while the people who live here are away at work. Though we are otherwise busy providing goods and services to the neighborhood and to the city at large, we take time to sweep the sidewalks, clear the gutters, remove graffiti and generally make it more pleasant and more safe. My wife has had her shop on Brady Street for 30 years and I have had my office on Stevenson Street for 12 years. **We're an integral part of this environment** and as I read the Draft EIR it fails to take into account the impact this massive construction project will have on us, despite the fact that we submitted a written report detailing our concerns as early as February of this year. Indeed, it doesn't come close to addressing what concerns us and **in this respect the Draft EIR is entirely inadequate**. During our tenancy and together with our commercial neighbors we've successfully raised, enriched and refined the profile of this area. So successful have we been that we've drawn

I-Schwartz, T.4  
GC-2



the attention of property developers who now plan to use the neighborhood for their own purposes. To dismiss us and our concerns is utterly contrary to the spirit of a comprehensive civic project, in which all positive contributions are valued and all investments given adequate protection. With your help, what can we do to ensure the Draft EIR is amended so that the concerns laid out here are thoroughly addressed in it?

5. On page 9 of the Planning Department's Preliminary Project Assessment (dated 17 August 2015), item 2, **Height District Reclassification**, the proposed new construction is said to include both a 65 foot and an 85 foot building. Since the proposed height of both of these buildings exceeded the height and bulk designation for this district at the time of the assessment, a Height District Reclassification approved by the Board of Supervisors was said to be necessary before the project itself could be approved. I assume the Board of Supervisors has already acted and given this approval? Is this correct, and if so, when? If not, is that item on their calendar for review? How does that work?

6. On page 16 of the Preliminary Project Assessment, item 19, "Narrow Street Height Provisions" are laid out. I'm supposing the people who prepared the Draft EIR are satisfied that the proposed project meets San Francisco's **narrow street setback plane requirements**. Is that right?

7. What will be **the fate of the olive trees** planted more than 25 years ago on both sides of Brady Street?

Please confirm receipt of this communication and reply to all of the questions we've asked. We greatly appreciate the opportunity to submit these inquiries to you and look forward to receiving your reply.

Thank you.

Sincerely,

Tom and Claudia Schwartz  
Bell'occhio, 8 & 10 Brady Street  
Percent Jewelry, 1204 Stevenson Street

415-864-4048 (Bell'occhio)  
415-864-1400 ext 112 (Percent Jewelry)

[claudia@bellocchio.com](mailto:claudia@bellocchio.com)  
[tom@percentjewelry.com](mailto:tom@percentjewelry.com)

↑  
I-Schwartz, T.4  
(cont.)  
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I-Schwartz, T.5  
GC-1  
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I-Schwartz, T.6  
PD-1  
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I-Schwartz, T.7  
PP-1

## ***ATTACHMENT B: DRAFT EIR HEARING TRANSCRIPT***

**TABLE B-1 PUBLIC HEARING COMMENTS**

Commenter Code	Name and Title of Commenter	Format	Comment No.	Topic Code
<b>Federal, State, Regional, and Local Agencies, Boards, and Commissions</b>				
A-Johnson	Commissioner Christine Johnson, San Francisco Planning Commission	Public Hearing Transcript, June 15, 2017	1	GC-3: General Comments
A-Moore	Commissioner Kathrin Moore, San Francisco Planning Commission	Public Hearing Transcript, June 15, 2017	1	GC-3: General Comments
<b>Organizations</b>				
O-Bourgeois	Josh Bourgeois, Golden State Environmental and Social Justice Alliance	Public Hearing Transcript, June 15, 2017	1	GC-3: General Comments
<b>Individuals</b>				
I-Santee	Gregory Santee	Public Hearing Transcript, June 15, 2017	1	GC-3: General Comments
			2	PH-1: Residential Displacement
I-Trauss	Sonja Trauss	Public Hearing Transcript, June 15, 2017	1	PM-1: Support for the Project
			2	PD-3: Status of Civic Center Hotel

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BEFORE THE  
SAN FRANCISCO PLANNING COMMISSION  
  
1629 MARKET STREET MIXED-USED PROJECT  
  
PUBLIC HEARING ON THE  
  
DRAFT ENVIRONMENTAL IMPACT REPORT

Thursday, June 15, 2017  
  
San Francisco City Hall  
  
One Dr. Carlton B. Goodlett Place  
  
Commission Chambers, Room 400  
  
San Francisco, California

Item No: 8

Case No.: 2015-005848ENV

Transcription prepared by: Deborah Fuqua, CSR #12948

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APPEARANCES:

San Francisco Planning Commission:

- President Rich Hillis
- Vice President Dennis Richards
- Commissioner Joel Koppel
- Commissioner Christine Johnson
- Commissioner Myrna Melgar
- Commissioner Kathrin Moore
- Commissioner Rodney Fong
- Commission Secretary Jonas Ionin

Planning Staff:

- Don Lewis, Senior Environmental Planner
- Debra Dwyer, Senior Environmental Planner

PUBLIC COMMENT	PAGE
JOSH BOURGEOIS.....	7
GREGORY SANTEE.....	8
SONJA TRAUSS.....	10

COMMISSION COMMENT	PAGE
COMMISSIONER JOHNSON.....	11
COMMISSIONER MOORE.....	12

1 Thursday, June 15, 2017 1:42 p.m.

2 --o0o--

3 P R O C E E D I N G S

4 (Commission business and other items  
5 were heard)

6 SECRETARY IONIN: Commissioners, that will  
7 place us on Item 8 for Case No. 2015-005848ENV at  
8 1629 Market Street. This is a mixed-use project and a  
9 Draft Environmental Impact Report.

10 Please note that written comments will be  
11 accepted at the Planning Department until 5:00 p.m. on  
12 June 26th, 2017.

13 PRESIDENT HILLIS: Thank you.

14 DON LEWIS: Good afternoon, President Hillis,  
15 Members of the Commission. I'm Don Lewis, Planning  
16 Department Staff. The item before you is the  
17 1629 Market Street Mixed-Use Project Draft  
18 Environmental Impact Report, or Draft EIR.

19 The purpose of today's hearing is to take  
20 public comments on the adequacy, accuracy, and  
21 completeness of the Draft EIR pursuant to the  
22 California Environmental Quality Act, or CEQA, and  
23 San Francisco's local procedures for implementing CEQA.

24 I am joined today by Debra Dwyer, Senior  
25 Environmental Planner. Members of the consultant team

1 and project's team are also present.

2 The project site fronts on the south side of  
3 Market Street between Brady and 12th Streets and  
4 includes three buildings, four surface parking lots,  
5 and the Bay Area Rapid Transit District-owned  
6 ventilation structure for their below-grade facility.

7 The project would demolish the existing  
8 UA Local 38 building and the majority of the  
9 Lesser Brothers building and would remove the existing  
10 surface parking lots.

11 The project will construct five new buildings:  
12 a four-story UA Local 38 building, a ten-story addition  
13 to the Lesser Brothers building, a ten-story mixed-use  
14 residential building, a nine-story mixed-use  
15 residential building, and a six-story affordable  
16 housing building on Colton Street with up to 107 units.

17 In addition, the Civic Center Hotel would be  
18 rehabilitated to contain residential and retail uses.  
19 Up to 316 parking spaces would be provided on a  
20 two-level below-grade garage, access from Stevenson and  
21 Brady Streets.

22 The project would also create a publicly  
23 accessible open space, the Brady Open Space, as well as  
24 a publicly accessible mid-block passage from the open  
25 space to Market Street.

1 Overall, the project would include  
2 construction of 477 residential units, some of which  
3 would be affordable; 107 affordable units in the Colton  
4 Street building; 32,800 square feet of open space;  
5 27,300 square feet of union facility use; and 13,000  
6 square feet of ground floor retail use.

7 The project would require height  
8 reclassification for the Colton Street affordable  
9 housing parcel and conditional use authorization to  
10 permit development of a large lot and large  
11 non-residential use.

12 The Draft EIR concluded that the project would  
13 result in two significant and unavoidable impacts,  
14 including a project-specific impact to historic  
15 architectural resources and a cumulative construction  
16 impact related to transportation and circulation.

17 The Draft EIR found that the impacts to  
18 archeological resources, tribal cultural resources,  
19 noise, air quality, geology and soils, and  
20 paleontological resources could be mitigated to a  
21 less-than-significant level.

22 The hearing to receive the Historic  
23 Preservation Commission's comments on the Draft EIR was  
24 held on June 7th, 2017. I provided you with a copy of  
25 the HPC's letter. At the hearing, the HPC agreed that

1 the Draft EIR analyzed an appropriate range of  
2 preservation alternatives to address the significant  
3 and historic resource impact on the Lesser Brothers  
4 building.

5 Today, comments should be directed to towards  
6 the adequacy and accuracy of the information contained  
7 in the Draft EIR. For members of the public who wish  
8 to speak, please state your name for record.

9 Staff is not here to answer comments today.  
10 Comments will be transcribed and responded to in  
11 writing in the response to comments document, which  
12 will respond to comments received and make revisions to  
13 the Draft EIR as appropriate.

14 Those who are interested in commenting on the  
15 Draft EIR in writing by mail or e-mail may submit their  
16 comments to my attention at 1650 Mission Street,  
17 Suite 400, San Francisco by 5:00 p.m. on June 26th,  
18 2017.

19 After the comment period ends on June 26th,  
20 the Planning Department will prepare a response to  
21 comments document, which will contain our responses to  
22 all relevant comments in the Draft EIR heard today and  
23 sent in writing to the Planning Department by 5:00 p.m.  
24 on June 26th.

25 This concludes my presentation. Thanks.



1 PRESIDENT HILLIS: Thank you.

2 So we'll open this up to public comment. I  
3 have two speaker cards, Josh Bourgeois, Gregory Santee.

4 SECRETARY IONIN: I will remind members of the  
5 public that this opportunity to speak is only to the  
6 accuracy and adequacy of the Environmental Impact  
7 Report, not to the project itself.

8 JOSH BOURGEOIS: Good afternoon, Josh  
9 Bourgeois. I'm with the Golden State Environmental and  
10 Social Justice Alliance. I only have three minutes, so  
11 I'm obviously not going to be able to give you the full  
12 scope of our comments. The comment letter, as you --  
13 or the presenter stated earlier, is not due until the  
14 26th, I believe.

O-Bourgeois.1  
GC-3

15 We're in the final stages of preparing our  
16 quite lengthy comment letter, and we did find several  
17 inadequacies with the Draft Environmental Impact  
18 Report. Again, I can't really even get into it today  
19 because of the time limit, but I'm just here simply to  
20 say that we are commenting on this and just for you to  
21 be on the lookout for our letter.

22 And we look forward to hearing the responses  
23 to comments, whenever it is that they go out.

24 Thank you.

25 PRESIDENT HILLIS: Thank you.

1                   Next speaker, please.

2                   GREGORY SANTEE: Hello, Gregory Santee. Yes,  
3 I don't know if I'm addressing the right area or not,  
4 but basically, the impact, you know, on the environ- --  
5 on the citizens is -- it's horrible. It's horrible.

6                   This company that is taking over the Civic  
7 Center Hotel, they have totally let it, you know, fall  
8 apart. They've done a little bit of construction, but  
9 it is an absolute filthy mess to live in.

10                  I have take- -- I went to the Department of  
11 Health; I went to the Department of Building  
12 Inspectors, and I've had them -- I've filed a complaint  
13 to have them come out and take a look; they've come out  
14 and taken a look, and nothing has changed.

15                  So I don't understand how a company that makes  
16 millions of dollars can come in and take control of a  
17 building and then not be able to maintain it in a -- in  
18 a -- in a proper manner, you know, and then to go to  
19 the lengths where they would have the police come and  
20 take me to the psych hospital today to try to prevent  
21 me from coming to this hearing to let you know exactly  
22 what is going on -- that is ridiculous.

23                  And so point being, this is -- if they cannot  
24 handle, you know, the cleanliness of a small building  
25 like this, how are they going to be expected to --

I-Santee.1  
GC-3

I-Santee.1  
(cont.)

1 to -- to build all these big buildings and control them  
2 with a commercial company that's supposed to be  
3 cleaning that is not cleaning at all?

4 That is my problem. That is my problem with  
5 this company. And I realize, you know, that, you know,  
6 I'm not -- I didn't go to college, so I don't really  
7 have the wherewithal to have all the details down. And  
8 I'm -- so point being is is there needs to be -- there  
9 needs to be some addressing going on with this company.

10 This company is tyrannical, in my opinion. I  
11 mean, and -- and -- an it should be -- it should be  
12 stopped right now, in my opinion. I think that -- I  
13 think that there needs to be some real -- real --  
14 somebody needs to take a look at this company and  
15 figure out what's going on with this company.

I-Santee.2  
PH-1

16 They are going to try to evict people that  
17 have been living there for 20 years. There's people  
18 been living there for 20 years, 20 or 30 years. And so  
19 they want to evict them and try to move them into this  
20 other housing when these people that have been living  
21 there are very comfortable living at the Civic Center  
22 Hotel.

23 That is a fact because I've talked to them.  
24 They don't want move. They don't want to move out  
25 because they want to move or do whatever they'd like to

I-Santee.2  
(cont.)

1 do with other citizens in that -- in that hotel. I'm  
2 fine and comfortable living there. I was fine and  
3 comfortable living there before this company took over.  
4 They took over, and now it is absolutely dirty and  
5 filthy. And I'm not over-exaggerating.

I-Santee.1  
(cont.)

6 I can't seem to get the right people to do  
7 anything about it. And so now, all of a sudden, this  
8 company is going to come into town, take over the Civic  
9 Center Hotel and build these big, big skyscrapers, and  
10 they are expected to provide housing for people that  
11 choose to break the law and use nasty drugs and -- and  
12 the list goes on.

13 I don't do anything that would warrant, you  
14 know, what I am complaining about. Thank you, sir.

15 PRESIDENT HILLIS: Yes.

16 Ms. Trauss.

17 SONJA TRAUSS: Hi, my name is Sonja. I live  
18 at Seventh and Natoma. So I'm here to comment really  
19 as somebody who lives a few blocks away.

I-Trauss.1  
PM-1

20 I'm really looking forward to this project  
21 overall. That block is mostly parking lot. And then  
22 that one-story retail, which I know is technically old,  
23 but, like, none of that retail's neighborhood-serving.  
24 It's wholesale. You know, I walk by there all the  
25 time, and I'm, like, this does nothing for me.

I-Trauss.2  
PD-3

1 But the Civic Center Hotel doesn't have to be  
2 torn down. Like, there may be a decision that it is,  
3 in a long-term, better to tear it down. But it really  
4 doesn't have to be. It's already, like, a five-story  
5 building. It's on the corner of a lot. I know the  
6 developers hate building things in the shape of an L  
7 for some reason and really, really want a square-shaped  
8 lot.

9 But there's a lot of land there. You could  
10 make a big huge building, and a lot of people could  
11 live there, you know, with out disrupting people's  
12 lives in Civic Center. So just keep in mind, might be  
13 a be a good option. Thank you so much.

14 PRESIDENT HILLIS: Thank you.

15 Any additional public comment on the  
16 Draft EIR?

17 (No response)

18 PRESIDENT HILLIS: Seeing none, we'll close  
19 public comment.

20 Any Commissioner comments at this time?

21 Commissioner Johnson?

22 COMMISSIONER JOHNSON: Thank you.

A-Johnson.1  
GC-3

23 As always, the environmental team does a  
24 fantastic job with the EIRs. I will be reading it more  
25 closely and seeing if comments are warranted. Some of

A-Johnson.1  
(cont.)

1 the comments seem valid on looking at project  
2 alternatives, but that's not usually the purview of the  
3 EIR. That will be for when we look at the project.

4 But I would just -- I'll be looking closely at  
5 the project alternatives to make sure that maintenance  
6 of the Civic Center Hotel, that alternative is sort of  
7 properly described within the EIR. But for now, good  
8 job, staff.

9 Thank you.

10 PRESIDENT HILLIS: Commissioner Moore.

11 COMMISSIONER MOORE: I looked closely at the  
12 Historic Preservation piece before seeing the letter  
13 that came in today. It's actually exceptionally  
14 comprehensive and accurate and well illustrated in  
15 comparison to some of previous other reports.

16 So I see this moving into a very clear, well  
17 prepared EIR as far as I can see at this moment.

18 PRESIDENT HILLIS: Okay. Thank you.

19 And a reminder that written comments will be  
20 accepted until 5:00 p.m. on June 26th.

21 (Whereupon, the proceedings concluded  
22 at 1:53 p.m)

23

24

25

1     STATE OF CALIFORNIA             )  
2                                     )     ss.  
3     COUNTY OF MARIN             )

4                     I, DEBORAH FUQUA, a Certified Shorthand  
5     Reporter of the State of California, do hereby certify  
6     that the foregoing proceedings were reported by me, a  
7     disinterested person, and thereafter transcribed under  
8     my direction into typewriting and is a true and correct  
9     transcription of said proceedings.

10                    I further certify that I am not of counsel or  
11     attorney for either or any of the parties in the  
12     foregoing proceeding and caption named, nor in any way  
13     interested in the outcome of the cause named in said  
14     caption.

15                    Dated the 29th day of June, 2017.

16

17                                     DEBORAH FUQUA  
18                                     CSR NO. 12948  
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