



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 10/18/2018

Record No.: 2015-016243CUA
Project Address: 611 JONES STREET
Zoning: RC-4 (Residential-Commercial, High Density) District
North of Market Residential Special Use District
80-T-130-T Height and Bulk District
Block/Lot: 0304/003
Applicant: William Mollard
Workshop1
953 W. MacArthur Blvd.
Oakland, CA 94608
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes demolition of the existing single-family dwelling unit and new construction of an eight-story, 89'-6" tall residential building (approximately 13,132 square feet) with seven (7) two-bedroom dwelling units and 548 square feet of usable open space provided within the rear yard setback. No off-street vehicle parking is proposed, however, Class 1 bicycle parking will be provided at the ground floor within individual storage lockers for each unit.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for the demolition of a single-family dwelling unit, and for the construction of a building in excess of 50 feet within an RC (Residential-Commercial) District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any public comment on the proposal. The Project Sponsor held a neighborhood pre-application meeting and conducted outreach specifically to the adjacent properties and owners, additionally reaching out to the nearby Places of Entertainment as part of the Entertainment Commission's process. An adjacent building operator had concerns about potential construction noise and dust, but no comments were received about the proposed design or use of the building.
- **Existing Tenant History.** The existing single-family dwelling was purchased in August 2015 and has been vacant since that time.

- **Design Review Comments.** The project proposed at time of submittal contained 13 stories and 12 dwelling units; however, in order to maintain compatibility with the surrounding neighborhood and historic context, the project was limited to a maximum of 9 or 10 stories, with setbacks needed above the 8th floor. The reduced floor area at the upper stories due to the setback, coupled with higher costs associated with a “high-rise” construction typology under the Fire Code led the Project Sponsor to limit the building to 8 stories.¹ Additionally, there has been a recent change of interpretation at the state level regarding the Fire Code, where roof decks are now considered “occupiable floors”. As such, the project needed to remove the previously proposed roof deck to keep the building below the “high-rise” construction threshold. The usable open space for the project is therefore entirely provided at the ground floor rear yard. In order to maintain access to this space and provide additional storage and bicycle parking for the units, the project proposes dwelling units only at the second floor and above.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the demolition of an existing single-family dwelling, the replacement structure will contain seven (7) new two-bedroom dwelling units of approximately 1,156 square feet each. The net addition of housing, particularly housing that exhibits a “residential flat” typology and is suitable for habitation by families, are priorities for the City. The increase in density is consistent with the purposes of the RC-4 District and the North of Market Residential SUD, and the proposed 8-story building form is more compatible with the characteristics of the neighborhood. Although the Project does not fully maximize the permitted density on-site, there are unique lot and construction constraints that limit the creation of additional units. The Project has been designed to be compatible with the characteristics of the adjacent historic districts, exhibiting similar scale and massing, architectural expression, and material detailing. For these reasons, the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Addendum to Mitigated Negative Declaration and MMRP

Final Negative Declaration (Case No. 2000.497E, issued March 26, 2001)

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

¹ The Fire Code determines a building to be a “high-rise” if the distance between the lowest access point to the building and the finished floor level of the highest occupiable floor in the building exceeds 75 feet, equal to the length of a fire ladder; as designed, the proposed 8th story has a finished floor at 75 feet.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 18, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

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80-T-130-T Height and Bulk District
Block/Lot: 0304/003
Project Sponsor: William Mollard
Workshop1
953 W. MacArthur Blvd.
Oakland, CA 94608
Property Owner: ISCA ASSETS 34, LLC
7 West 41st Ave. #251
San Mateo, CA 94403
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 253, 317, 249.5(c)(10), AND 303, TO DEMOLISH THE EXISTING SINGLE-FAMILY DWELLING UNIT AND CONSTRUCT A NEW 8-STORY (89'-6" TALL) RESIDENTIAL BUILDING IN EXCESS OF 50 FEET WITHIN AN RC DISTRICT, CONTAINING SEVEN (7) TWO-BEDROOM DWELLING UNITS, 548 SQUARE FEET OF USABLE OPEN SPACE PROVIDED AT THE REAR YARD, NO OFF-STREET VEHICLE PARKING SPACES, AND SEVEN (7) CLASS 1 BICYCLE PARKING SPACES WITHIN STORAGE LOCKERS AT THE GROUND FLOOR, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND A 80-T-130-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 17, 2016, Anthony Pantaleoni of Kotas/Pantaleoni Architects filed Application No. 2015-016243CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing single-family dwelling unit and construct a new 13-story, 130-ft tall, residential building with 12 dwelling units (hereinafter "Project") at 611 Jones Street, Block 0304, Lot 003 (hereinafter "Project Site").

On April 10, 2017, the Department received a letter from the property owner authorizing William Mollard of Workshop1 (hereinafter "Project Sponsor") to act as the property owner's agent on all matters regarding the Application on file with the Department. On October 12, 2017, the Project was revised, proposing construction of an 8-story residential building with 8 dwelling units. Subsequently, on June 19, 2018, based on a state-level change of interpretation of the fire code, the Project was reduced to an 8-story, 7-unit residential building.

On October 18, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-016243CUA.

The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Addendum to FND finds that since the preparation of the FND in 2001 (Case No. 2000.497E), there have been no changes in the project or the project's circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project's significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-016243CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-016243CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing single-family dwelling and new construction of an eight-story, 89'-6" tall, residential building (approximately 13,132 gross square feet) with seven (7) two-bedroom dwelling-units and 548 square feet of usable open space provided within the rear yard setback. No off-street vehicle parking is proposed, however, Class 1 bicycle parking will be provided within ground floor storage lockers for the units.
3. **Site Description and Present Use.** The Project Site is located on the west side of Jones Street between Post and Geary Streets within the Downtown/Civic Center neighborhood just south of the Nob Hill neighborhood boundary. The 2,188 square foot site consists of a single lot with 25 feet of frontage along Jones Street and measures approximately 87'-6" deep. The site is developed

with a one-story over garage single-family dwelling constructed circa 1908 and has been vacant since the current owner purchased the property in August 2015.

4. **Surrounding Properties and Neighborhood.** The Project Site and the blocks in the immediate vicinity are located within the RC-4 (Residential-Commercial, High Density) Zoning District, characterized by high-density residential uses combined with neighborhood-serving commercial uses at or below the ground floor. The Project Site is located between the Nob Hill neighborhood to the north and the Civic Center and Tenderloin neighborhoods to the south and southwest. The Polk Street Neighborhood Commercial District is to the west of the site, with Union Square to the east. Additionally, the Project Site is located south of the Lower Nob Hill Apartment Hotel Historic District and north of the Uptown Tenderloin Historic District. Buildings in the vicinity range from 4- to 12-stories in height, with the predominant street wall ranging between 6- and 8-stories. As expected within the subject zoning district, most buildings are mixed-use in character, with high-density residential uses above a commercial ground floor.
5. **Public Outreach and Comments.** To date, the Department has not received any public comment on the proposal. The Project Sponsor held a neighborhood pre-application meeting and conducted outreach specifically to the adjacent properties and owners, additionally reaching out to the nearby Places of Entertainment as part of the Entertainment Commission's process. An adjacent building operator had concerns about potential construction noise and dust, but no comments were received about the proposed design or use of the building.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use and Density.** Planning Code Section 209.3 states that residential uses are permitted within the RC-4 District at a density up to one unit per 200 square feet of lot area. Additionally, pursuant to Planning Code Section 249.5(c)(4), in the portion of the North of Market Residential Special Use District (SUD) designated as Subarea No. 1, the density ratio shall be one dwelling unit for each 125 square feet of lot area.

The Project Site contains approximately 2,188 square feet of lot area and therefore may principally permit up to 18 residential dwelling units. The Project proposes 7 dwelling units, which is within the permitted density as allowed in the RC-4 District and North of Market Residential SUD. The seven proposed dwelling units would be considered "residential flats", with exposure to both the street and rear yard, and would all contain two bedrooms and approximately 1,156 square feet.
 - B. **Streetwall Setbacks.** Planning Code Section 132.2 states that within the North of Market Residential SUD, the Commission may impose setbacks to the upper portions of structures in order to maintain the continuity of a predominant streetwall height. The dimensions of the setback varies based on the prevailing height of the streetwall.

The property is located between two historic districts where the contributing properties in both districts are generally 4- to 6-stories in height. However, the scale of development on the subject block varies widely, ranging from 4-stories seen at the property immediately adjacent to the north, to 12-stories as seen at the property directly across the street. As such, the perception of a prevailing streetwall height is diminished and poorly defined on the subject block face. Within this context, the Department therefore felt that setbacks to the proposed streetwall were not warranted below 80 feet. The Project maintains a continuous streetwall and at the proposed 8-stories (89'-6") will be compatible with the surrounding buildings and topography.

- C. **Rear Yard.** Planning Code Section 134 requires that projects in the RC-4 District provide a minimum rear yard depth equal to 25 percent of lot depth at the lowest story containing a dwelling unit and above.

The Project Site has a lot depth of 87'-6", with a required rear yard setback of at least 21'-10.5". The Project proposes a rear yard setback of 21'-11" and therefore meets the Code requirement. The rear of the proposed building includes bay windows at floors 2 through 8, which project out beyond the rear yard setback line and comply with the permitted bay obstructions as specified in Planning Code Section 136(c)(2).

- D. **Residential Open Space.** Planning Code Section 135 requires 36 square feet of private usable open space per dwelling unit and 48 square feet of common usable open space per dwelling unit within the RC-4 District. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

The Project will provide an area of common usable open space within the rear yard, measuring 25' wide and 21'-11" deep, for a total area of 548 square feet. The seven (7) dwelling units within the project require a minimum of 336 square feet of common usable open space in order to meet the Code requirement; therefore, the Project complies with this requirement.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

The Project proposes seven (7) dwelling units, which could also be characterized as "residential flats" because all units meet the exposure requirement by facing out onto both a public street and Code-compliant rear yard.

- F. **Street Frontages in Residential-Commercial Districts.** Planning Code Section 145.1(c)(3) requires space for "active uses" be provided within the first 25 feet of building depth on the ground floor, and first 15 feet above the ground floor. Building systems including mechanical, electrical and plumbing may be exempted from this requirement by the Zoning Administrator in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space. Planning Code Section 145.1(c)(4)

requires that ground floor non-residential uses in RC Districts have a minimum floor-to-floor height of 14 feet. Planning Code Section 145.1(c)(6) requires frontages with active uses that are not residential or PDR to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level to allow visibility to the inside of the building.

The Project contains only residential uses, which are considered active above the ground floor. At the ground floor, the Project provides a building lobby approximately 6'-10" wide, and is therefore also considered an active use under Code. The remaining ground floor frontage is devoted to required second means of egress and an electrical and trash room, features which must be provided with access to the street. Where the Project does contain active ground floor uses, these frontages have been made transparent, thus meeting the intent of the Code and minimizing any negative impacts to the quality of the ground floor and pedestrian environment. The Project does not contain non-residential uses at the ground floor, and therefore is not required to comply with the 14-foot ground floor ceiling height requirement; however, the Project will provide a 13-foot floor-to-floor height at the ground level, which serves as an appropriate architectural transition between the bases of the two adjacent buildings. The portion of the frontage that is considered active use has nearly 100% transparency.

- G. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking for any use within the RC Districts.

The Project does not propose any off-street vehicle parking, and therefore complies with this Code Section.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units.

The Project proposes 7 dwelling units and therefore requires 7 Class 1 bicycle parking spaces and no Class 2 spaces. The Project will provide Class 1 bicycle parking through individual storage units located at the ground floor for each unit.

- I. **Height in RH, RM, or RC Districts.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in an RH District, or more than 50 feet in an RM or RC District is prescribed by the height and bulk district in which the property is located, any building or structure exceeding those heights shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would result in an 8-story structure with a finished roof height of 89'-6"; therefore Conditional Use Authorization is required. For further discussion and consideration of the Project's height and bulk, see Sections 6(B), 6(J), and 6(K). See Section 8, below, for Section 303 findings.

- J. **Height.** The Project is located within an 80-T-130-T Height and Bulk District, which limits buildings to a base height of 80 feet and allows for a maximum height of 130 feet through Conditional Use Authorization, pursuant to Planning Code Sections 260 and 263.7. Further, currently a fee of \$5 times the total gross square footage of floor space located above 80 feet in height shall be paid to the Mayor's Office of Housing and Community Development that will be allocated to the North of Market Affordable Housing Fund.

The Project proposes a roof height of 89'-6", and therefore seeks special height exceptions to the 80-foot base height limit permitted in the North of Market Residential SUD. As discussed in Section 6(B), above, the scale of development in the immediate vicinity varies widely with no clearly defined streetwall height; therefore, setbacks for the Project were not warranted at or below the 80-foot threshold. The eighth floor of the proposed building would be subject to the fee described in Section 263.7(e), which would be allocated to the North of Market Affordable Housing Fund; although the floor slab of this level sits at 75 feet, below the 80-foot threshold, this floor could not otherwise exist without extending above the 80-foot limit.

- K. **Bulk.** The Project is located within an 80-T-130-T Height and Bulk District, and pursuant to Planning Code Section 270, maximum bulk dimensions apply to portions of the building above the prevailing streetwall height, as defined by Section 132.2, but in no case higher than 80 feet. Above this established streetwall height, or 80-foot maximum, the building may not exceed a length of 110 feet, or a diagonal dimension of 125 feet.

As discussed in Section 6(B), above, the scale of development in the immediate vicinity varies widely with no clearly defined streetwall height; therefore bulk controls pursuant to Section 270 apply at heights above 80 feet for the proposed Project. Above 80 feet in height, the Project proposes a building length of 65'-7", and a building diagonal dimension of 69'-10". As such, the Project complies with the bulk controls for the subject district.

- L. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis to determine if the project would result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

A preliminary shadow fan analysis was conducted during the Preliminary Project Assessment (PPA), at which time the project was still proposing a 13-story structure. The preliminary shadow fan analysis revealed that no net shadow would be added to any Recreation and Park Department properties. The Project has been further reduced in height to only 8 stories since the time of the PPA; therefore the Project complies with this requirement.

- M. **Entertainment Commission Outreach.** Planning Code Section 314 requires that the Planning Department and Planning Commission consider the compatibility of uses when approving residential uses adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to

ensure that the design of such new residential development project takes into account the needs and interests of both the Places of Entertainment and the future residents of the new development.

The Project Site is located within 300' of three Places of Entertainment and the Project Sponsor conducted outreach to each of the businesses during review of the development application. The Places of Entertainment either had no concerns about the project, or did not respond to the outreach efforts made by the Project Sponsor. As such, on August 20, 2018, the Entertainment Commission (EC) determined that a hearing on the project before their Commission was not required, and EC staff recommends to the Planning Department and/or the Department of Building Inspection that the standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects" are adopted for this project.

- N. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes a checklist of criteria that the Planning Commission shall consider in review of the application. Additionally, pursuant to Planning Code Section 249.5(c)(10), when considering whether to grant a conditional use permit for the demolition of a residential building within the North of Market Residential SUD, consideration shall be given to the purposes of the North of Market Residential SUD set forth in Section 249.5(b), in lieu of the criteria set forth in Section 303(c).

The Project will demolish an existing, vacant single-family dwelling unit and therefore requires Conditional Use Authorization per Section 317. The additional criteria specified under Section 317(g)(5) have been incorporated as findings as a part of this Motion. See Section 7, below, "Additional Findings Pursuant to Sections 249.5(c)(10) and 317 – Residential Demolition".

7. **Additional Findings Pursuant to Sections 249.5(c)(10) and 317 – Residential Demolition.** Planning Code Sections 249.5(c)(10) and 317(g)(5) establish criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units, including those within the North of Market Residential SUD. On balance, the Planning Commission finds that the project is compliant with these criteria as follows:

- A. Whether the demolition of the Residential Unit is consistent with the purposes of the North of Market Residential SUD, as set forth in Section 249.5(b), and consideration given to the adverse impact on the public health, safety and general welfare due to the loss of existing housing stock in the district and to any unreasonable hardship to the applicant if the permit is denied.

The purposes of the North of Market Residential SUD are to protect and enhance important housing resources in an area near downtown; conserve and upgrade existing low- and moderate-income housing stock; preserve buildings of architectural and historic importance and preserve the existing scale of development; maintain sunlight in public spaces; encourage new infill housing at a compatible

density; limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area; and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The Project is consistent with these purposes in that it would demolish an underutilized housing site currently occupied by a single-family dwelling and construct an 8-story, infill residential building with seven (7) dwelling units. This Project's higher density and scale is more consistent and compatible with the surrounding density and urban form of the North of Market Residential SUD, and as a result, helps protect and enhance important housing resources in proximity to downtown. The existing building is not an historic resource nor a contributor to an historic district and therefore may be demolished without significant impact. Additionally, the proposed replacement building has been found consistent with the adjacent historic districts, demonstrating compatibility in its overall scale and massing, its tripartite proportions, and its selected materials and detailing. The Project does not include any hotel or other commercial uses that might adversely impact the residential nature of the area, or might detract from the provision of neighborhood serving retail uses. Lastly, the loss of the existing single-family dwelling will not result in adverse impacts on the public health, safety and general welfare, as this existing housing resource has been vacant and the replacement building will result in a net addition of units, helping to address in a small manner the City's overall housing shortage.

B. Whether the property is free of a history of serious, continuing Code violations;

The property is free of a history of serious, continuing Code violations. The property had two complaints from the Department of Building Inspection filed in 2010 and 2011 for work without permit; however, both cases were abated, and permits were acquired for the work.

C. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The property has been maintained in a decent, safe, and sanitary condition.

D. Whether the property is an "historical resource" under CEQA;

Based on the findings in the Negative Declaration dated March 26, 2001, as part of Case No. 2000.497E, the Project Site does not contain an historical resource under CEQA.

E. Whether the removal of the resource will have a substantial adverse impact under CEQA;

This criteria is not applicable since the property does not contain an historical resource under CEQA. The Project and replacement structure has been designed to be compatible with the surrounding historic districts and has also been determined that it will not cause a significant adverse impact to the adjacent historic resources.

F. Whether the project converts rental housing to other forms of tenure or occupancy;

The existing single-family dwelling unit at the Project Site has been vacant since the current owner purchased the property in August 2015; while it could be leased for rental occupancy, it has not been utilized in this manner. The proposed Project will create seven (7) dwelling units that are intended for sale as condo units; however, this form of occupancy is subject to change based on project financial feasibility at time of construction and sale or leasing.

- G. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The Project will not remove a rental unit subject to the Residential Rent Stabilization and Arbitration Ordinance, as single-family homes are not subject to the controls of said Ordinance.

- H. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project will demolish the existing single-family dwelling and so does not conserve existing housing. However, the existing single-family dwelling is also not wholly compatible with the neighborhood character, which is otherwise characterized by high-density residential buildings. The existing single-family dwelling has been vacant since at least 2015.

- I. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

As discussed in Section 7(H), the existing single-family dwelling is out of character with the surrounding RC-4 and North of Market Residential SUD, characterized by multi-story, high-density residential buildings. The replacement in-fill building is more consistent with this intended scale of development and has also been found to be compatible with the adjacent historic districts.

- J. Whether the project protects the relative affordability of existing housing;

The existing single-family dwelling unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance, and is therefore subject to market-rate demand pricing. The Project will provide new market-rate units and should therefore be comparable to the affordability of the existing unit. The Project will also result in a net addition of units to the City's housing stock, thereby providing minor relief to the overall demand for housing.

- K. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Project proposes to construct seven (7) dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415, and will not increase the number of permanently affordable units.

- L. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project will locate in-fill housing on an appropriate site within an established neighborhood. The replacement structure at the height and scale proposed is more consistent with the established neighborhood character, and is more consistent with the intent of the RC-4 and North of Market Residential SUD than what currently exists from the single-family dwelling at the Project Site.

- M. Whether the project increases the number of family-sized units on-site;

The Project will increase the number of family-sized dwelling units on-site from the one (1) existing three-bedroom unit to seven (7) two-bedroom units, a net increase of six (6) family-sized units.

- N. Whether the project creates new supportive housing;

No, the Project will not create new supportive housing.

- O. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project has been reviewed and found to be consistent with relevant design guidelines, and will enhance the existing neighborhood character through construction of a building that is more consistent with the surrounding neighborhood context and scale, and with the overall intent of the high-density residential districts in which the Project Site is located. The Project design will help further define a continuous streetwall along the subject blockface, and has been found to be compatible with the adjacent historic districts in terms of overall massing and scale, relative building proportions, and the materials and detailing exhibited.

- P. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site Dwelling Units by six, from the one (1) existing single-family dwelling, to seven (7) residential flats.

- Q. Whether the project increases the number of on-site bedrooms;

The Project will increase the overall number of on-site bedrooms. Currently, there are three (3) total bedrooms on-site in the single-family dwelling. The Project will result in fourteen (14) total bedrooms, with two in each of the proposed dwelling units.

- R. Whether or not the replacement project would maximize density on the subject lot;

The Project will not maximize density on the subject lot. The RC-4 District would normally permit up to eleven (11) units, and since the Project Site is within the North of Market Residential SUD, it may actually permit up to eighteen (18) units on-site. The Department and Project Sponsor discussed the possibility of creating additional units at the Project Site; however, given the shallow lot depth and relatively small size of the subject property, it would be difficult to achieve more than a single unit per floor given the additional floor area that would be required for circulation and egress under such a proposal. Furthermore, additional height to potentially accommodate more units was not a desirable

option for the Project, as this would require the building to be reviewed as high-rise construction under the Fire Code, which incurs additional costs. Lastly, while a building could theoretically extend upwards to a maximum height of 130 feet on the subject property, any additional height above the eighth story would require a substantial front setback and would likely be limited to an additional one or two stories of height, in order to be compatible with the neighborhood and surrounding historic context. The shallow overall lot depth, in conjunction with these needed setbacks, further reduces the viability of an alternative proposal with additional height. For all these reasons, it is unlikely that any building could successfully maximize the permitted density on the subject lot.

- S. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Project will replace a single-family dwelling containing three bedrooms and approximately 1,600 square feet with seven (7) two-bedroom units of approximately 1,156 square feet each. Though slightly smaller, the replacement housing is still considered family-sized housing, and will provide similar desirable amenities such as exposure out to both the street and the rear yard, a characteristic of residential flats.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project, at 8-stories tall with seven (7) residential units, is at a size and intensity that is desirable for and compatible with the surrounding neighborhood, and particularly that of the North of Market Residential SUD. The Project results in the net addition of dwelling units to the City's housing stock, and is physically situated on the lot so as to provide a Code-compliant rear yard setback, which helps ensure continued access to light and air for the surrounding residential buildings.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a 7-unit, approximately 13,132 square-foot building within the RC-4 Zoning District. The Project Site is located within a quarter-mile of numerous MUNI bus lines (1AX, 1BX, 2, 3, 8, 8AX, 8BX, 27, 30, 31, 31AX, 31BX, 38, 38AX, 38BX, 38R, 45, and 76X) and within a half-mile of the Powell Street BART station. The Project is consistent with the City's Transit First Policy and will also remove an existing curb cut at the Project Site, resulting in the creation of a new on-street parking space.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will be comprised solely of residential uses and will not be a source of significant noise, glare, dust or odor.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project will incorporate a landscaped rear yard to meet the usable open space requirement for the proposed residential units. The Project will not include any off-street parking or loading, and lighting will be directed downward so as to minimize light pollution and disruption to neighboring buildings.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is located within the RC-4 District and the North of Market Residential SUD, characterized by high-density residential uses. The Project would replace an underutilized single-family dwelling with an 8-story, residential flat building containing seven (7) dwelling units. The increase in density therefore conforms with the purposes of these Districts.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.2

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project is an in-fill residential development that would replace the existing, underutilized single-family dwelling with an 8-story, 7-unit residential building. The proposed dwelling units would each contain two bedrooms and are characterized as residential flats with exposure to both the street and a Code-complying rear yard; this unit typology and size is sufficient to support the City's need for additional family-sized and livable units. Although the Project would demolish an existing residential unit, the net addition of units to the City's housing stock is seen as desirable and more compatible with the high-density residential uses that are characteristic of the subject Zoning District and surrounding neighborhood. The Project would not provide any off-street vehicle parking and is located within walking distance of numerous local MUNI bus lines as well as the Powell BART Station, thus serving to reinforce the use of public transportation to meet the majority of daily trip needs. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and the fabric of the adjacent historic districts. The Project draws on a similar tripartite architectural expression, and uses materials and detailing that relates to the established architectural language of the adjacent buildings and surrounding development on the block. While the Project does not maximize the permitted density of the site and does not include any permanently affordable units, there are unique constraints associated with this specific lot that makes the inclusion of more units infeasible. For these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project will not displace any existing retail at the Project Site. The net addition of dwelling units will enhance other existing neighborhood-serving retail uses in the vicinity.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project will demolish an existing single-family dwelling unit, however, will construct seven (7) dwelling units in its place. The surrounding neighborhood consists primarily of apartment buildings and some hotels. By increasing the density on-site through construction of an 8-story building, the resulting Project is more consistent and compatible with the surrounding neighborhood character. Although the Project Site is not within an historic district, the Project has been designed to be compatible with the scale and massing, the architectural expression, and the material detailing of buildings within the adjacent historic districts.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will have no effect on the City's supply of affordable housing. The existing single-family dwelling unit to be demolished is not an affordable unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance. As the Project proposes only seven (7) dwelling units, it is not subject to inclusionary affordable housing requirements under Planning Code Section 415.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project will not impede MUNI transit service or overburden streets or neighborhood parking. The Project does not propose any parking and is located in a transit-rich neighborhood with access to numerous MUNI bus lines, and within walking distance to a BART station. The existing curb cut at the Project Site will be removed making an additional on-street parking space available to the neighborhood.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and will have no effect on the City's industrial and service sectors.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any landmarks or historic buildings. Although not located within an historic district itself, the Project has been designed to be compatible with the adjacent Lower Nob Hill Apartment Hotel Historic District and the Uptown Tenderloin Historic District.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no effect on parks and open space and their access to sunlight and vistas.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-016243CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 17, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Department has prepared an Addendum to the Final Negative Declaration (Addendum to FND) pursuant to California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). The Addendum to FND finds that since the preparation of the FND in 2001 (Case No. 2000.497E), there have been no changes in the project or the project’s circumstances or no new information leading to new significant impacts not previously analyzed in the FND, or to a substantial increase in the severity of previously-identified significant impacts, or to new mitigation measures that would reduce the project’s significant impacts, but that the project sponsor declines to implement. Therefore, the analysis in the FND remains valid and no supplemental environmental analysis is necessary.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 18, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 18, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of the existing single-family dwelling unit and new construction of an eight-story, 89'-6" tall residential building (approximately 13,132 square feet) with seven (7) two-bedroom dwelling units and 548 square feet of usable open space provided within the rear yard setback, located at 611 Jones Street, Block 0304, Lot 003, pursuant to Planning Code Section(s) 253, 317, 249.5(c)(10), and 303 within the RC-4 (Residential-Commercial, High Density) District, the North of Market Residential Special Use District, and a 80-T-130-T Height and Bulk District; in general conformance with plans, dated July 17, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2015-016243CUA and subject to conditions of approval reviewed and approved by the Commission on October 18, 2018 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 18, 2018 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 20, 2018. These conditions state:
- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - iii. During the design phase, project sponsor shall consider an outdoor lighting plan at the development site to protect residents as well as patrons of surrounding Places of Entertainment.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

11. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

12. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

13. **Bicycle Parking.** The Project shall provide no fewer than seven (7) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

15. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

16. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

17. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

18. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

19. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



PROJECT DATA								PROJECT INFORMATION				DRAWING SHEET INDEX					
Building Program	Beds	Baths	Building Area			Exterior Area ⁴		PROJECT INFORMATION				DRAWING SHEET INDEX					
			Net Saleable ¹	Other ²	Gross Buildable ³	Decking	Landscaped										
								Zoning District						RC-4 North of Market			
Level 1								Occupancy Type						R2			
Storage								Construction Type						III-A			
Other (Includes Circulation)								Sprinklers						NFPA 13			
Rear Yard								Applicable Codes						San Francisco Municipal Code			
														2016 California Building, Mechanical, Plumbing, Electrical Codes			
Level 1 Total														2016 California Energy Code			
Level 2														2016 California Green Building Standards Code			
Unit 201																	
Other (Includes Circulation)																	
Level 2 Total																	
Level 3																	
Unit 301																	
Other (Includes Circulation)																	
Level 3 Total																	
Level 4																	
Unit 401																	
Other (Includes Circulation)																	
Level 4 Total																	
Level 5																	
Unit 501																	
Other (Includes Circulation)																	
Level 5 Total																	
Level 6																	
Unit 601																	
Other (Includes Circulation)																	
Level 6 Total																	
Level 7																	
Unit 701																	
Other (Includes Circulation)																	
Level 7 Total																	
Level 8																	
Unit 801																	
Other (Includes Circulation)																	
Level 8 Total																	
Roof Level																	
Other (Includes Circulation)																	
Roof Level Total																	
PROJECT TOTAL																	
Footnotes																	
¹ Net Saleable Residential Area is measured from face of interior finish of party walls, exterior walls, and corridor walls. This area includes all interior partitions.																	
² Other Area is the everything not included in Net Saleable Residential Area and does not include Exterior Areas.																	
³ Gross Buildable Area is the sum of Net Residential and Other Areas which is the entire footprint of each floor level measured from the exterior finish face of exterior wall and includes stair, elevator and mechanical shafts.																	
⁴ Exterior Area includes all private and common use, landscaped areas, including rear yards, courtyards, roof decks, and balconies.																	

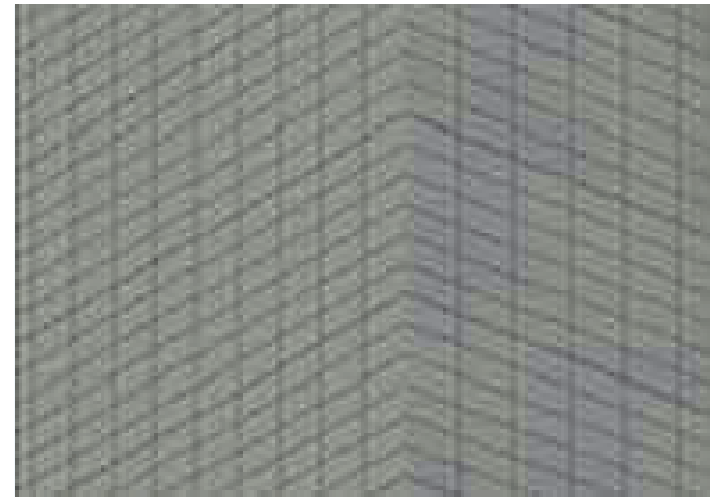
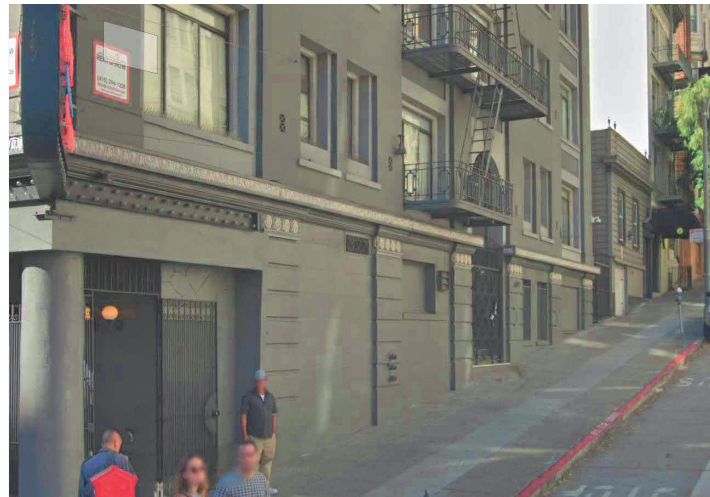
PROJECT INFORMATION			
Zoning District		RC-4 North of Market	
Occupancy Type		R2	
Construction Type		III-A	
Sprinklers		NFPA 13	
Applicable Codes		San Francisco Municipal Code	
		2016 California Building, Mechanical, Plumbing, Electrical Codes	
		2016 California Energy Code	
		2016 California Green Building Standards Code	
Lot Coverage		Existing	Limit
Lot Size		2,186	Proposed
Lot Coverage		1,430	no change
% Lot Coverage		65%	1,520
			70%
Residential Density		Existing	Limit
		1	Proposed
		n/a	7
Unit Distribution		Qty	Ave. Net Area
2 Bedroom / 2 Bath		7	1,156
Family Sized Units		Req'd	Proposed
% of 2+ Bedrooms		40%	100%
2+ Bedrooms		3	7
Below Market Rate (BMR)		Req'd	Proposed
		0	0
Building Height		Existing	Limit
Height		13'	Proposed
# of Stories		1	130'
		n/a	89'-6"
Open Space		Units Served	Req'd
Common		7	Proposed
		336	548
Car Parking		Req'd	Proposed
Residential		0	0
Bicycle Parking		Req'd	Proposed
Class I - Residential		7	7
Class II - Residential		0	0

A0.1 COVERAGE AND PROJECT INFORMATION	
A0.2 CONCEPT RENDERING - VIEW #1	
A0.3 CONCEPT RENDERING - VIEW #2	
A0.4 CONCEPT RENDERING - VIEW #3	
A0.5 CONTEXT PRECEDENTS - CLADDING	
A0.6 CONTEXT PRECEDENTS - BASE	
A0.7 CONTEXT PRECEDENTS - STRING COURSE	
A0.8 CONTEXT PRECEDENTS - RECESSED WINDOWS AND SPANDREL DETAIL	
A0.9 CONTEXT PRECEDENTS - PROJECTING CORNICE	
A1.0 SITE PLAN - EXISTING CONDITIONS	
A1.1 SITE PLAN - PROPOSED CONDITIONS	
A1.2 SITE PLAN - 1ST (GROUND) LEVEL	
A1.3 SITE PLAN - 2ND LEVEL (3RD THROUGH 8TH LEVELS ARE SIMILAR)	
A1.4 SITE PLAN - ROOF LEVEL	
A3.0a BUILDING SECTION - EXISTING CONDITIONS	
A3.0b BUILDING SECTION - JONES STREET AND NORTH PROPERTY LINE	
A3.1 BUILDING ELEVATION - JONES STREET AND NORTH PROPERTY LINE	
A3.2 BUILDING ELEVATION - WEST PROPERTY LINE AND SOUTH PROPERTY LINE	
PROJECT TEAM	
DEVELOPER:	
ISCA ASSETS 34, LLC	
7 WEST 41ST AVE., SUITE 251	
SAN MATEO, CA 94403	
ISAAC BENHARUSH	
(616) 954-0411	
ARCHITECTS:	
WORKSHOP1	
953 W. MACARTHUR BLVD.	
OAKLAND, CA 94608	
MIKE PITLER	
(415) 523-0304 X.2	
LANDSCAPE ARCHITECT:	
OUTERSPACE	
1001A HAMPSHIRE ST.	
SAN FRANCISCO, CA 94110	
LAURA WHITE	
(415) 643-1840	
MEP	
CB ENGINEERS	
449 10TH STREET	
SAN FRANCISCO, CA 94103	
PAUL O'NEILL	
(415) 244-4933	
SURVEYOR / CIVIL ENGINEER:	
SANDIS	
636 9TH STREET	
OAKLAND, CA 94607	
BRUCE DAVIS	
(510) 873-8866	
STRUCTURAL ENGINEER:	
CRITICAL STRUCTURES	
1582 IOMITA BLVD., SUITE 210	
LOMITA, CA 90717	
STEPHEN FONG	
(510) 530-3050	
GEOTECH:	
MURRAY ENGINEERS INC	
935 FREMONT AVENUE	
LOS ALTOS, CA 94024	
WILLIAM P. CARTER	
(650) 559-9980	
JOINT TRENCH CONSULTANT	
MILLENNIUM DESIGN & CONSULTING	
P.O. BOX 737	
ALAMO, CA 94507	
ALFRED GIUSTI	
(925) 783-4300	
CODE CONSULTANT	
ZARI CONSULTING GROUP, INC.	
755 BAYWOOD DRIVE, 2ND FLOOR	
PETALUMA, CA 94954	
JOSEPH ZARI & MARIO BALLARD	
(925) 381-2322	
TRASH CONSULTANT:	
AMERICAN TRASH MANAGEMENT	
1900 POWELL STREET, SUITE 890	
EMERYVILLE, CA 94608	
SCOTT BROWN	
(415) 292-5400	

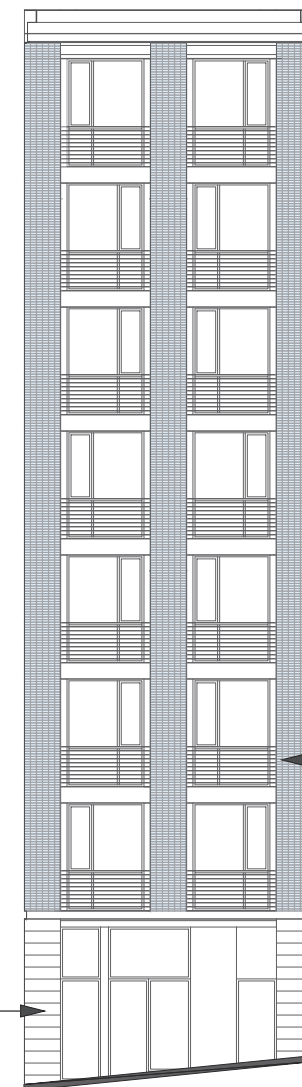




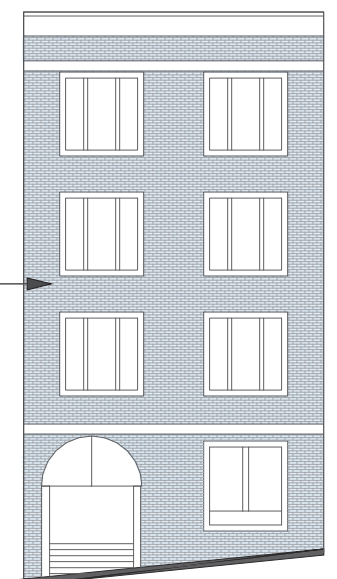




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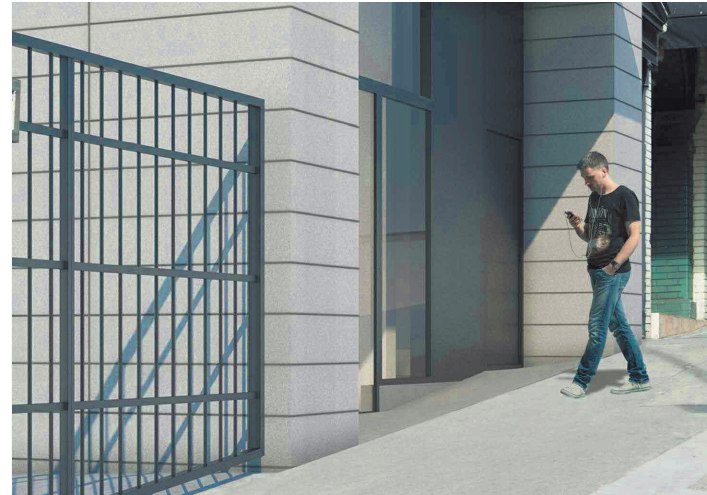
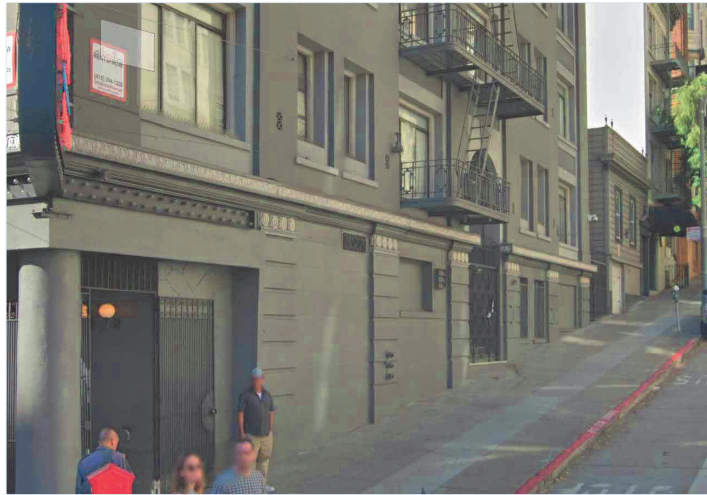
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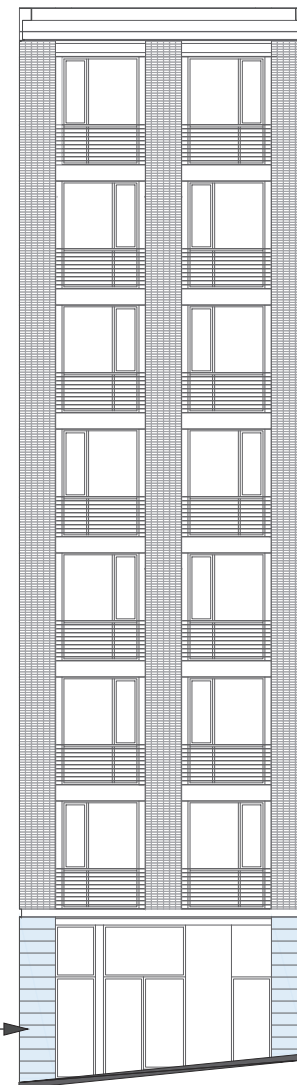
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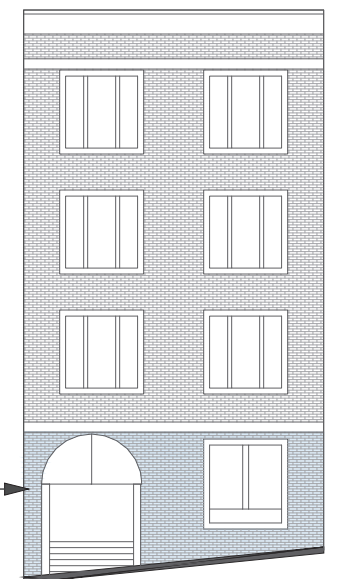
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605 JONES STREET



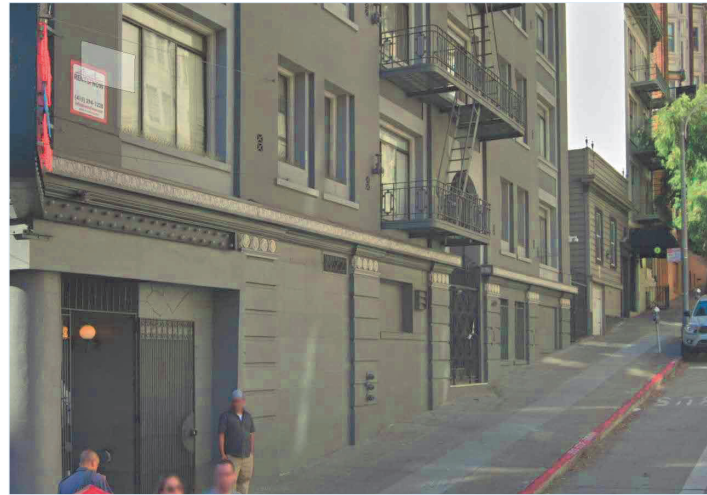
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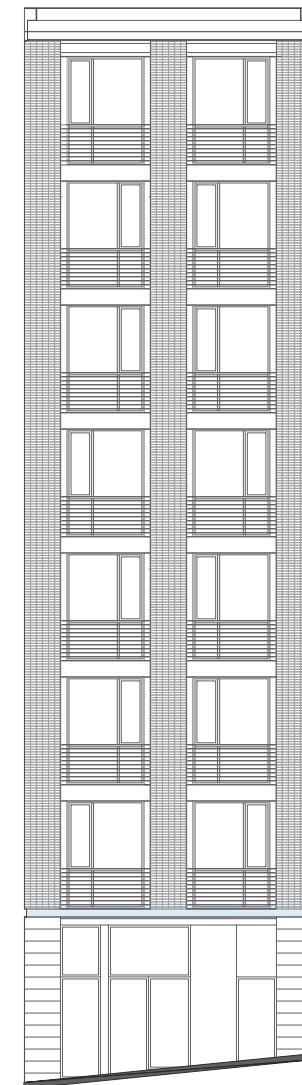
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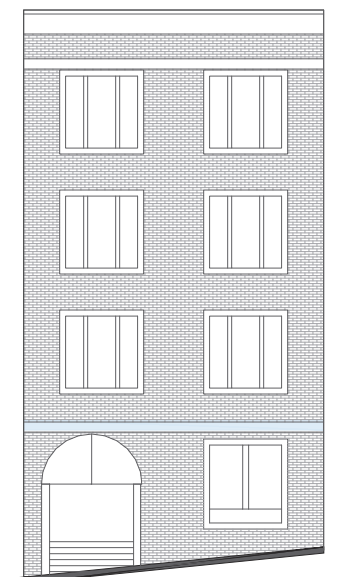
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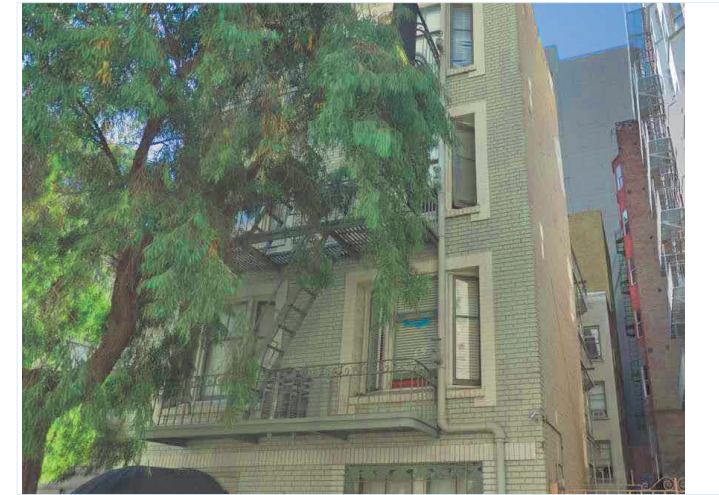
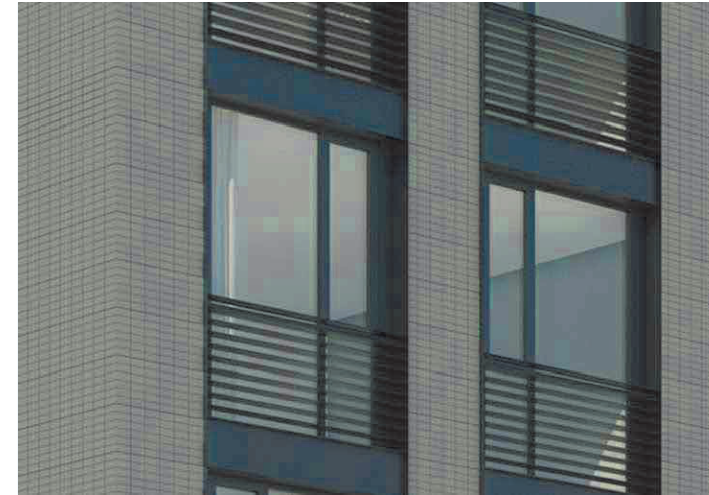
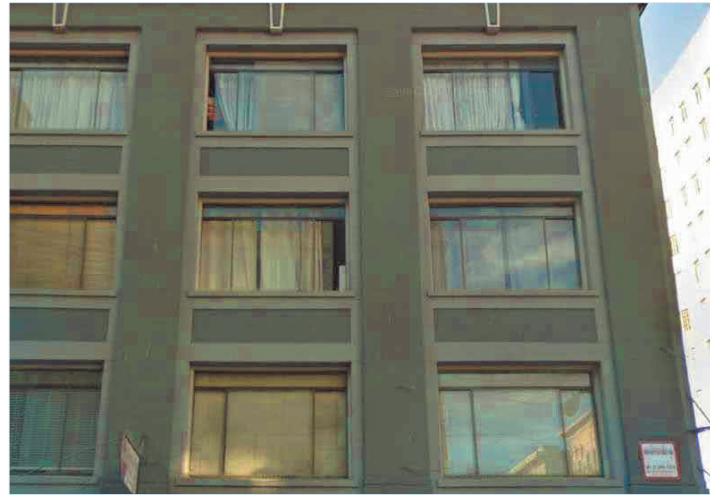
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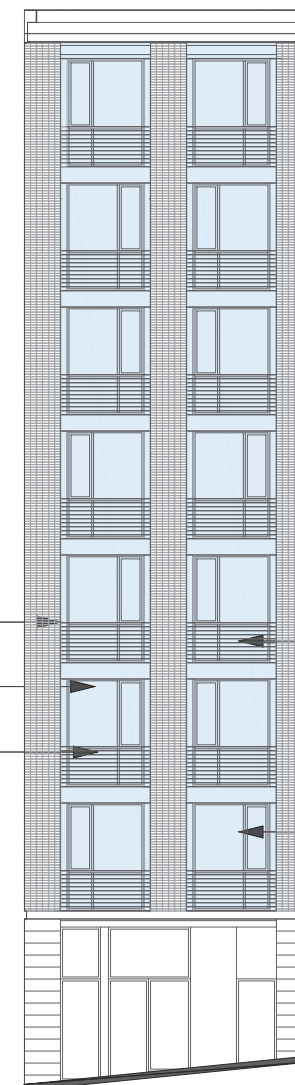


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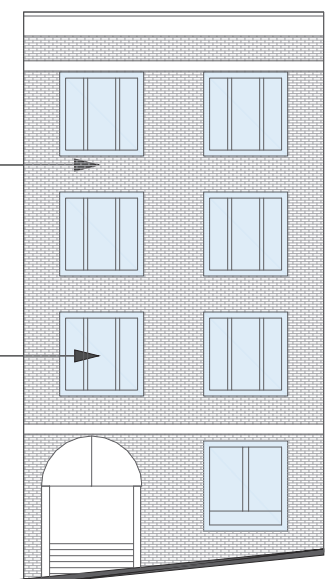
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 RECESSED WINDOWS
 RECESSED SPANDREL DETAIL



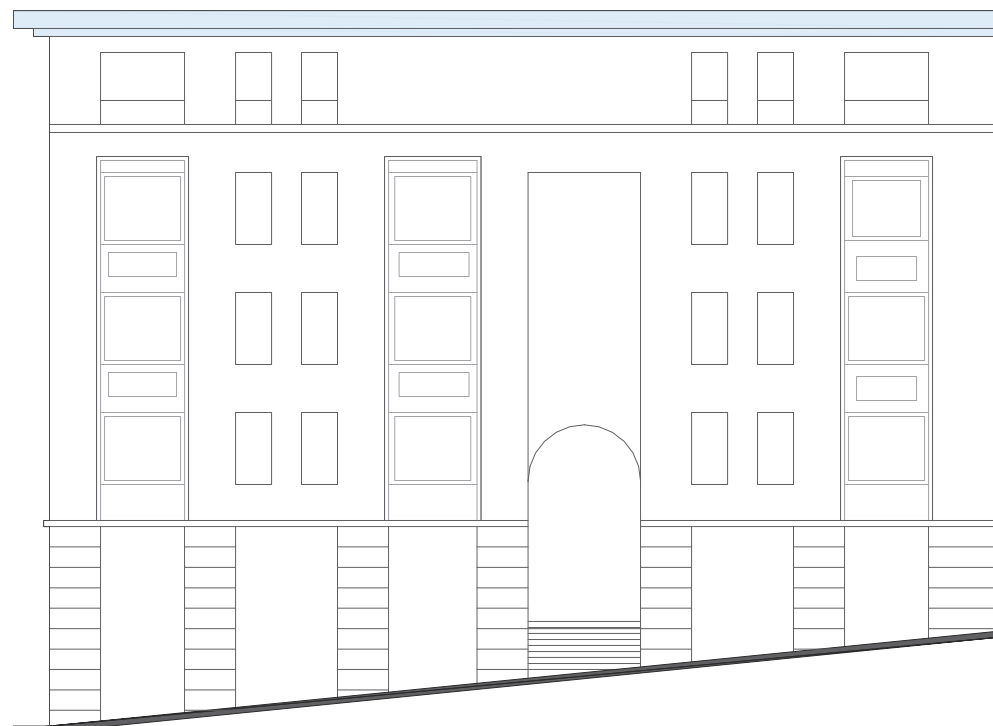
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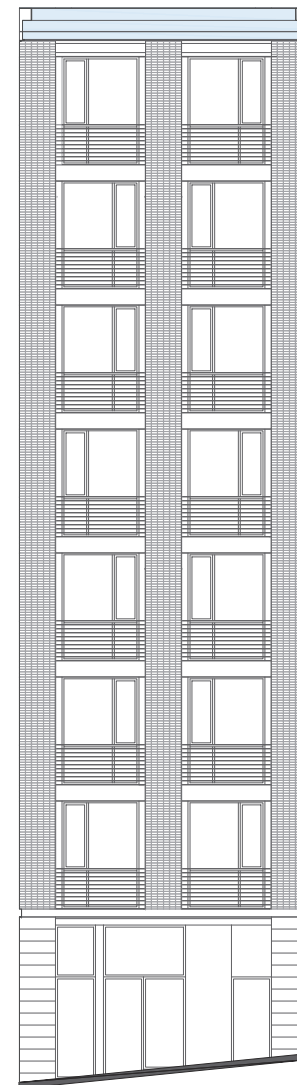
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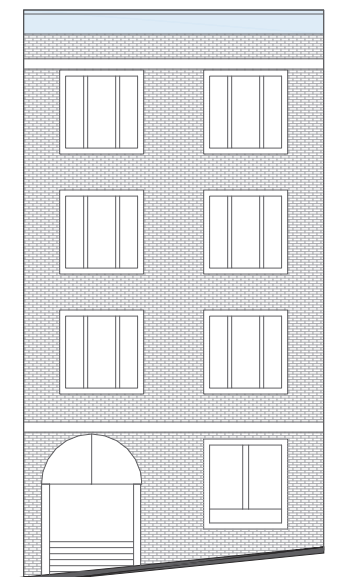
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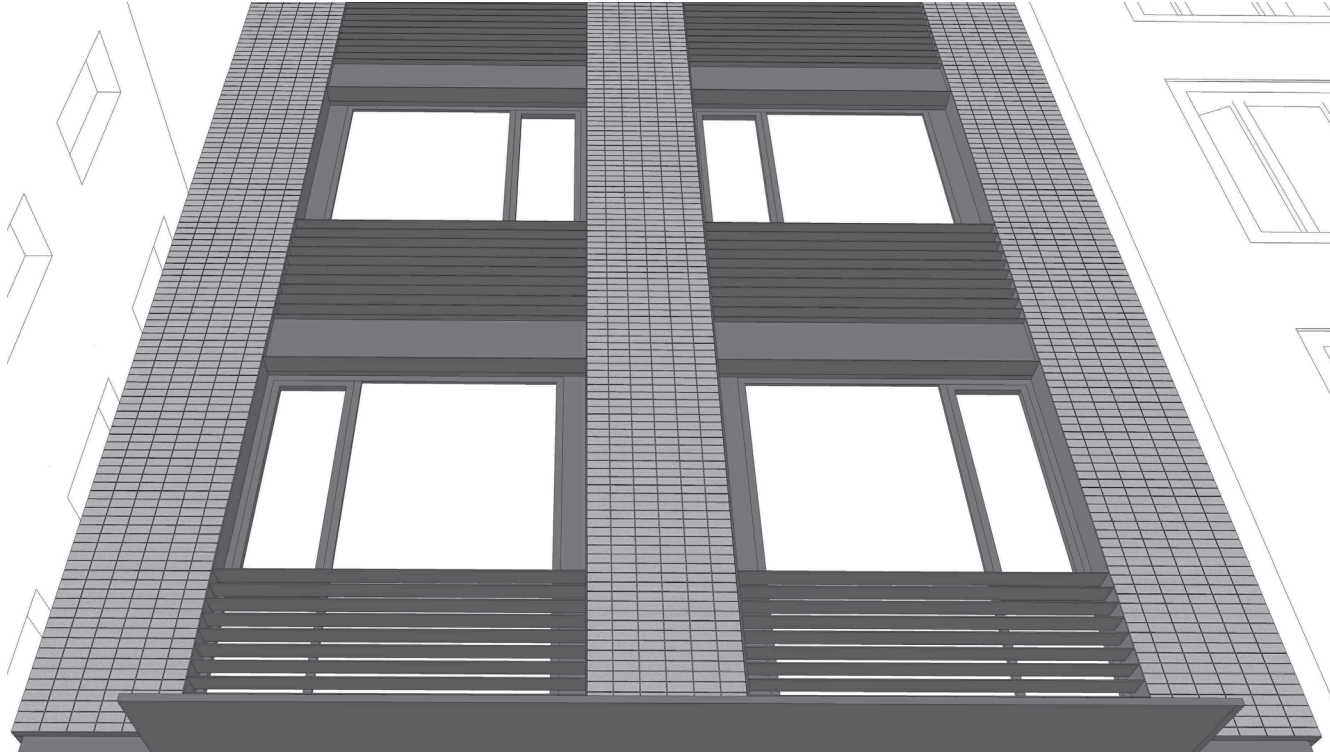
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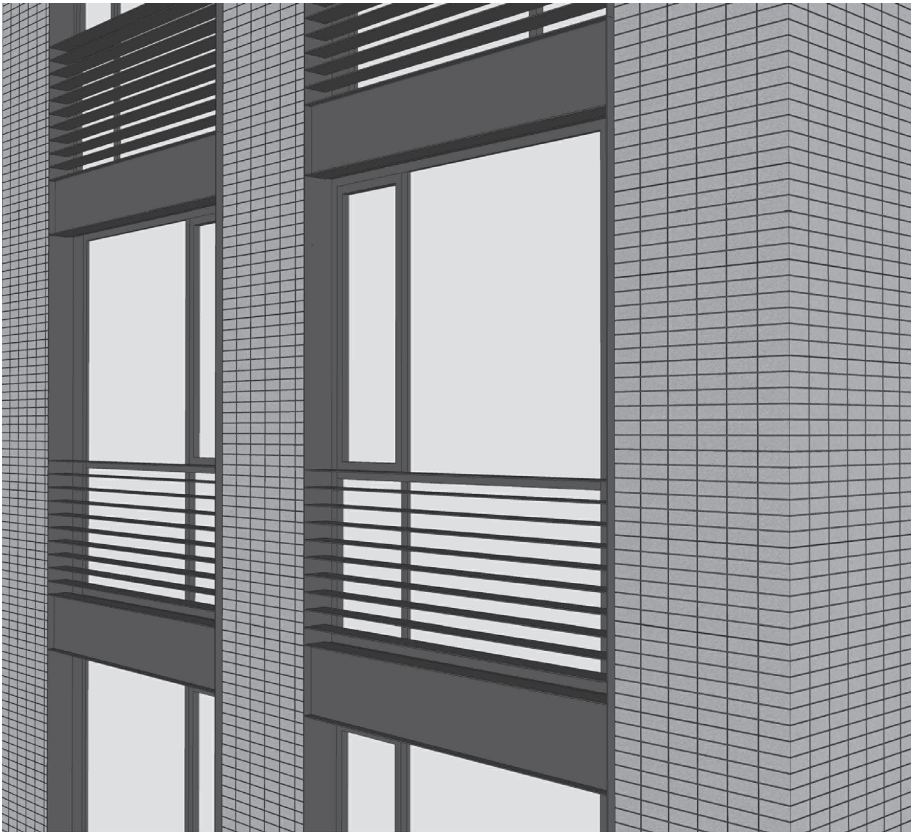
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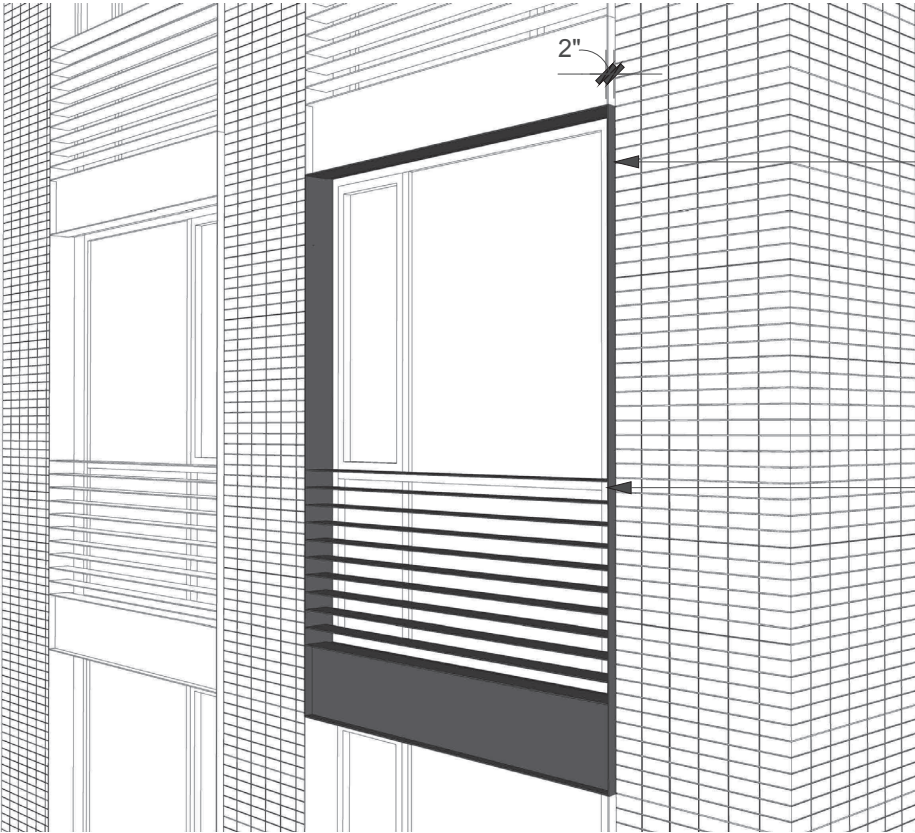
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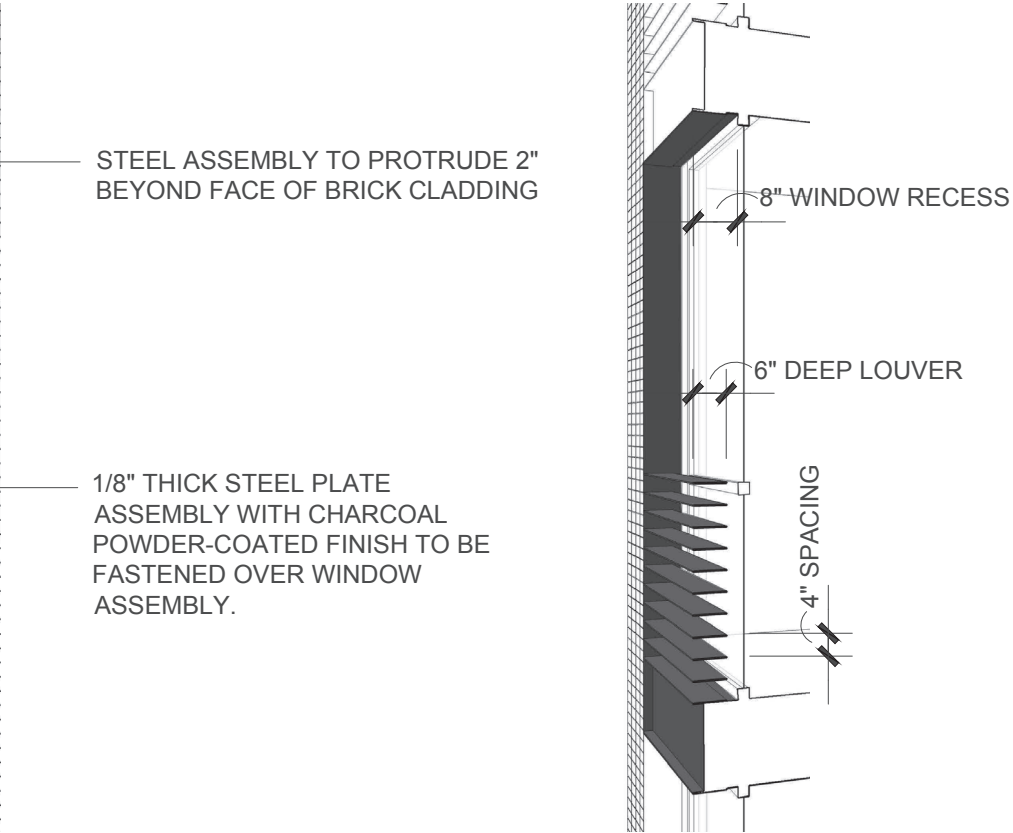
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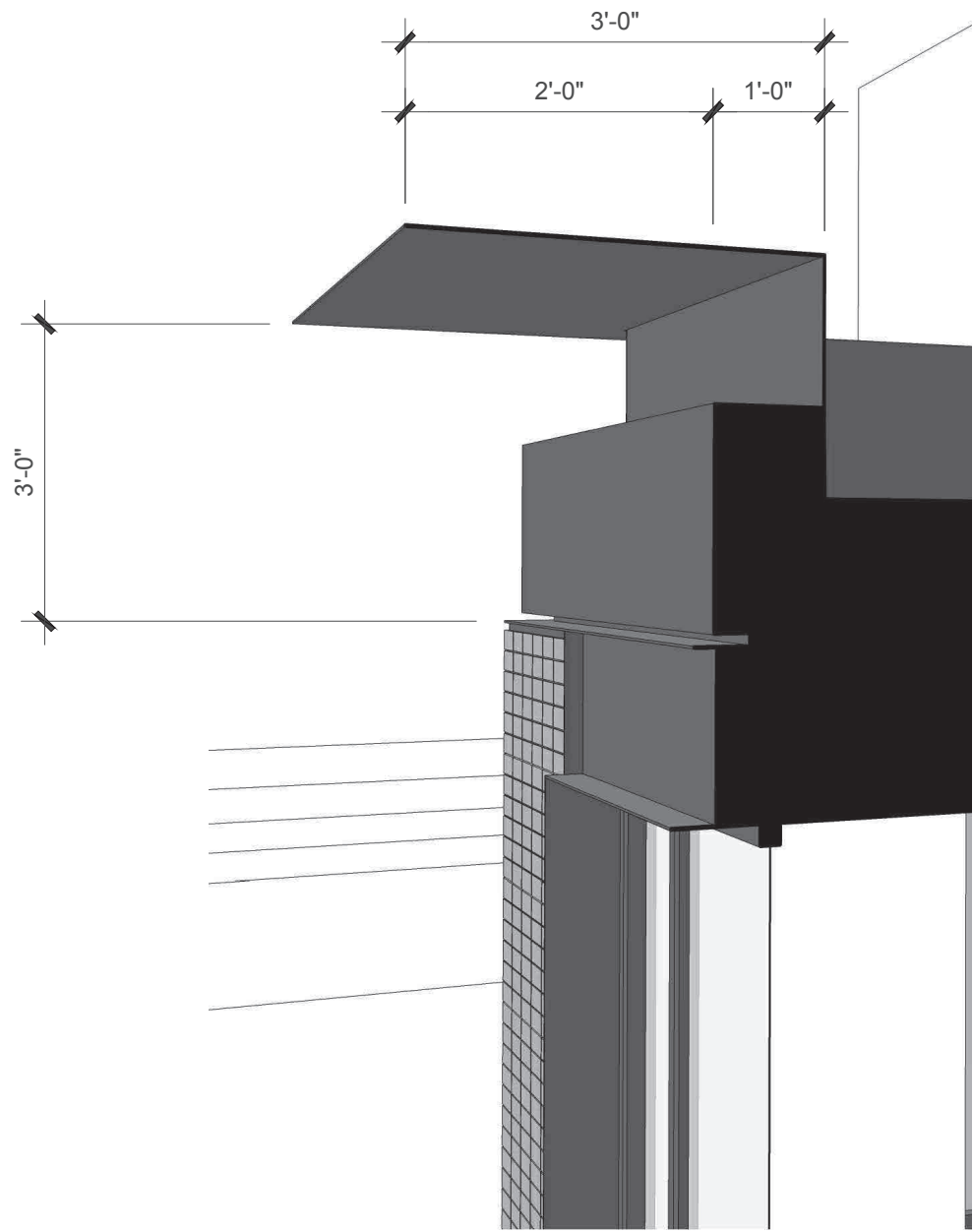
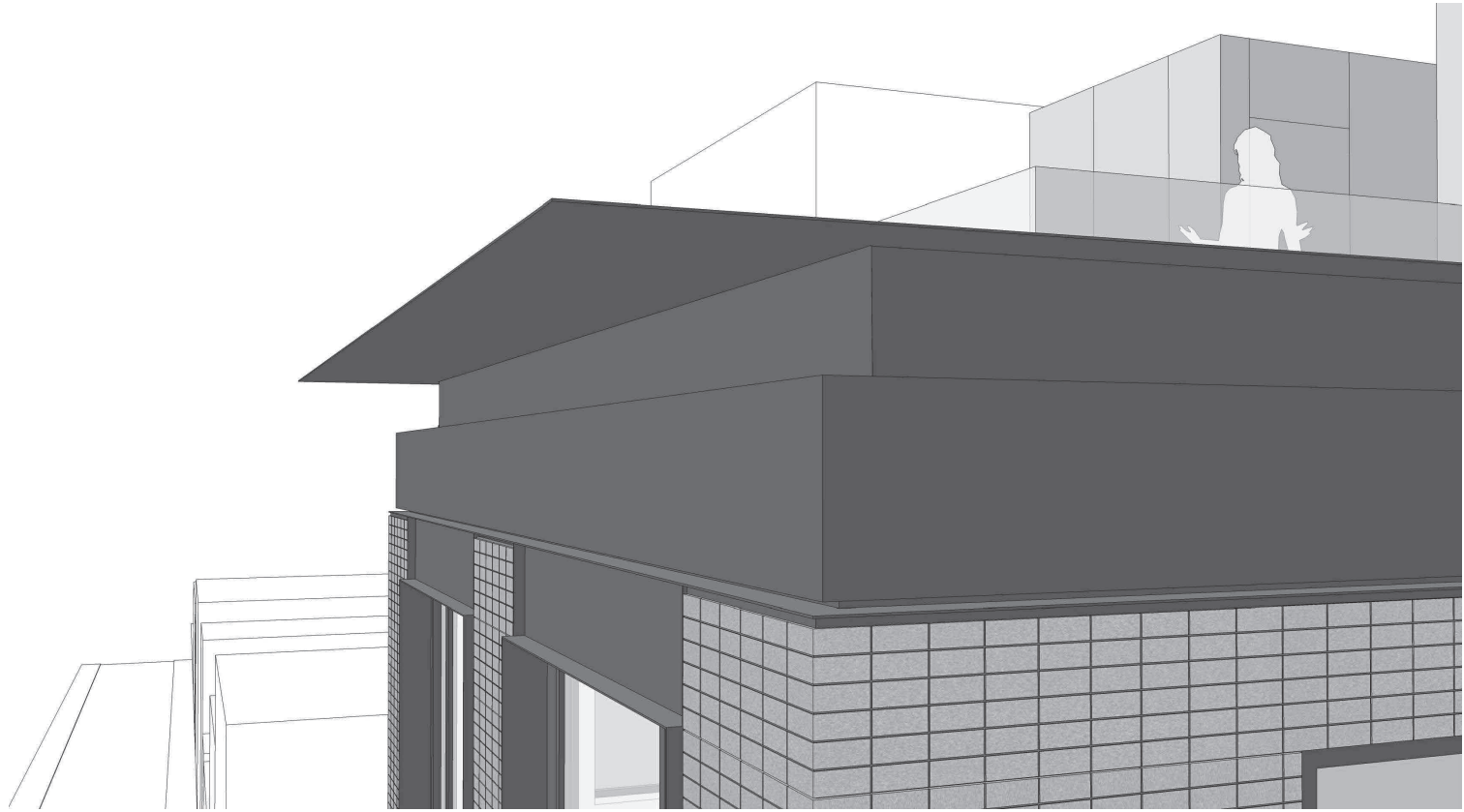
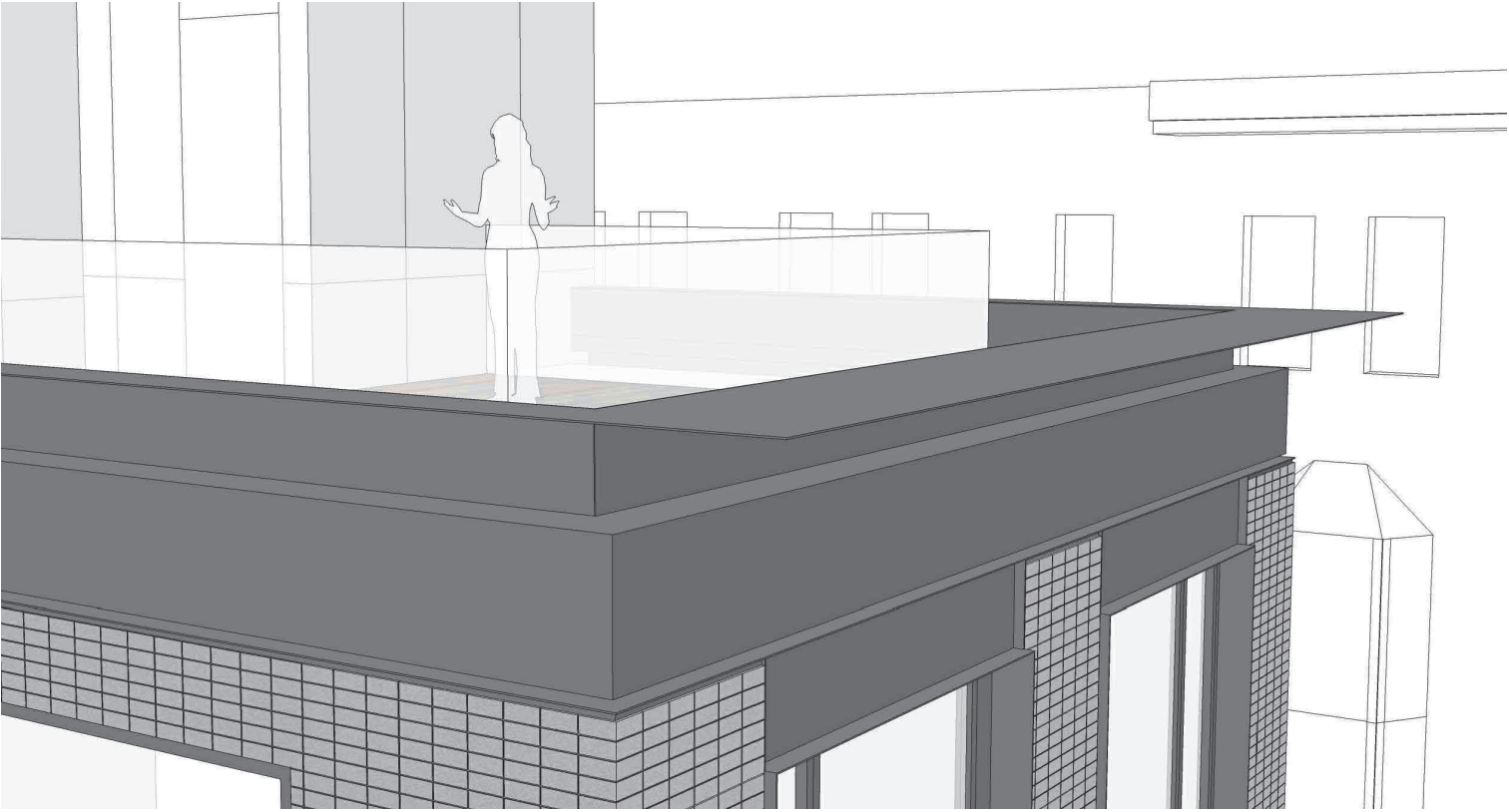
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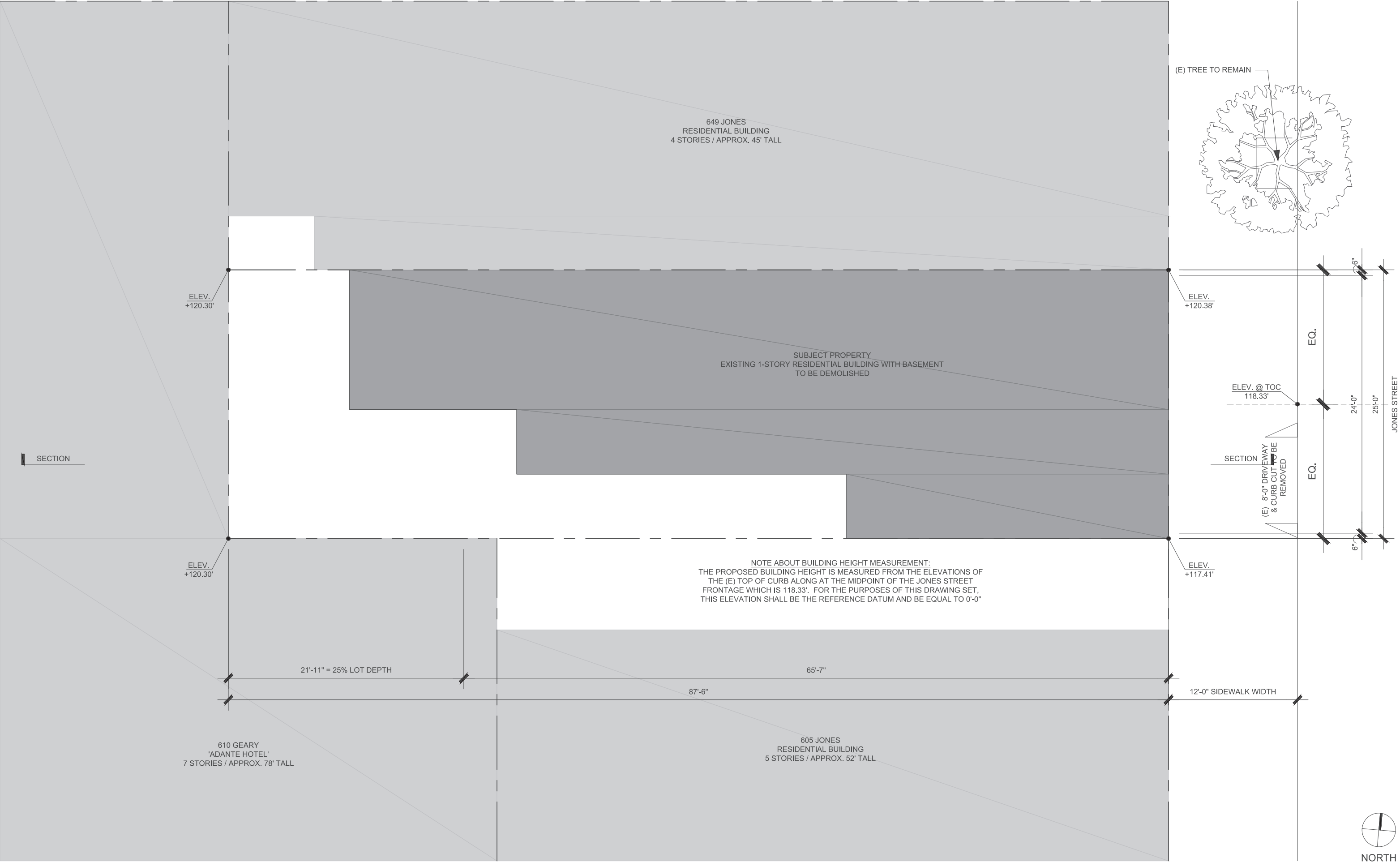


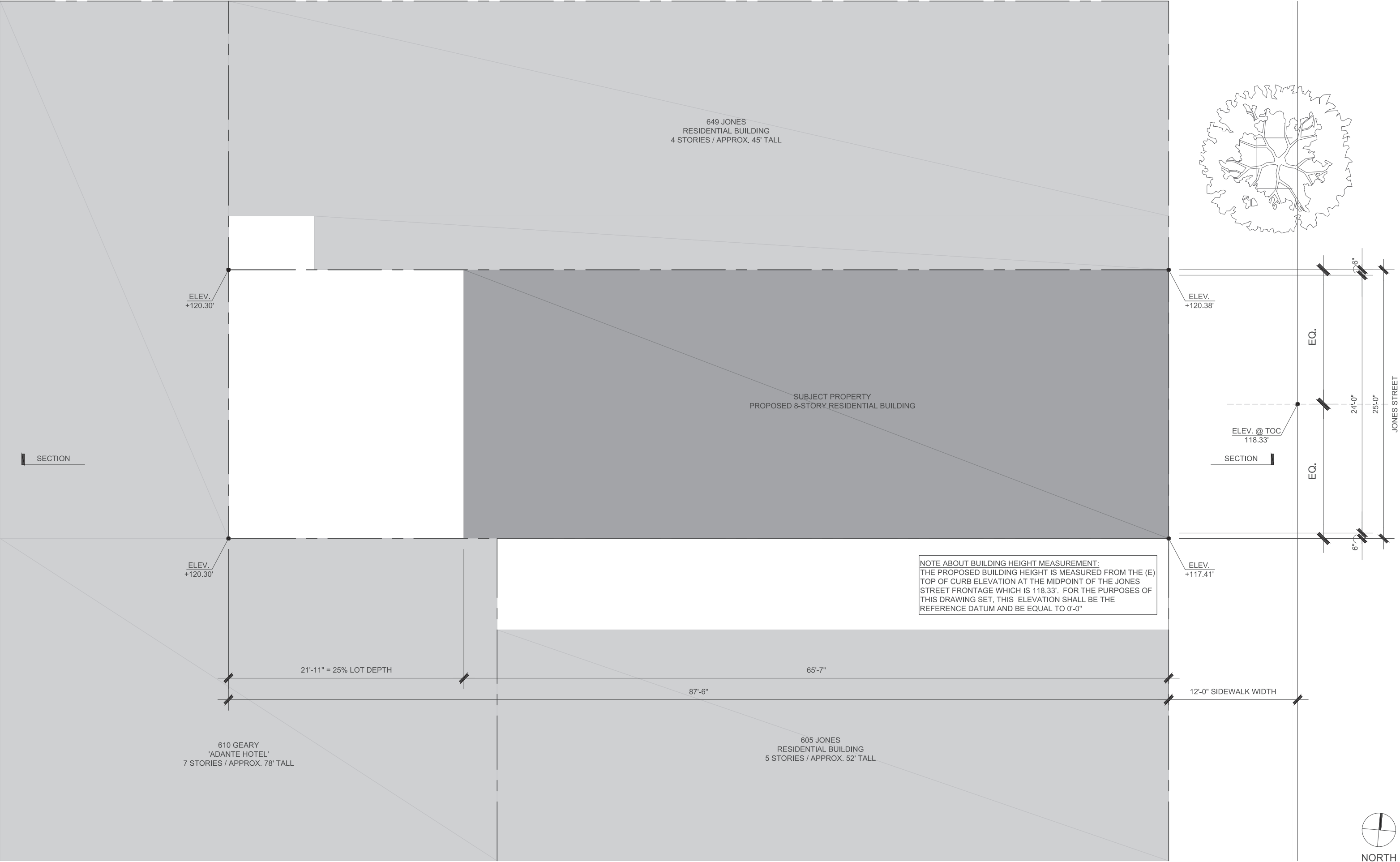
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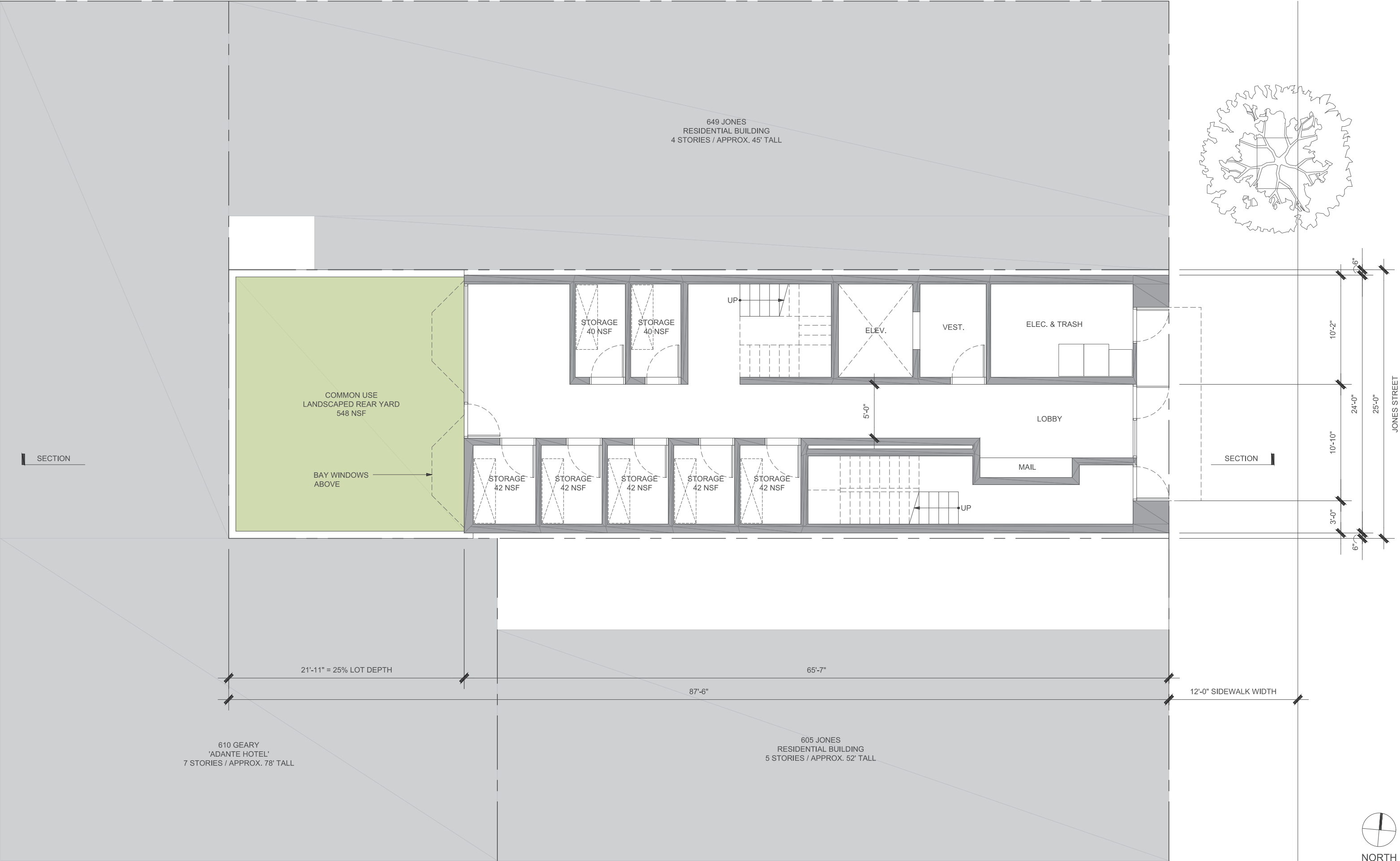


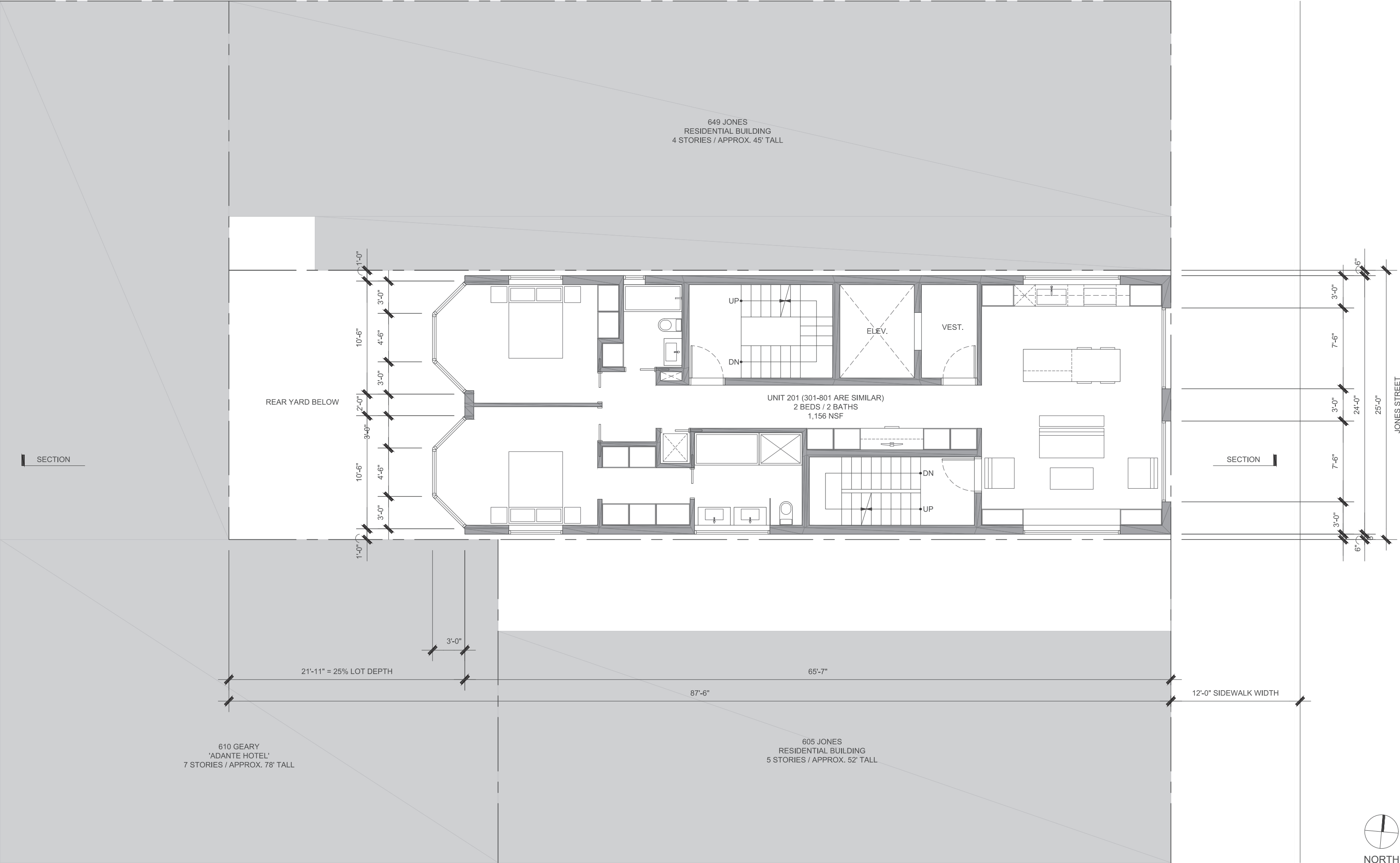
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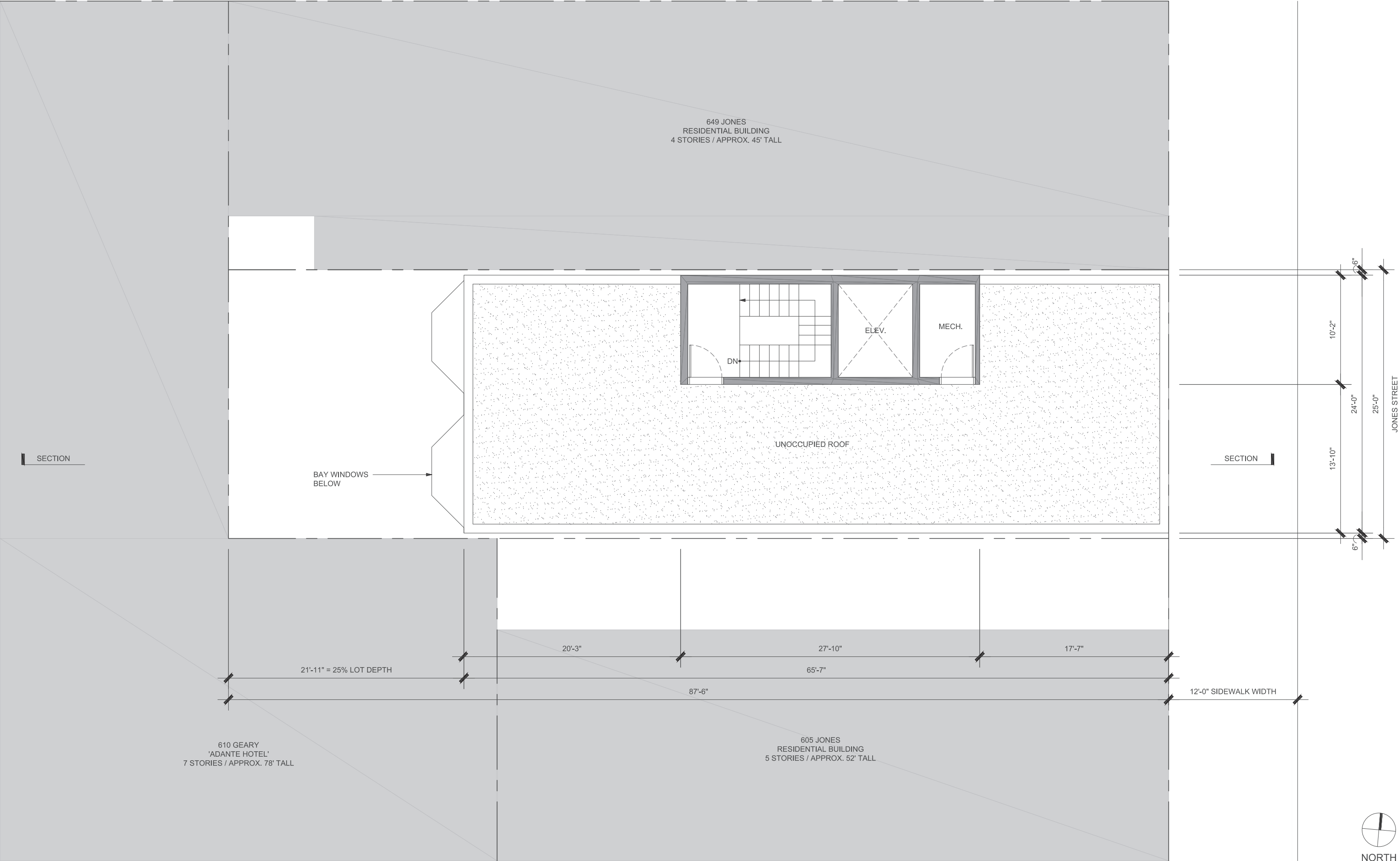


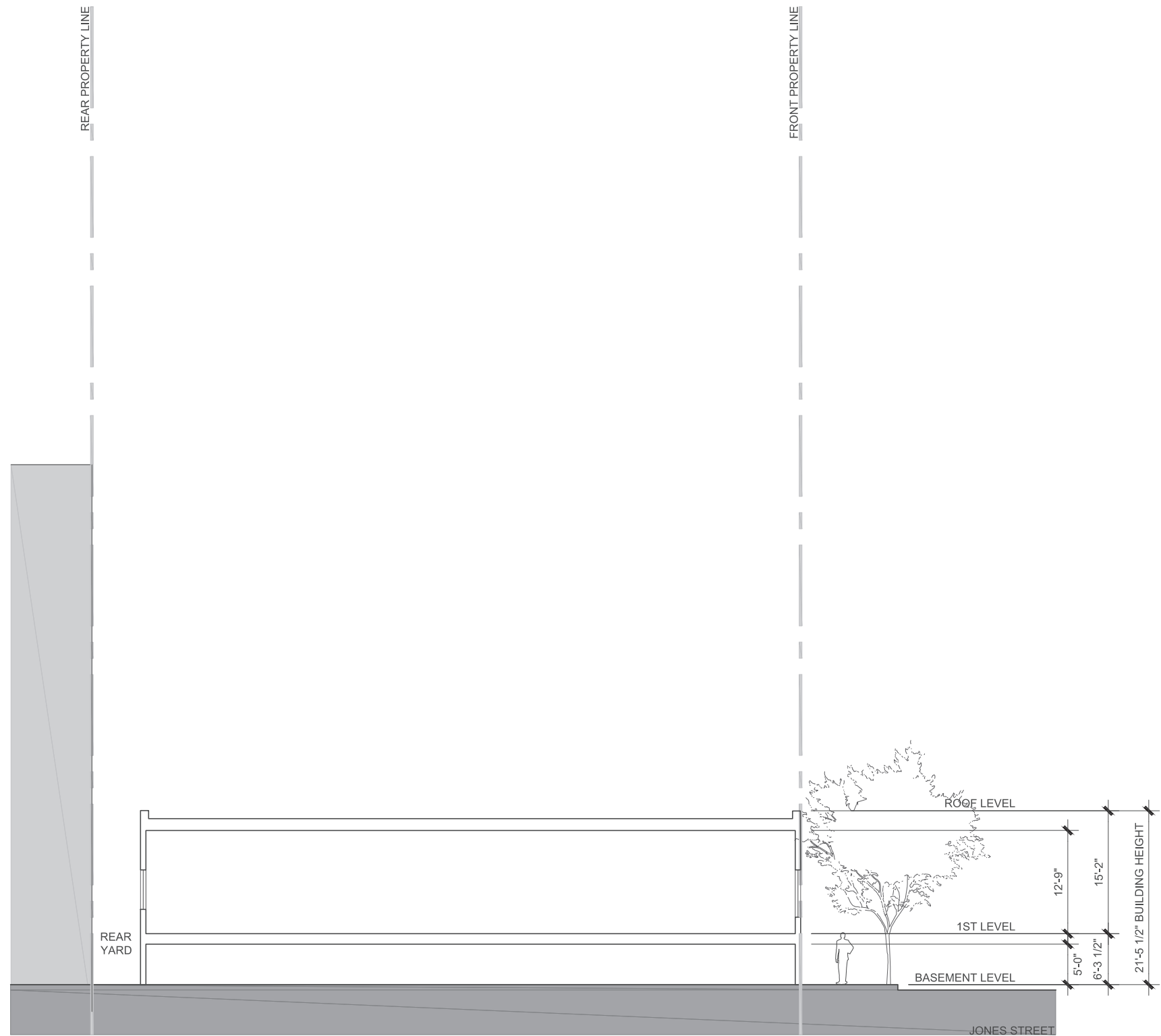


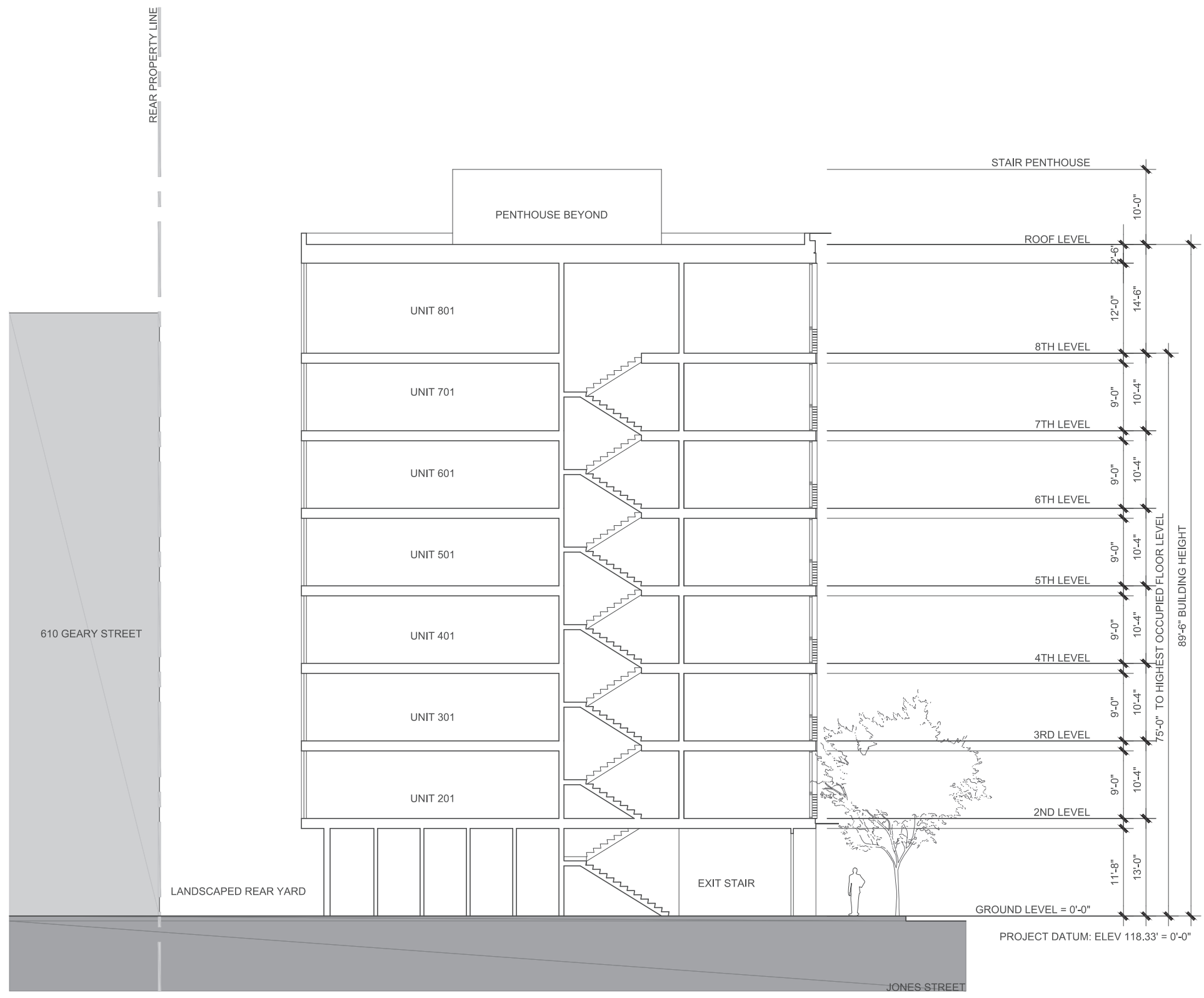




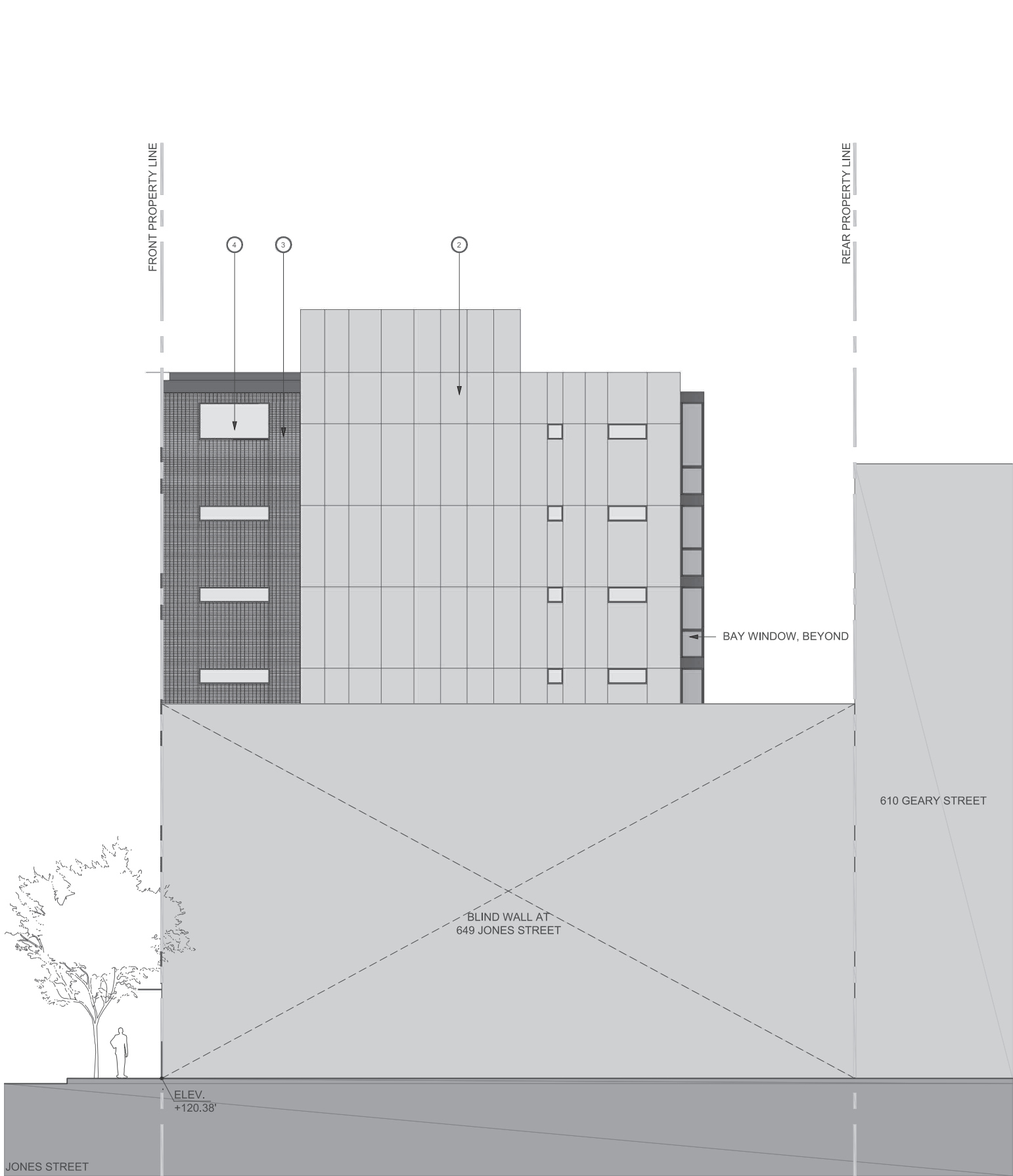








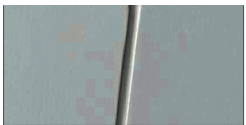
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THE PROPOSED BUILDING HEIGHT IS MEASURED FROM THE (E)
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THIS DRAWING SET, THIS ELEVATION SHALL BE THE
REFERENCE DATUM AND BE EQUAL TO 0'-0"



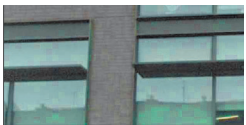
4) GLAZING WITH BIRD SAFE FRIT WHERE REQUIRED



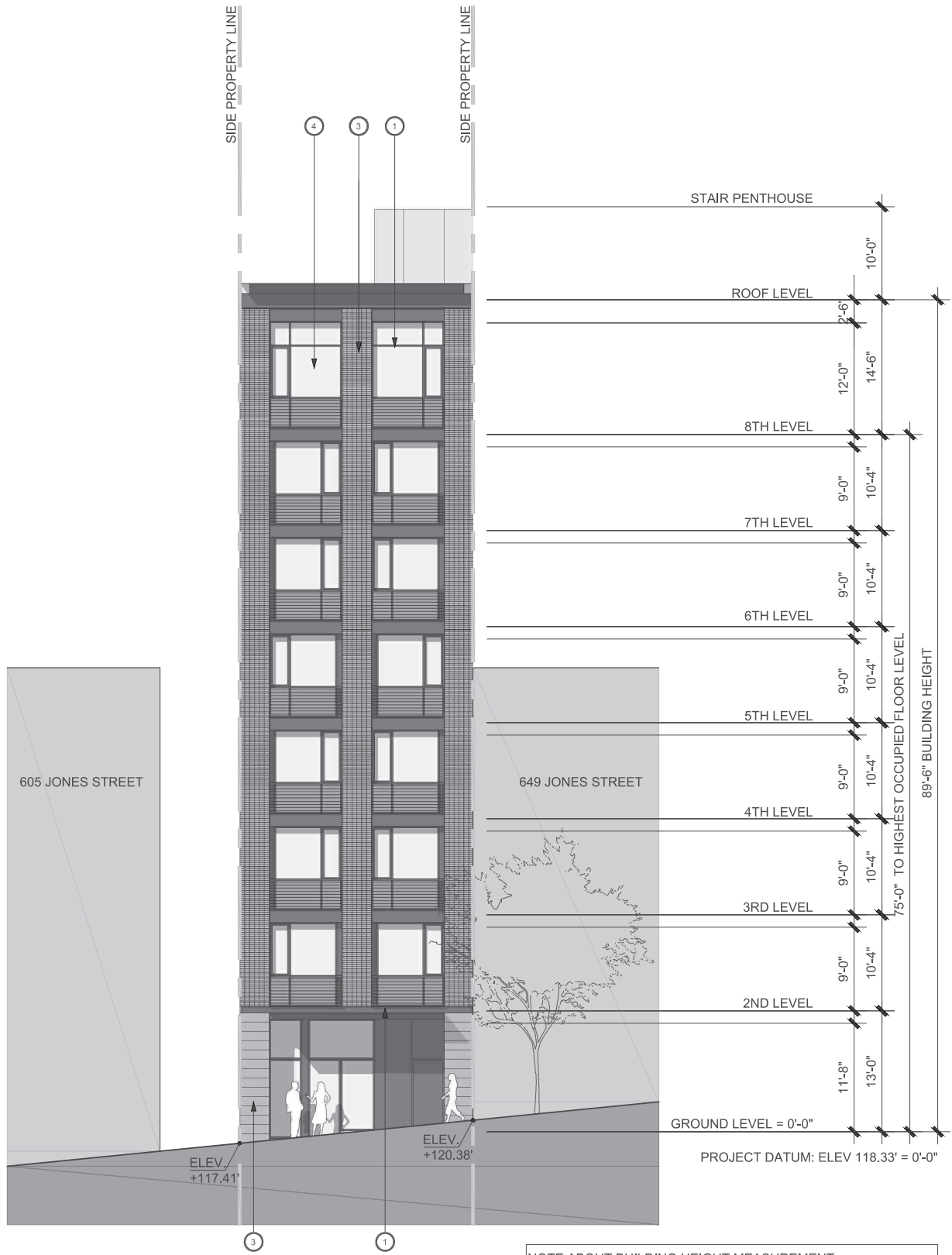
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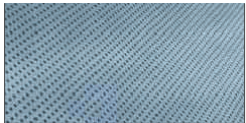
2) CEMENT BOARD PANEL - GRAY TO MATCH TILE



1) WINDOW MULLIONS AND METAL DETAILS - DARK GRAY



NOTE ABOUT BUILDING HEIGHT MEASUREMENT:
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4) GLAZING WITH BIRD SAFE FRIT WHERE REQUIRED



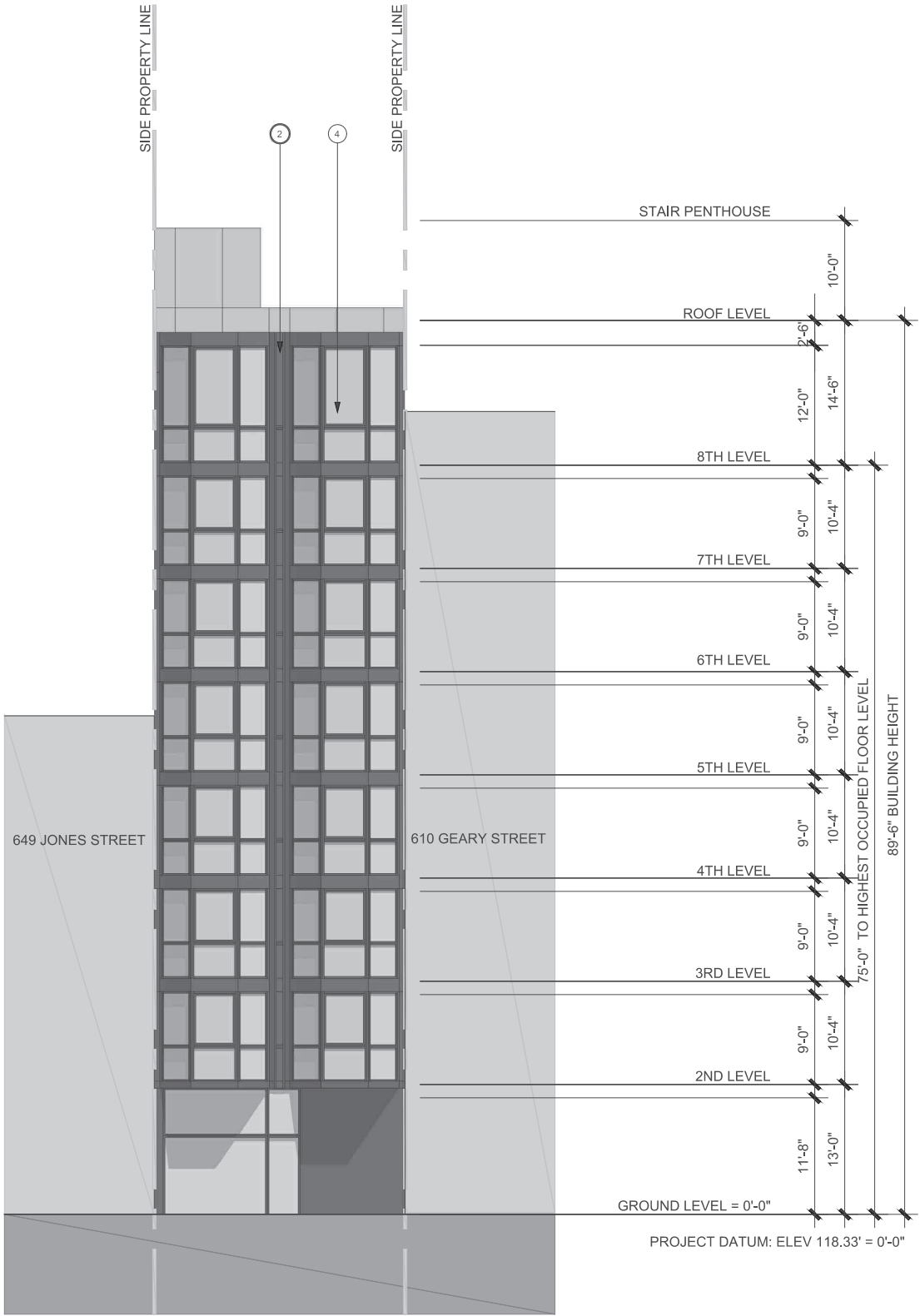
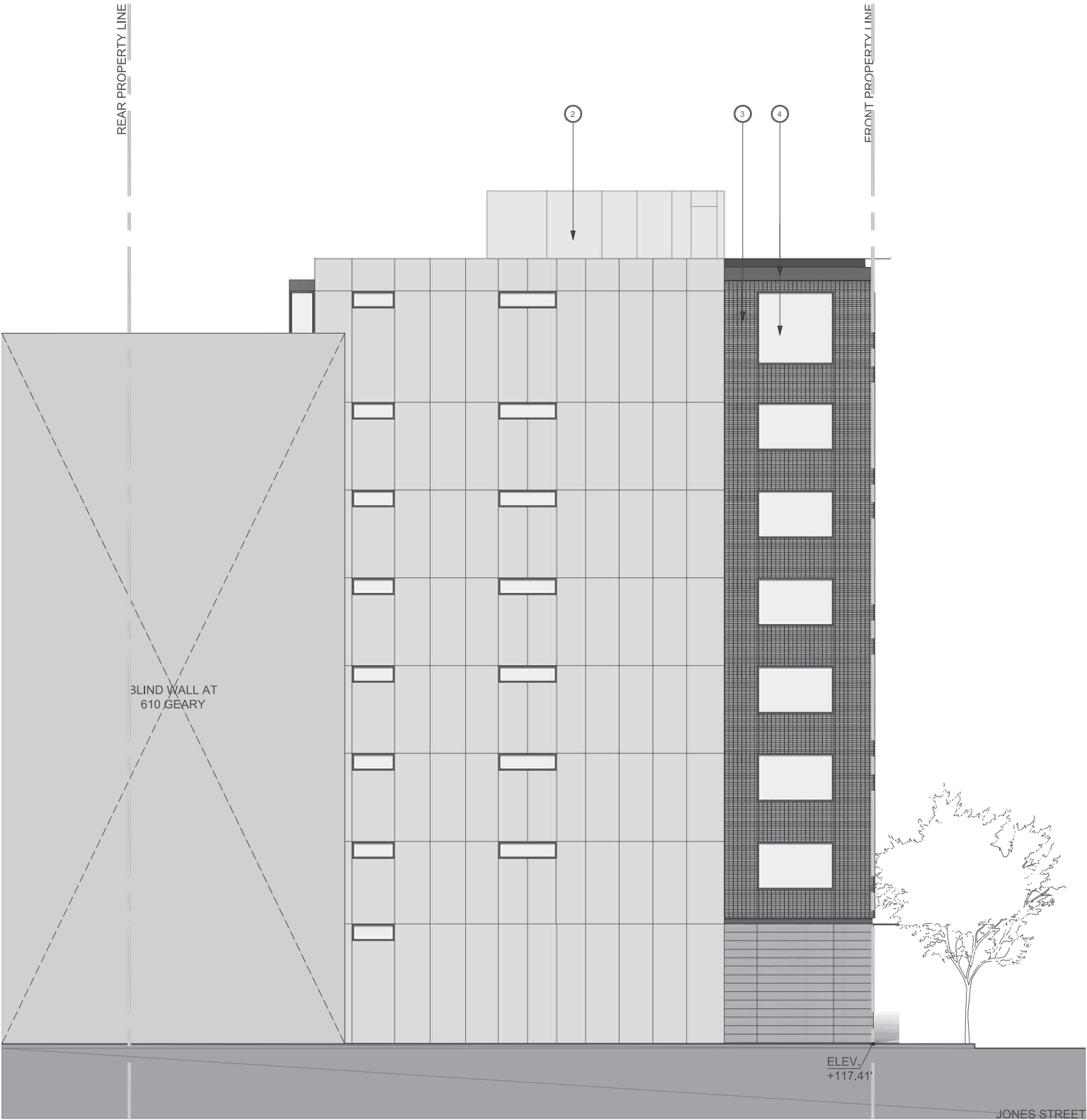
3) TERRACOTTA BRICK - LIGHT GRAY



2) CEMENT BOARD PANEL - GRAY TO MATCH TILE



1) WINDOW MULLIONS AND METAL DETAILS - DARK GRAY



NOTE ABOUT BUILDING HEIGHT MEASUREMENT:
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Exhibit C

Environmental Determination

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SAN FRANCISCO PLANNING DEPARTMENT

Addendum to Mitigated Negative Declaration

Date of Publication of the Addendum: October 10, 2018

Case No.: 2015-016243ENV
Project Title: 611 Jones Street
Final MND: 611 Jones Street
Case No. 2000.497E
Date of Final MND: Adopted and issued on March 26, 2001
Zoning: RC-4 (Residential: Commercial, High Density) District
North of Market Residential 1 Special Use District
80-T-130-T Height and Bulk District
Block/Lot: 0304/003
Project Sponsor: William Mollard, Workshop1, (415) 523-0304 x1, will@workshop1.com
Lead Agency: San Francisco Planning Department
Staff Contact: Jennifer Barbour McKellar, (415) 575-8754, jennifer.mckellar@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

1.0 Background

The 2,186-square-foot project site is located on the west side of Jones Street in the block bound by Jones, Geary, Leavenworth and Post streets in the Downtown/Civic Center neighborhood of San Francisco.

On March 26, 2001, the San Francisco Planning Department adopted and issued the 611 Jones Street Final Negative Declaration (FND).¹ The adopted FND analyzed a project that proposed to demolish an existing two-story single-family residential building and construct a new 90-foot-tall (103-foot-tall with penthouse), eight-story-over-basement condominium building with seven dwelling units, two ground-level parking spaces and a below-grade utility basement. After the project approval, the project sponsor did not develop the site as planned. The project sponsor and proposed project have changed since the adoption of the FND; Workshop1 is the current project sponsor (project sponsor).

2.0 Proposed Modifications to the Project

The project sponsor has submitted a revised application for the project ("2001 project") evaluated in the FND. The modified project ("proposed project") would also construct a new 90-foot-tall (100-foot-tall with penthouse), eight-story residential building with seven dwelling units; however, it would provide no off-street parking and seven class 1 bicycle parking spaces.² Table 1 summarizes the differences between the proposed project and the 2001 project analyzed in the FND.

¹ San Francisco Planning Department, Final Negative Declaration, 611 Jones Street, March 26, 2001. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case No. 2000.497E.

² Planning Code section 155.1(a) defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees."

Table 1: Proposed Modifications to the Project

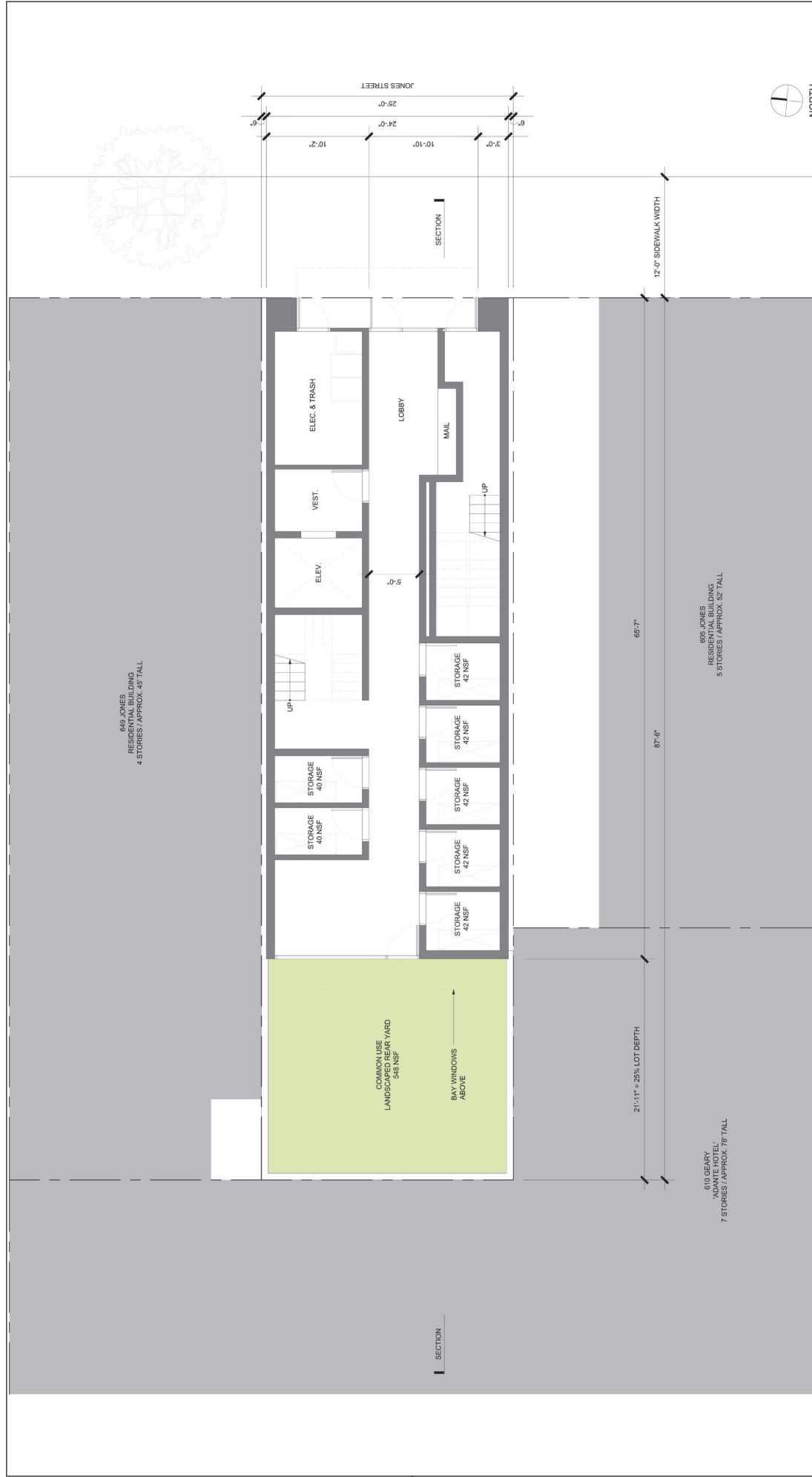
	2001 Approved Project (2000.497E)	2018 Proposed Project (2015-016243ENV)	Change
Number of Buildings Demolished	1	1	None
Number of Buildings Constructed	1	1	None
Stories	8	8	None
Height (feet)	90 (103 with elevator penthouse)	90 feet (100 with elevator penthouse)	None (-3 feet)
Residential Units	7 (two-bedroom)	7 (two-bedroom)	None
Residential Area (gross square feet)	13,125	13,132	+7
Parking Area (gross square feet)	2,100	0	-2,100
Total Floor Area (gross square feet)	15,225	13,132	-2,093
Vehicle Parking (spaces)	2	0	-2
Bicycle Parking (spaces) ^a	0	7 class 1	+7
Excavation^b:			
Depth below ground surface (feet)	8.5 (foundation/elevator pit)	4-8 (foundation/elevator pit)	-0.5 to -4.5 (foundation/elevator pit)
	28 (drilled piers)	40 (drilled piers)	+12 (drilled piers)
Area (square feet)	2,186	2,186	0
Volume (cubic yards)	858	533	-325

a Planning Code section 155.1(a) defines class 1 bicycle spaces as “spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees.”

b The FND specified the depths of excavation that would be required to construct the 2001 project, but did not provide the total area of excavation and total volume of excavation that would be required. As shown in Table 1, the project sponsor has estimated the total excavation area and total excavation volume that would have been required to construct the 2001 project on the basis of project plans included in the 611 Jones Street (Case No. 2000.497CV) Planning Commission Case Report. This case report, which included and relied upon the findings of the FND, was reviewed and approved by the Planning Commission at a public hearing on October 11, 2001(Planning Commission Motion No. 16256).

As shown in Table 1, the proposed project would develop the same number of residential units (seven units) as was previously proposed, but the overall height of the new building (including penthouse) would be reduced from approximately 103 feet to 100 feet. The proposed project's building footprint and construction area would also be approximately the same as the previously approved 2001 project, with construction activities taking place over the entire lot. In addition, while the residential area of the proposed project would increase by seven gross square feet (gsf), the total floor area of the proposed new building would decrease by 2,093 gsf, due to the elimination of the vehicle parking spaces previously proposed in the 2001 project (Table 1). Furthermore, although the depth of the drilled piers required to support the currently proposed building would extend 12 feet further below ground surface (an increase from 28 feet to 40 feet below ground surface), the total volume of excavation required for the proposed project compared to the 2001 project would be reduced by 325 cubic yards (see Table 1). Overall, although the proposed project would require deeper excavation (an additional 12 feet) for installation of the drilled piers, the depth of excavation required for the foundation/elevator pit work would decrease by about 0.5 to 4.5 feet. Thus, the proposed project would be constructed within approximately the same envelope as the 2001 project, with only minor changes in the building design.

Figure 1: Site Plan, Ground Level shows the proposed ground-floor plan and **Figure 2: Second Level** shows the proposed second-floor plan, which is representative of the six floors above. **Figure 3: Roof Level** shows the proposed project's roof plan. **Figure 4: Building Elevations** shows the proposed project elevations. **Figure 5 Building Section** shows a section of the proposed project from the north property line.



source: workshop 1

FIGURE 1: SITE PLAN, GROUND LEVEL

Case No. 2015-016243ENV
611 Jones Street

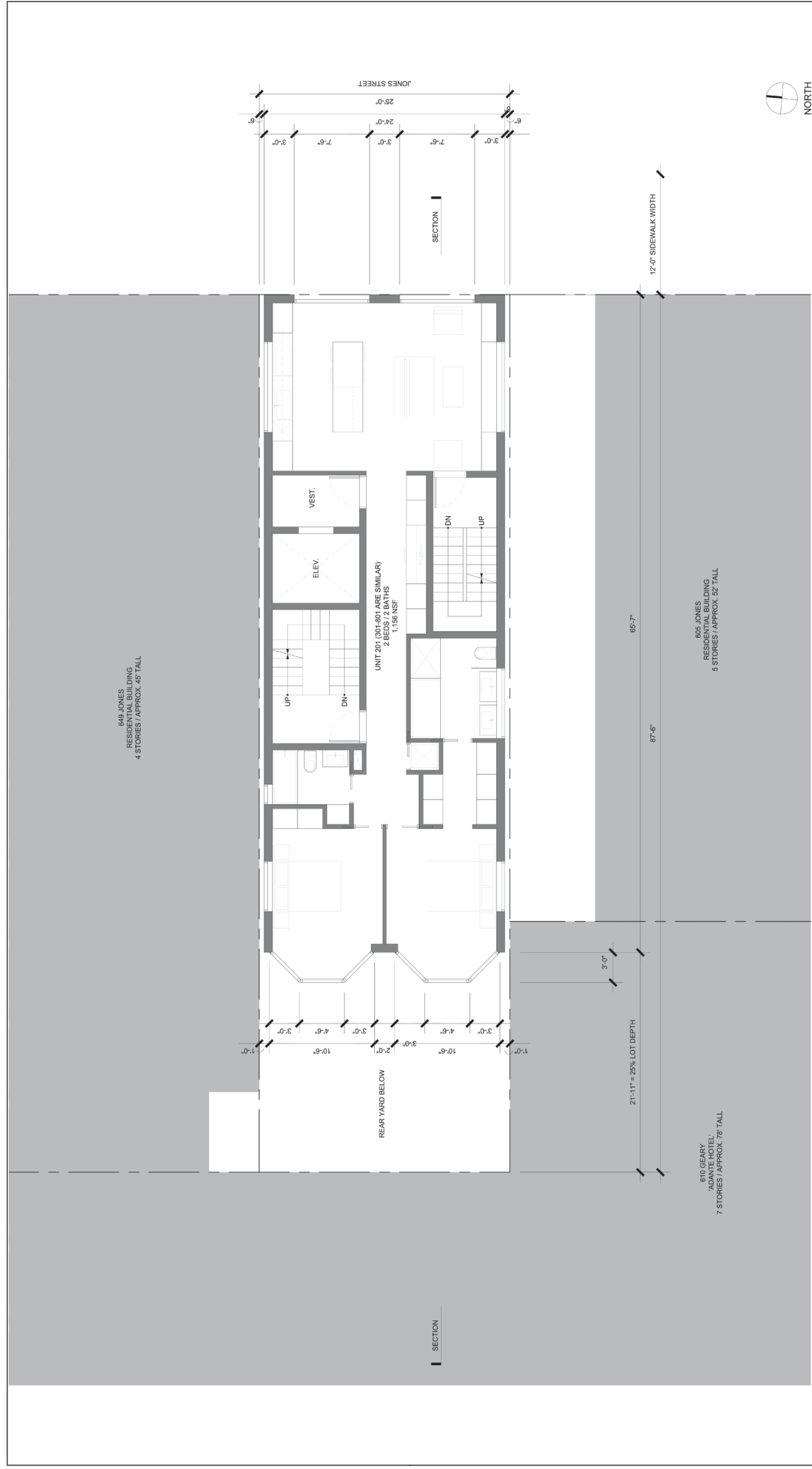
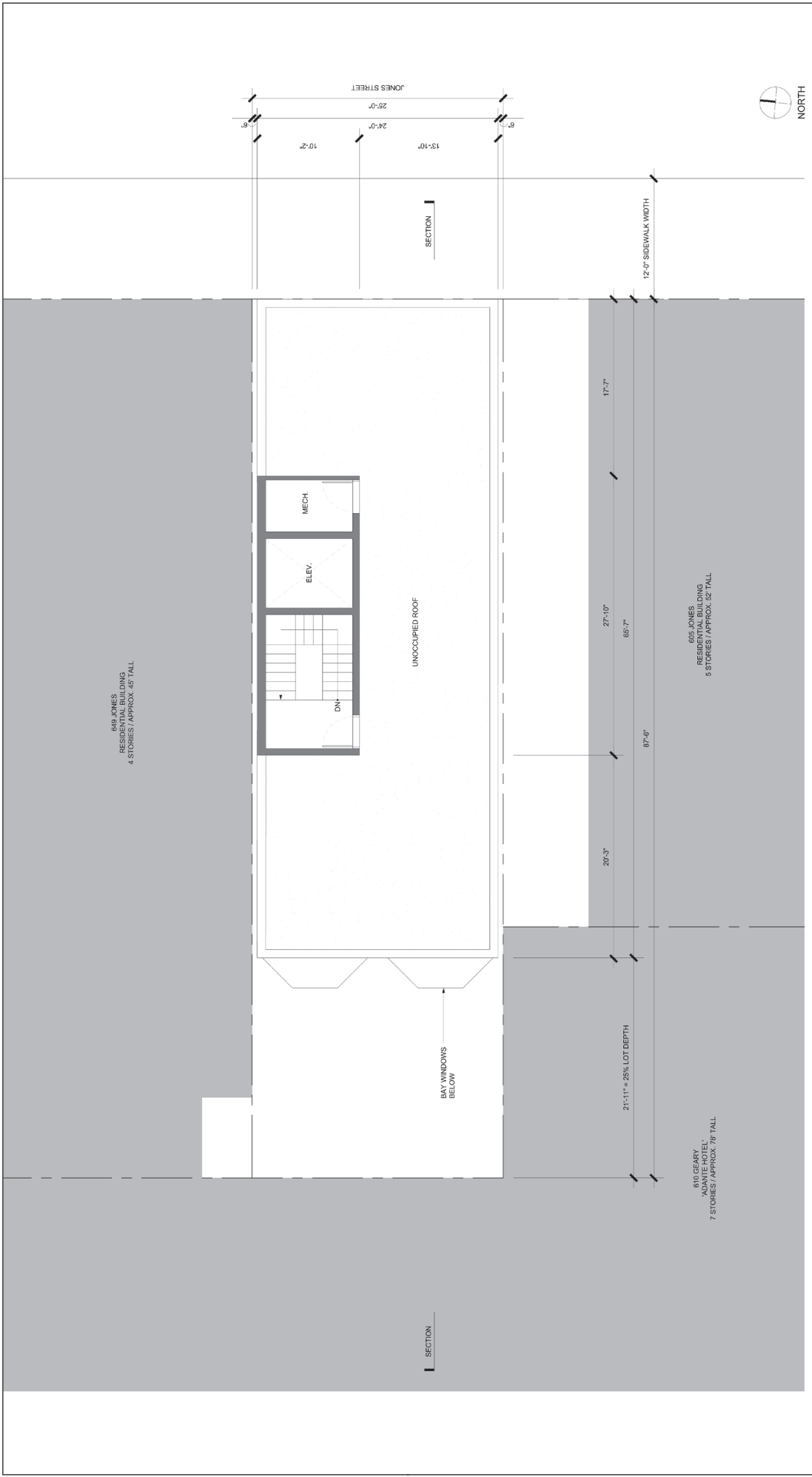


FIGURE 2: SECOND LEVEL

Case No. 2015-016243ENV
611 Jones Street



source: workshop1

FIGURE 3: ROOF LEVEL

Case No. 2015-016243ENV
611 Jones Street

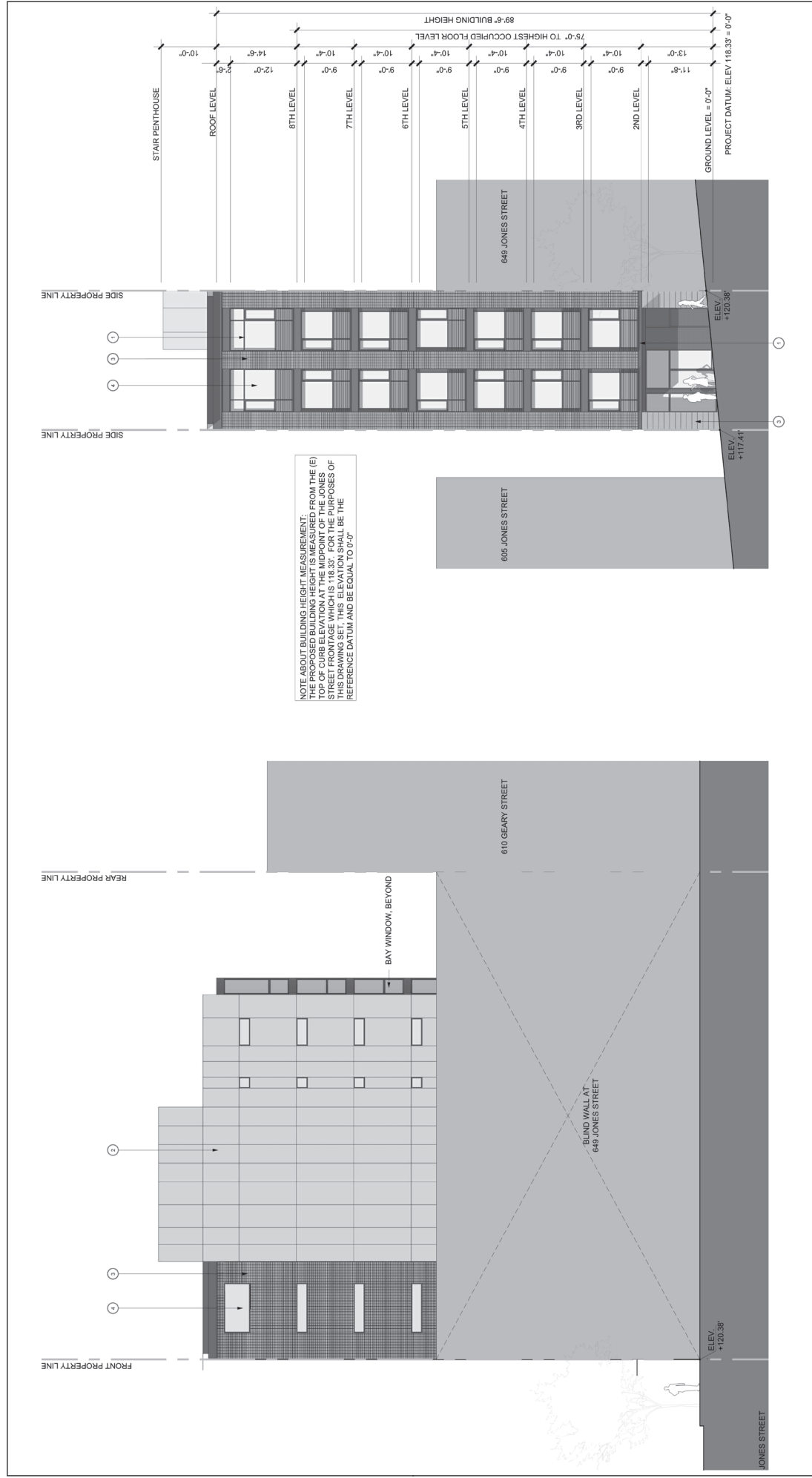
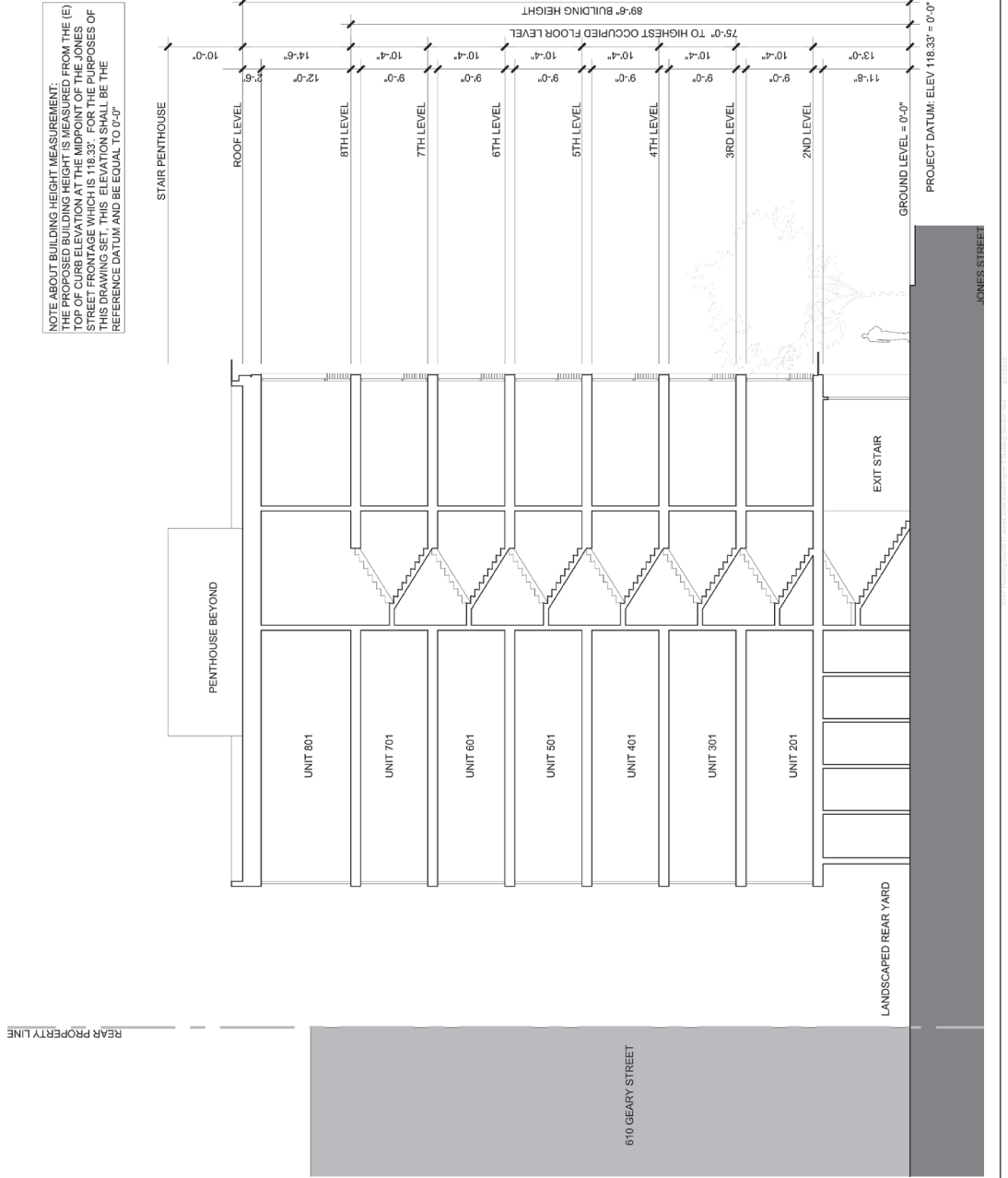


FIGURE 4: BUILDING ELEVATIONS

Case No. 2015-016243ENV

611 Jones Street



source: workshop1

3.0 Purpose of the Addendum

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, “[i]f, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of the California Environmental Quality Act (CEQA), that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter.” In addition, CEQA section 21166 and CEQA Guidelines sections 15162-15164 provide that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be required unless one or more of the following events occurs: (1) substantial changes are proposed in the project, which will require major revisions of the negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occur with respect to the circumstances under which the project is being undertaken, which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) new information of substantial importance, which was not known and could not have been known at the time the negative declaration was adopted, becomes available. The lead agency shall prepare an addendum to a previously adopted negative declaration if some changes or additions are necessary, but none of these conditions has occurred.

Since adoption of the FND, no changes have occurred in the circumstances under which the 611 Jones Street project as currently proposed would be implemented. No new information has emerged that would materially change the analyses or conclusions set forth in the FND. Therefore, these issues are not discussed further in the addendum.

This addendum evaluates the potential environmental effects of the proposed project modifications for 611 Jones Street described above. This addendum also analyzes two mitigation measures that were imposed at the time of project approval. These mitigation measures have either been revised or eliminated to align with current City guidelines and/or ordinances that supersede them.

This addendum will be used to support the following project approvals by City agencies needed for implementation of the proposed 611 Jones Street project.

- Conditional Use Authorization per Planning Code section 253 for the new construction of a building greater than 50 feet in height in an RC District and per sections 317 and 249.5(c)(10) for the demolition of a single-family home located within the North of Market Residential Special Use District (Planning Commission); and
- Building permits for demolition and new construction (Department of Building Inspection).

4.0 Analysis of Potential Environmental Effects

The FND evaluated the potential physical environmental impacts of the 2001 project with respect to the following environmental topics: land use; visual quality; population; transportation/circulation; noise; air quality/climate; utilities/public services; biology; geology/topography; water; energy/natural resources; hazards; and cultural resources. The FND found that the 2001 project would result in either no impacts, less-than-significant impacts, or impacts that would be less than significant with mitigation. This addendum evaluates the proposed project against each of the aforementioned environmental topics

discussed in the FND. Since the proposed project is similar to the 2001 project evaluated in the FND, only those environmental topics requiring further analysis are discussed in further detail below. The environmental topics discussed in further detail include land use, plans and policies; transportation/circulation; noise; air quality/climate; geology/topography; hazards and cultural resources. The remaining environmental topics are addressed in the “Other Environmental Topics” section.

The proposed project would not result in new or different environmental impacts, substantially increase the severity of the previously identified environmental impacts, or require new mitigation measures. In addition, no new information has emerged that would materially change the analyses or conclusions set forth in the FND. Therefore, the proposed project would not change the analyses or conclusions in the FND. The following discussion provides the basis for this conclusion.

Since adoption of the FND, the Planning Department has revised its approach to CEQA analysis to align with regulatory and statutory changes that have occurred since 2001. These changes, insofar as they relate to analysis of the proposed project, are discussed below.

Public Resources Code Section 21099

In 2013, Senate Bill 743 was signed into law. SB 743 added Chapter 2.7, Modernization of Transportation Analysis for Transit-Oriented Infill Projects, to Division 13 (Section 21099) of the Public Resources Code. Public Resources Code section 21099(d) provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area
- b) The project is on an infill site
- c) The project is residential, mixed-use residential, or an employment center

The proposed project meets each of the previously listed criteria³, and thus, this addendum does not consider aesthetics and the adequacy of parking in determining the significance of the proposed project impacts under CEQA.

Land Use, Plans and Policies

The FND discussed the 2001 project’s compliance with the planning code and its potential to result in land use impacts and determined that it could not result in a significant adverse environmental effect related to land use, either at the project level or cumulative level.

The proposed project would be a permitted use in an RC-4 district. (Residential-Commercial Combined Districts, High Density). The RC-4 district encourages a combination of high-density dwellings with

³ San Francisco Planning Department, Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 611 Jones Street, Case No.2015-016243ENV, July 16, 2018. This document is available for public review at the Planning Department, 1650 Mission Street, suite 400.

compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character. The proposed project would be within the height requirements of the 80-130-T Height and Bulk District, but would require a conditional use authorization for the new construction of a building greater than 50 feet in height in an RC District (Planning Code section 253) and the demolition of a single-family home (Planning Code sections 317 and 249.5(c)(10).

Environmental plans and policies, such as the Bay Area Air Quality Plan, are those which directly address physical environmental issues and/or contain targets or standards which must be met in order to preserve or improve characteristics of the City's physical environment. The proposed residential development at 611 Jones Street would not obviously or substantially conflict with any such adopted environmental plan or policy. The City's General Plan, which provides general policies and objectives to guide land use decisions, contains some policies which relate to physical environmental issues. The current project would not obviously or substantially conflict with any such policy. In general, potential conflicts with the general plan are considered by decision makers independently of the environmental review process, as part of the decision whether to approve or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

The proposed project, similar to the 2001 project, would not disrupt or divide the physical arrangement of the neighborhood because the project would be constructed within the boundaries of the existing site.

Overall, the proposed project would develop the site with land uses and building heights similar to the 2001 project. Thus, the proposed project would not result in a significant impact related to land use, plans and policies, at the project or cumulative level, which is consistent with the analysis and conclusions reached in the FND.

Transportation/Circulation

The FND found that the 2001 project would have less-than-significant impacts on traffic conditions, transit trips, and parking demand. Since the proposed project would include the same number of residential units as the 2001 project, the FND conclusions regarding transportation impacts related to construction, transit, pedestrians, and person-trips would not change. The 2001 project included two off-street vehicle parking spaces. Planning Code section 209.3, RC (Residential Commercial) Districts, does not require any vehicle parking for residential uses, but permits up to one vehicle space for every two dwelling units. The proposed project would not include any off-street vehicle parking and would remove the existing curb cut on Jones Street; however, as noted above, the parking impacts of a residential project on an infill site within a transit priority area would not be considered significant impacts on the environment.⁴ The addition of seven bicycle parking spaces with the proposed project could add new bicycle trips to the project vicinity, but the number of trips would be too small to substantially affect bicycle travel in the area or result in conflicts between bicycles and vehicles. Thus, consistent with the analysis and conclusions reached in the FND, the proposed project would not result in any significant project-level or cumulative impacts related to transportation and circulation.

⁴ San Francisco Planning Department, Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 611 Jones Street, Case No.2015-016243ENV, July 16, 2018. This document is available for public review at the Planning Department, 1650 Mission Street, suite 400.

Noise

The proposed project would be subject to and regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The noise ordinance, sections 2907 and 2908, limits noise from powered non-impact construction equipment to a level of 80 dBA at a distance of 100 feet. Construction activities may not exceed 5 dB above ambient noise levels at the nearest property line between the hours of 8:00 p.m. and 7:00 a.m. Permits to allow work during these hours are issued by the Director of Public Works or the Director of Building Inspection. The proposed project would include new fixed noise sources that would produce operational noise at the project site. The proposed heating, ventilation, and air conditioning (HVAC) equipment would be located in a mechanical penthouse on the roof. Rooftop enclosures would provide acoustical shielding. Operation of mechanical equipment, including the HVAC would be subject to section 2909(a)(1) of the noise ordinance, which regulates noise from mechanical equipment and other similar sources on residential property. Mechanical equipment operating on residential property must not produce a noise level more than 5 dBA above the ambient noise level at the property boundary. Section 2909(d) states that no fixed noise source may cause the noise level measured inside any sleeping or living room in a dwelling unit on residential property to exceed 45 dBA between 10 pm and 7 am or 55 dBA between 7 am and 10 pm with windows open, except where building ventilation is achieved through mechanical systems that allow windows to remain closed. The project sponsor also anticipates the use of heat pumps throughout the proposed new building and potentially, electric solar panels for electricity or thermal solar for hot water. However, these types of equipment would not generate mechanical noise. The proposed project would be required to comply with these regulations and would not exceed limits for fixed noise sources set forth in the noise ordinance.

The FND reviewed noise generated by the 2001 project and concluded that it would not be considered a significant impact. The noise associated with residential development is common and expected in urban areas. The FND noted that an approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people, and determined that the 2001 project would not cause a doubling in traffic volumes. Therefore, the 2001 project would not cause a noticeable increase in the ambient noise level in the project vicinity. Since the proposed project would construct the same number of residential units as the 2001 project, the noise generated with occupancy of the proposed project would be similar.

Thus, noise associated with the construction, operation and occupancy of the proposed project would not be considered a significant impact, either at the project level or cumulative level. Therefore, the proposed project would not change the conclusions of the FND regarding noise.

Air Quality/Climate

Air Quality

The FND found that the 2001 project's construction air quality impacts from fugitive dust would be less than significant with implementation of Mitigation Measure 1: Construction Air Quality. The proposed project would not change this analysis or conclusion. However, the proposed project would be required to comply with the San Francisco Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), which supersedes Mitigation Measure 1: Construction Air Quality in the FND. The San Francisco Construction Dust Control Ordinance was implemented with the intent of reducing the quantity of dust generated during site preparation, demolition and construction activities in order to

protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Therefore, Mitigation Measure 1: Construction Air Quality is no longer required as compliance with the San Francisco Dust Control Ordinance would ensure that the proposed project would have less-than-significant construction-related air quality impacts.

In addition, the FND found that the number of vehicle trips associated with the 2001 project would not result in significant air quality impacts related to vehicular emissions. Since the number of proposed residential units would be the same as those previously analyzed for the 2001 project, the proposed project would not change the analysis or conclusions reached in the 2001 FND regarding air quality impacts related to vehicle emissions.

Therefore, the proposed project would not result in significant project level or cumulative impacts related to air quality.

Wind

Planning Code section 148, Reduction of Ground-level Wind Currents in C-3 Districts, generally requires new buildings to be shaped so as not to cause ground-level wind currents to exceed, more than 10 percent of the time, pedestrian comfort criteria of 11 miles per hour (mph) in substantial pedestrian use areas, and 7 mph in public seating areas. Similarly, the Planning Code requires that buildings not cause equivalent wind speeds to reach or exceed the hazard level of 26 mph for a single full hour of the year. While the project site is within a RC-4 district, the Planning Department uses this hazard criterion to determine the significance of wind-related environmental impacts as part of its CEQA environmental review.

The 2001 FND did not evaluate wind impacts. As described above, analysis of the wind hazard potential of the proposed project is required because: 1) there is a known potential for hazardous winds, as defined in Planning Code section 148, to occur in the general vicinity of the project site; and, 2) at 90 feet in height (100 feet in height with elevator penthouse), the building would have potential to adversely affect ground-level winds. Two wind memoranda analyzed the proposed project potential wind impacts^{5,6} The following discussion relies on the information in those reports.

The proposed project would construct an eight-story, 90-foot-tall building, with a setback in the rear of the lot, and would be enclosed by a wall of existing buildings on its west, north, and south sides. The proposed building would include a 10-foot-high elevator penthouse, for a total height of 100 feet. The 2001 project proposed a 90-foot-tall building, with a 13-foot-tall elevator penthouse. The overall height of the currently proposed project would thus be three feet shorter (100 feet) than the 2001 project. There would be about a 33-foot height difference between the proposed project and the two adjacent buildings at 605 Jones and 649 Jones street, leaving the upper three floors of the north and south facades of the

⁵ ESA, Technical Memorandum, Potential Wind Impact of Proposed 8-Story Residential Project – 611 Jones Street, San Francisco, California, May 1, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

⁶ ESA, Technical Memorandum, Potential Wind Impact of July 17, 2018 Revised Design of Proposed 8-Story Residential Project, 611 Jones Street Development, San Francisco, California, August 9, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

proposed project exposed to wind. However, the aggregate of the buildings on the block would shelter the proposed project from the predominant northwest, west-northwest, and west winds. Therefore, any adverse effect on winds in pedestrian areas from these exposed building facades would be expected to be minimal. The proposed project would present limited new surface area that would be directly exposed to the predominant northwest, west-northwest, and west winds. Consequently, the proposed project would be highly unlikely to cause an exceedance of the wind hazard criterion at or in the vicinity of the site, and would be unlikely to aggravate any existing exceedance of the wind hazard criterion that might exist in the vicinity. Therefore, the proposed project would have less-than-significant effects on pedestrian-level wind hazard conditions.

The 90-foot-tall proposed project would also not likely result in changes in the pedestrian comfort criteria of 11 mph in substantial pedestrian use areas, and 7 mph in public seating areas speeds that occur in the vicinity. On Jones Street, on the project frontage of the site, the proposed project possibly may reduce the 10 percent exceeded wind speeds very slightly for the comfort criteria.

Cumulative development proposed in the vicinity would be generally limited to 130 feet in height, reflecting Planning Code height and bulk districts in the area. The two known projects nearby or close upwind of the project include: 651 Geary Street, an approved project (Case 2014-0482) for a 13-story, 130-foot building on a vacant lot, less than 200 feet southwest of the project site; and 955 Post Street, a proposed project (Case 2015-015950) to demolish a one-story building and construct a nine-story, 85-foot building, two blocks west of the project site. There are no proposed projects that would involve substantive construction on the project block or on the block across Jones Street east of the project site.

Infill development with roof heights similar to existing neighboring buildings typically would cause little or no adverse wind effect at pedestrian level. The wind memoranda^{7,8} concluded that with potential future development on upwind blocks comprised of buildings within the 130-foot height limit, there would be little likelihood of adverse cumulative wind effects. Cumulative development would be more likely to decrease winds in the vicinity. Therefore, the proposed project would not result in a significant project-level or cumulative wind impact.

Shadow

Planning Code section 295 generally prohibits new buildings that would cause significant new shadow on open space under the jurisdiction of the San Francisco Recreation and Parks Department. A shadow fan prepared for the 2001 FND concluded the project would not shade public areas subject to section 295. In accordance with section 295, a preliminary shadow fan was prepared for the proposed project, which determined that the proposed project would not contribute any new shadow to any San Francisco

⁷ ESA, Technical Memorandum, Potential Wind Impact of Proposed 8-Story Residential Project – 611 Jones Street, San Francisco, California, May 1, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

⁸ ESA, Technical Memorandum, Potential Wind Impact of July 17, 2018 Revised Design of Proposed 8-Story Residential Project, 611 Jones Street Development, San Francisco, California, August 9, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

Recreation and Park Department properties or publicly accessible open spaces.⁹ Therefore, the proposed project would not result in a significant project-level or cumulative shadow-related impact, which is consistent with the analysis and conclusions reached in the FND.

Geology/Topography

The FND stated that the 2001 project would employ foundation piers extended to a depth of 28 feet below ground surface. A geotechnical investigation conducted for the 2001 project provided seismic design recommendations for the 2001 project.¹⁰ The FND concluded that the 2001 project would not result in significant impacts related to soil and geological conditions.

Murray Engineers, Inc., completed an updated geotechnical investigation in 2017 that includes seismic design recommendations related to the foundation and earthwork components of the currently proposed project.¹¹ This updated geotechnical investigation recommends that the proposed new building be supported by drilled, reinforced, cast-in-place, concrete friction piers (18 inches in diameter and at least 40 feet in length) with interconnecting grade beams and/or structural slabs. The geotechnical investigation also determined that the site is underlain by approximately 13.5 to 18 feet of fill material, consisting of very loose to medium dense sands. The potential for differential compaction to affect the proposed project would be low, provided it were supported on foundations designed in accordance with the recommendations in the 2017 geotechnical investigation. There are no known active earthquake faults beneath the project site or in the project vicinity. Therefore, the potential for fault rupture to occur at the site is very low. Based on the site conditions the potential for liquefaction and liquefaction-related distress to the proposed project would be low.

As noted in Table 1, the proposed project would require less total excavation compared to the 2001 project. The proposed project would excavate to depths of 4 to 8 feet to construct the foundation/elevator pit and to a depth of 40 feet to install each drilled pier, compared to respective depths of 8.5 feet and 28 feet with the 2001 project. This constitutes a 0.5- to 4.5-foot reduction in the depth of excavation associated with the foundation/elevator pit work and a 12-foot increase in the depth of excavation associated with installation of the drilled piers. In total, however, the proposed project would excavate approximately 533 cubic yards of soil compared to 858 cubic yards of soil with the 2001 project, thereby reducing the total excavation volume by about 325 cubic yards.

The proposed project site preparation and building design would be required to comply with San Francisco Building Code provisions for all new developments regarding structural safety. All final building plans would be reviewed and approved by DBI. Compliance with applicable codes and with recommendations in the geotechnical investigation would not eliminate earthquake risks, but would reduce them to acceptable levels.

⁹ San Francisco Planning Department, 611 Jones Street – Preliminary Shadow Fan, December 18, 2017. This document is on file and available for public review at the San Francisco Planning Department as part of 2015-016243ENV.

¹⁰ Trans Pacific Geotechnical Consultants, Inc., Geotechnical Investigation, 611 Jones Street, March 27, 2000.

¹¹ Murray Engineers Inc., Geotechnical Investigation, Proposed 8-Story Building, 611 Jones Street, San Francisco, California, November 15, 2017. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

Therefore, the proposed project would not result in a significant project-level or cumulative impact related to geology and topography, which is consistent with the conclusions stated in the FND.

Hazards

Construction activities for the proposed project would include demolition of an existing structure built in the 1900s likely to have interior asbestos-containing materials and lead-based paint. The FND found that the 2001 project would not create a potential public health risk, especially related to lead-based paint and asbestos, since it would be subject to the regulations and procedures of the California Occupational Safety and Health Administration (OSHA), San Francisco Building Code¹² and BAAQMD¹³ requirements as part of the permitting process. The proposed project would be subject to the same regulations as the 2001 project. The FND reviewed project compliance with the Maher Ordinance (San Francisco Health Code article 22A), which requires environmental evaluation and remediation of subsurface soil contamination for various sites but those primarily "[b]eyond the high-tide line." Neither the 2001 project nor the proposed project would be subject to this ordinance.

Therefore, the proposed project would not change the analysis or conclusions in the FND regarding hazardous materials. As such, impacts related to hazardous materials would be less than significant for the proposed project.

Cultural Resources

The FND found that the 2001 project would result in a less-than-significant impact to archeological resources, with the implementation of Mitigation Measure 2: Archeological Resources. Since 2001, the Planning Department's guidance for implementation of archeological resources mitigation to avoid and reduce impacts has been updated. Therefore, the Planning Department prepared a Preliminary Archeological Review (PAR) for the currently proposed project, which concluded that the proposed project could result in the accidental discovery of archeological resources during construction at the proposed project site.¹⁴ The Planning Department further concluded that the proposed project would be required to implement a revised mitigation measure: Archeological Mitigation Measure (Accidental Discovery). Implementation of the revised archeological mitigation measure would ensure that the currently proposed project would result in less-than-significant impacts to archeological resources.

Additionally, the FND concluded that the existing building on the project site is not a designated City landmark, not listed on the National Register of Historic Places, and not subject to the provisions of Article 10 and Article 11 of the San Francisco Planning Code. Therefore, the FND concluded that the existing building is not a historic resource. The Lower Nob Hill Apartment/Hotel National Register Historic District, immediately north of the project site, was designated in 1991. This district is characterized by three- to seven-story multi-unit residential buildings, which fill their entire front lot lines. However, the FND concluded that structures in the immediate area of the project site have not

¹² San Francisco Building Code, Chapter 36, Work Practices for Exterior Lead-Based Paint, which applies to all building constructed prior to 1978

¹³ California Health and Safety Code, section 19827.5, adopted January 1, 1991

¹⁴ San Francisco Planning Department, Environmental Planning Preliminary Archeological Review. 611 Jones Street, August 1, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

been identified for their potential architectural, historical, or cultural significance. Subsequent to these findings, the Uptown Tenderloin National Register Historic District, located south of the project site, was designated in 2009. This district is characterized by three- to seven-story multi-unit apartment, hotel, or apartment-hotel buildings constructed of brick or reinforced concrete.¹⁵

The Planning Department reviewed the proposed project to determine whether it would cause a significant adverse impact to these adjacent historic districts. The results of this review have been summarized in a Preservation Team Review Form (as discussed below), which determined that the proposed project would not cause a significant adverse impact on the adjacent historic districts.¹⁶

The Preservation Team Review Form noted that the proposed project would be eight-stories tall, and, “while contributing properties to either historic district are generally 4-6 stories tall,” the proposed project would not “be wholly incompatible with the scale of the surrounding buildings.” Additionally, the building would not incorporate any front setbacks and [would be] built to the adjacent north and south lot lines, so as to maintain the strong streetwall found within the neighborhood. Also, the proposed project would incorporate a materially differentiated base, shaft, and capitol, so as to match the vertical rhythm of the surrounding contributing properties. The proposed project would include terracotta brick on the ground floor, cement board panels on the upper floors, and metal window details, which are compatible materials with the historic district. As such, the proposed project’s materials would not detract from the neighborhood character. Therefore, the proposed project would result in a less-than-significant impact to the adjacent Uptown Tenderloin National Register Historic District and Lower Nob Hill Apartment/Hotel National Register Historic District.

Overall, the proposed project would not result in a project-level or cumulative impact on cultural resources, which is consistent with the analysis and conclusions reached in the FND.

Other Environmental Topics

The FND determined that the 2001 project would result in less-than-significant impacts to population, utilities/public services, biology, water, and energy/natural resources. The proposed project would have similar less-than-significant impacts to population, utilities/public services, biology, water and energy/natural resources, since it would result in the same number of dwelling units and construct a building of similar height and footprint to that of the 2001 project, but with reduced excavation.

5.0 Mitigation Measures

As discussed in section 4.0, FND Mitigation Measure 1: Construction Air Quality has been superseded by the San Francisco Construction Dust Control Ordinance and is no longer required. FND Mitigation Measure 2: Archaeological Resources would be required; however, it has been revised to incorporate current Planning Department standards, and renamed as Archeological Mitigation Measure (Accidental Discovery). Archeological Mitigation Measure (Accidental Discovery) would be implemented according

¹⁵ United States Department of the Interior, National Park Service, National Register of Historic Places, Uptown Tenderloin Historic District, <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=8453a025-e84c-4ef3-90d0-fd05668138bb>, accessed October 3, 2018.

¹⁶ San Francisco Planning Department Preservation Team Review Form, June 21, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

to the procedure described below to mitigate potential significant impacts. Therefore, significance conclusions reached in the FND would not change based on the project modifications.

REVISED ARCHEOLOGICAL MITIGATION MEASURE (Accidental Discovery)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a) and on human remains and associated or unassociated funerary objects. The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc.

The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; an archeological testing program; and an interpretative program. If an archeological monitoring program, archeological testing program, or, or interpretative program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs and reviewed and approved by the ERO. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource may be at risk from vandalism, looting, or other damaging actions.

If human remains and associated or unassociated funerary objects are discovered during any soils disturbing activity, all applicable State and Federal Laws shall be followed, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human

remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).

The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. The Draft FARR shall also include an Interpretation Plan for public interpretation of all significant archeological features.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of public interest in or the high interpretive value of the resource, the ERO may require a different or additional final report content, format, and distribution than that presented above.

6.0 Conclusion

Based on the foregoing information, it is concluded that the analyses conducted and the conclusions reached in the FND issued on March 26, 2001, remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the FND, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 10, 2018
Date of Determination

Lisa Gibson
LISA GIBSON
Environmental Review Officer

cc: William Mollard, Workshop1
Andrew Perry, Current Planning
Distribution List
Master Decision File/Bulletin Board



SAN FRANCISCO PLANNING DEPARTMENT

Agreement to Implement Mitigation Measure(s)

Case No.: 2015-016243ENV
Project Title: 611 Jones Street
Related Case: 611 Jones Street, 2000.497E (Final Mitigated Negative Declaration adopted and issued on March 26, 2001)
BPA Nos: To be determined
Zoning: RC-4 (Residential: Commercial, High Density) District
North of Market Residential 1 Special Use District
80-T-130-T Height and Bulk District
Block/Lot: 0304/003
Lot Size: 2,187 square feet
Project Sponsor: William Mollard, Workshop1, (415) 523-0304 x1
will@workshop1.com
Lead Agency: San Francisco Planning Department
Staff Contact: Jennifer McKellar, (415) 575-8754
Jennifer.McKellar@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MITIGATION MEASURES

- Archeological Mitigation Measure: Accidental Discovery

 X I agree to implement the above mitigation measure, which is detailed in EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM (attached below), as a condition of project approval.

Property Owner or Legal Agent Signature

10-05-18

Date

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>Archeological Mitigation Measure: Accidental Discovery (Implementing FND Mitigation Measure 2: Archaeological Resources)</p> <p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project,</p>	<p>Project sponsor at the direction of the ERO.</p> <p>Project sponsor/ Head Foreman</p>	<p>Prior to and during soils-disturbing activities.</p> <p>Accidental</p>	<p>Project sponsor shall distribute Alert sheet and shall submit a signed affidavit confirming the distribution to the ERO.</p> <p>In the event of accidental discovery, the project</p>	<p>Considered complete when ERO receives signed affidavit.</p> <p>Considered complete when</p>

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation			Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
	and	archeological consultant at the	direction of the ERO.			
the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.				discovery	sponsor shall suspend soils-disturbing activities, notify the ERO, and retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO. The archeological consultant shall undertake additional measures at the direction of the ERO.	archeological consultant completes additional measures as directed by the ERO as warranted.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning Division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from

MONITORING AND REPORTING PROGRAM

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
vandalism, looting, or other damaging actions.				
<p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy, and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Archeological consultant at the direction of the ERO.</p>	<p>Following completion of additional measures by archeological consultant as determined by the ERO.</p>	<p>Submittal of draft FARR to ERO for review and approval. Distribution of the FARR by the archeological consultant.</p>	<p>Considered complete upon distribution of approved FARR.</p>

FINAL NEGATIVE DECLARATION

Date of Publication of Preliminary Negative Declaration: February 24, 2001

Lead Agency: Planning Department, City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

Agency Contact Person: Beverly V. Lashley

Telephone: (415) 557-4784

Project Sponsor: Taso Manitsas

Project Contact Person: Perry Porter

Telephone Number: (510) 787-3467

Project Title: 2000.497E - 611 Jones Street; Seven-unit Condominium Residential Building.

Project Address: 611 Jones Street

Assessor's Block(s) and Lot(s): Block 0304/Lot 003

City and County: San Francisco

Project Description: The proposed project site is located at 611 Jones Street, (Assessor's Block 0304, Lot 003) on the west side of Jones Street. The project site is currently developed with a two-story single-family residential building of approximately 3,200 gross square feet. The proposal is to demolish the existing structure and to construct a new, 103-foot-tall eight-story condominium building with two ground-level parking spaces. The proposed project would increase the occupied floor area of the site from about 3,200 square feet to approximately 15,225 square feet, an increase of approximately 12,025 square feet. The building footprint would cover almost the entire site. The site is within an RC-4 (Residential-Commercial Combined Districts, High Density) Zoning District and an 80-130-T Height and Bulk District.

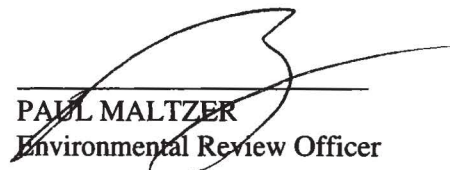
Building Permit Application Number: 2000082488275S

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance) and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached:

Mitigation measures, if any, included in this project to avoid potentially significant effects: See page 18.

Final Negative Declaration adopted and issued on: **March 26, 2001.**

In the independent judgement of the Department of City Planning, there is no substantial evidence that the project could have a significant effect on the environment.


PAUL MALTZER
Environmental Review Officer

cc: Project Sponsor
Supervisor, Chris Daly
Ken Chin (Case Planner)
O. Chavez/Bulletin Board/MDF/Distribution List

2000.497E

PROJECT DESCRIPTION

The proposed project site is located at 611 Jones Street (Assessor's Block 0304/Lot 003), on the west side of Jones Street. The site is within a major city block bounded by Jones Street on the east, Geary Street on the south, Leavenworth Street on the west and Post Street on the north. The site is located on the south side of Jones Street (Figure 1). The project site is rectangular in shape with about 25 feet of frontage on Jones Street, covering an area of approximately 2,186 square feet. The site is developed with a two-story residential building containing one residential unit on the upper level and a full ground level parking garage below. Land use in the surrounding neighborhood is a mixture of residential, commercial and retail.

The proposed project would consist of demolition and removal of an existing occupied, two-story, wood-frame single-family residential building, and construction of a new eight-story plus basement, 103-foot-tall steel and concrete building totaling 15,225 gross square feet. The proposed new building would contain seven two-bedroom residential condominium units on the upper levels, a ground-level parking garage with two off-street parking spaces, a below-grade utility basement, and a rooftop mechanical room with stairs accessing the mechanical room and the roof top common space. The utility basement would contain an emergency generator and a meter room. A stair tower would serve as the second means of egress at the rear of the building, that projects into the rear yard. The height of the new building measured at mid slope along Jones Street would be approximately 90 feet, including a four-foot parapet. The proposed mechanical room penthouse would extend 13 feet above the proposed parapet at the Jones Street elevation.

The total floor area of the building would be approximately 15,225 gross square feet, including approximately 13,125 gross square feet of residential units; 2,100 gross square feet for the ground level parking garage, approximately 1,000 gross square feet for the utility basement, and a common roof deck of approximately 1,200 gross square feet. The proposed building would have an elevator that would be handicapped accessible serving all floors. The useable open space (common and private) in the building would exceed the useable open space required for residential units in new or expanded buildings pursuant to Section 135.2 of the San Francisco Planning Code.

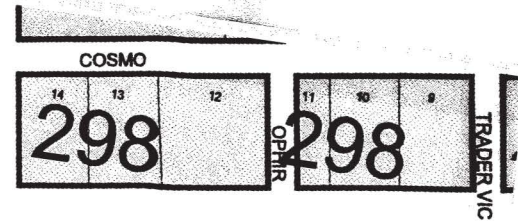
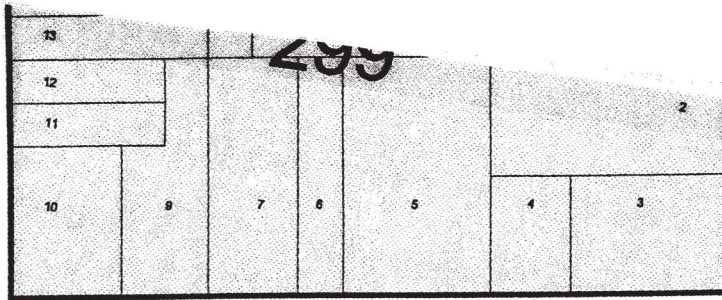
The vehicular parking garage, containing the two ground-level parking spaces (one compact and one standard), would have access, ingress and egress from Jones Street. The primary entrance for the residential units would be through a foyer from Jones Street with secondary entrances/exits from the stair tower located at the rear of the building. Development of the site would require excavations to a depth of approximately 8.5 feet below ground surface, extending approximately half the length of the site, to shore up a retaining wall located on the north property line. Additional excavations will be required for the utility basement, to shore up the sidewalk along Jones Street and for the foundation piers that would extend to a depth of approximately 28 feet below ground surface. Figures 2 through 5 show the proposed overall site plan and elevations of the proposed building.

The project would require a conditional use permit and a variance. The conditional use permit is required for projects greater than 40 feet within a residential district. The variance is required to extend the stair tower into the rear yard.

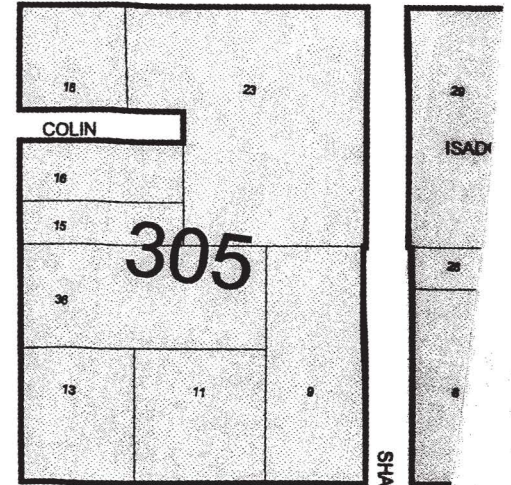
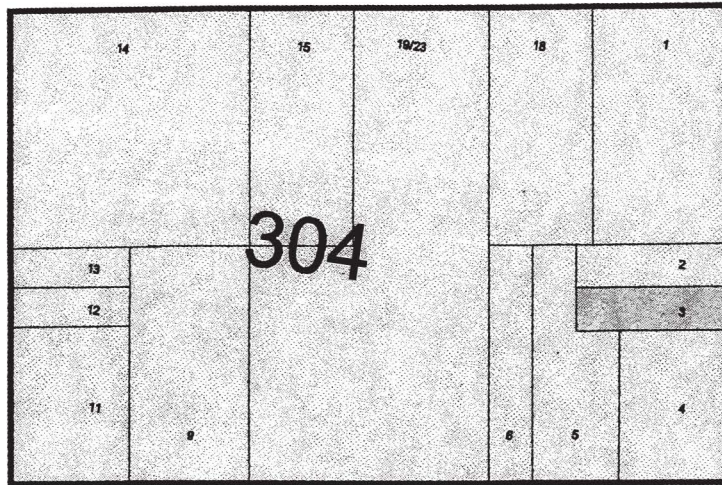
PROJECT SETTING

The proposed project site is located in the Lower Nob Hill Apartment Hotel District. The area within one block of the project site (i.e., within an area encompassing nine blocks, with the subject block at the center) is zoned RC-4 (Residential-Commercial Combined Districts, High Density). And within an 80-130-T Bulk Height and Bulk District. The buildings in the general area range from 4 to 12 stories. Most buildings are generally medium to large in scale and mixed use in character.

Across the street just east of the subject property (620 Jones Street) is the Gaylord Hotel, a 12-story building. Immediately adjacent to the subject property to the south (605 Jones Street) is five-story building with residential units on the upper levels and ground-floor commercial and parking. Immediately adjacent to the subject property to the north (649 Jones Street) is the four-story Halcyon Hotel. At the northeast corner of Jones and Geary Streets is a residential hotel, the Savoy, which is a seven-story building. On the southeast corner of Jones and Geary Streets there is a liquor store and the Nazareth Hotel.



POST



LEAVENWORTH

GEARY

JONES

SHANNON

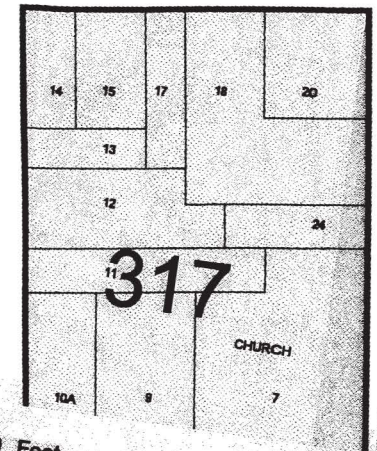
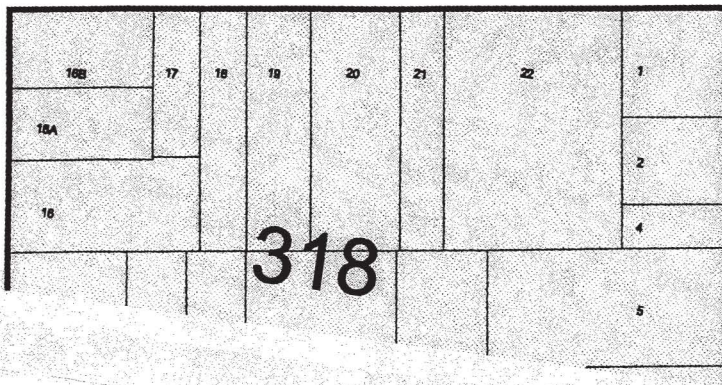


FIGURE 1 - Project Vicinity Map
(Source: DPW, SF Digital Basemap)

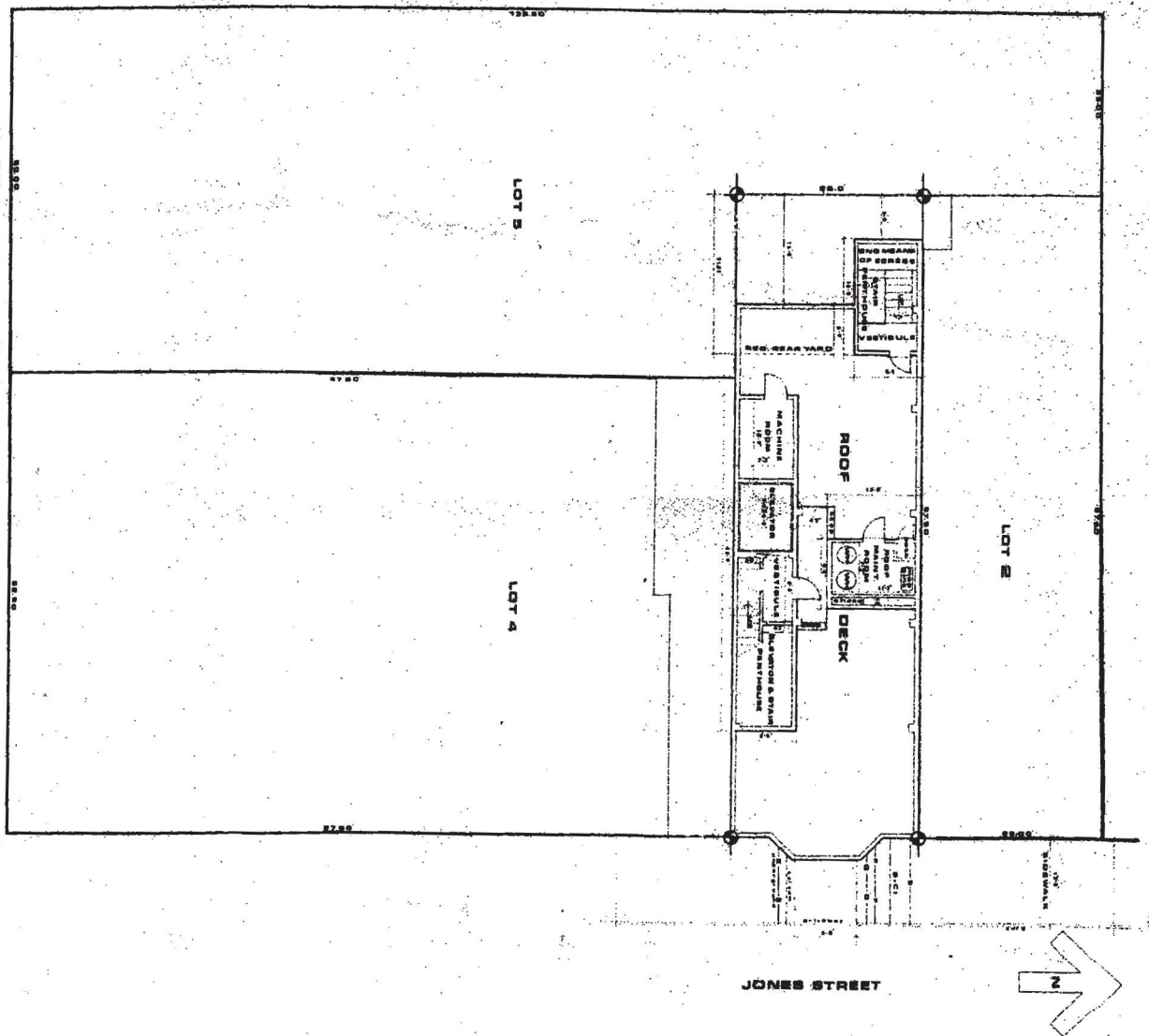


FIGURE 2 - Project Site Plan
(Source: Project Sponsor)

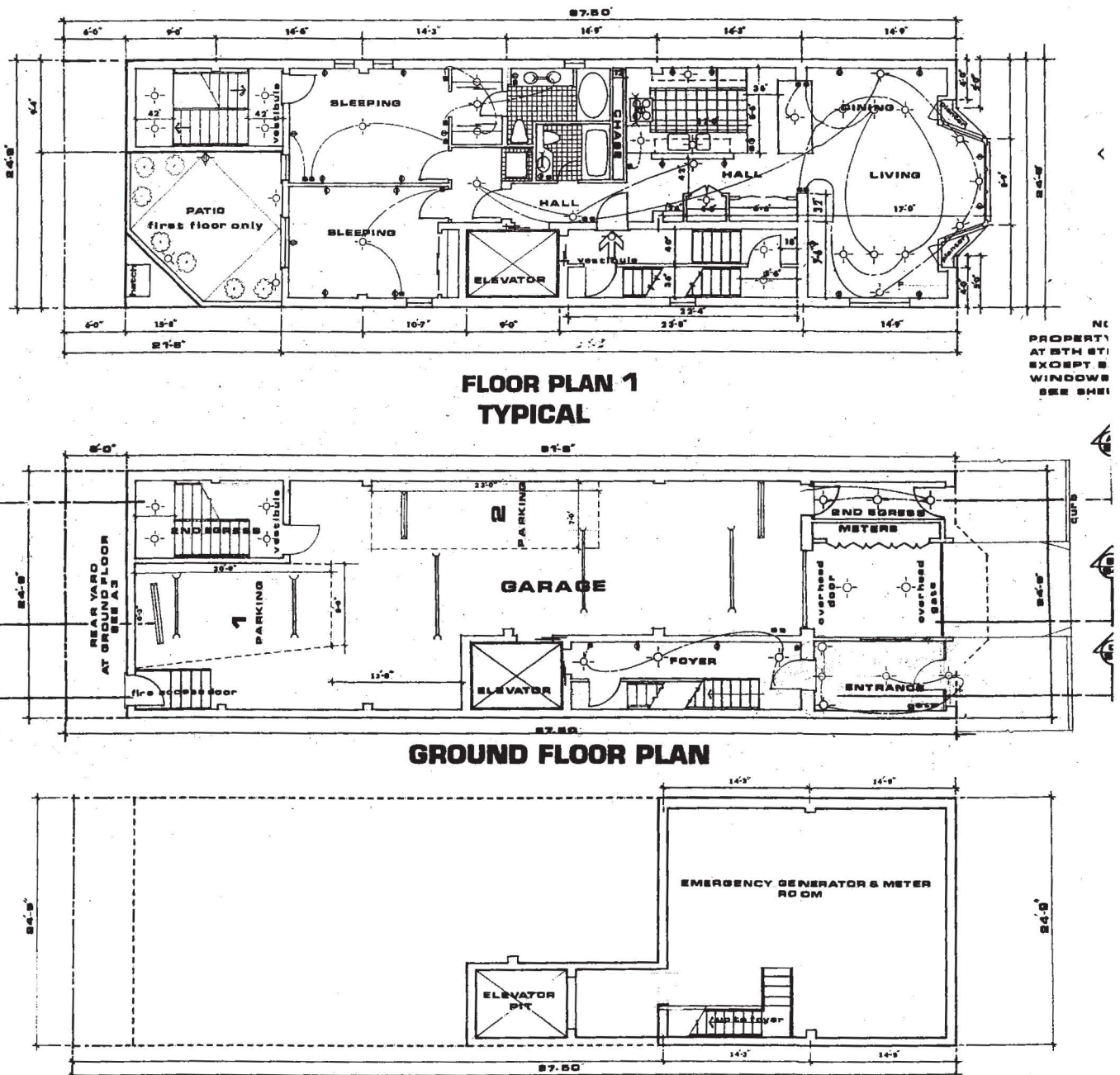


FIGURE 4 - Project Ground Floor Plan
(Source: Project Sponsor)

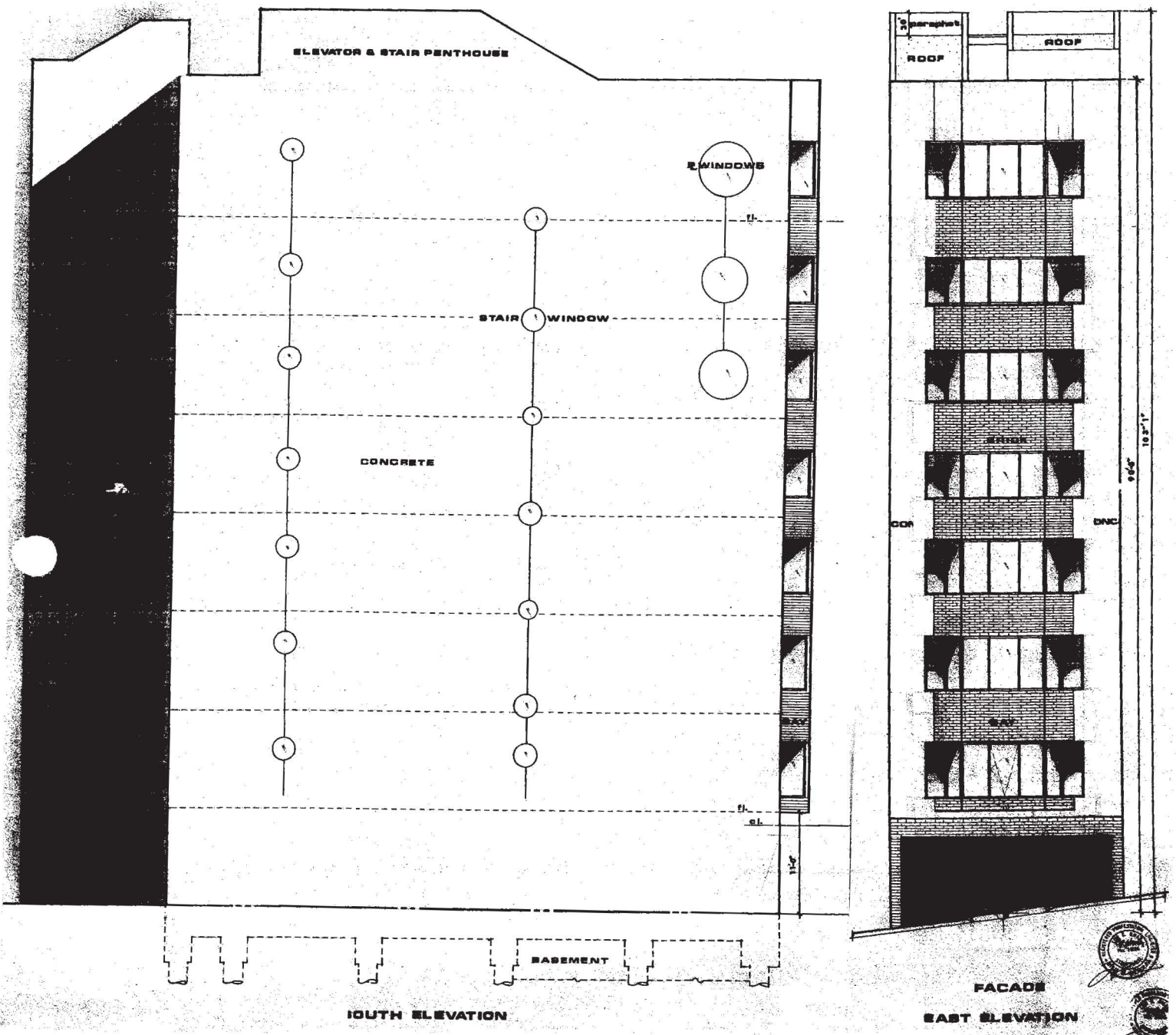


FIGURE 5 - East & South Exterior Elevation
(Source: Project Sponsor)

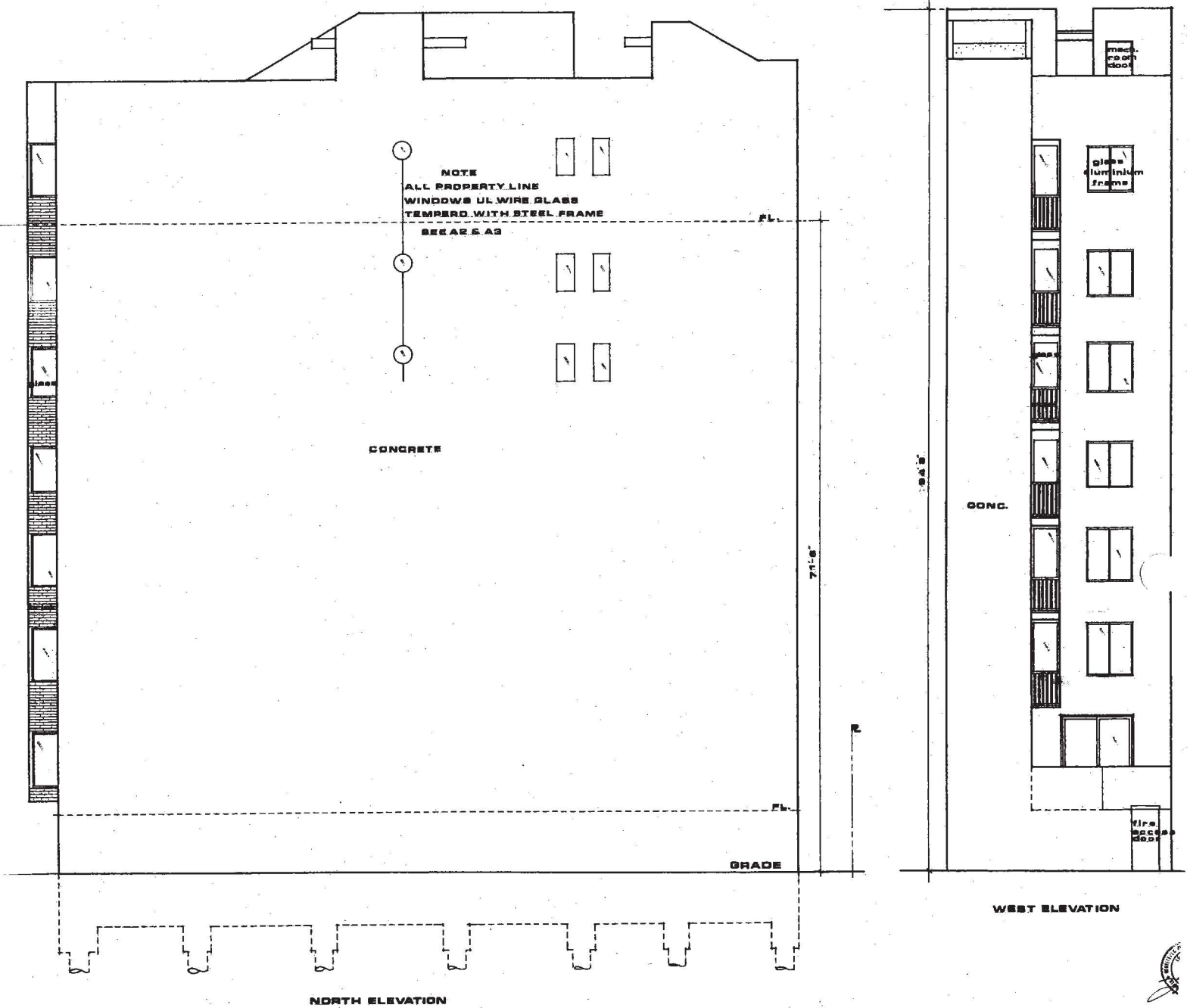


FIGURE 6 - North & West Exterior Elevation
(Source: Project Sponsor)

INITIAL STUDY CHECKLIST AND DISCUSSION

A. <u>COMPATIBILITY WITH EXISTING ZONING AND PLANS</u>		<u>Applicable</u>	<u>Discussed</u>
1)	Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	✓	✓
2)	Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	—	✓

The San Francisco Planning Code, which incorporates by reference the San Francisco Zoning Maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. A permit to construct a new building (or to alter or demolish an existing one) may not be issued unless either a proposed project conforms to the City Planning Code, or an exception is granted pursuant to provisions of the City Planning Code. The plan check procedures of the Building and Planning Departments would ensure that the design of the structure and its uses comply with the requirements of the zoning district and the City.

The proposed project requires a variance allowing the stair tower which serves as a second means of egress to protrude into the required rear yard set back. A rear yard of approximately 21'-8" by 25'-0" (approximately 542 square feet) is required by code. The project sponsor would request a variance that would reduce the required rear yard square footage by approximately 150 square feet, leaving a total of approximately 392 square feet. There would also be a patio of approximately 243 square feet adjacent to the stair tower and on the roof of the ground-level parking garage. The project sponsor would also request a variance that would allow one of the two required off-street parking spaces be a compact space. The granting of these two variances and the placement of the open patio within the rear yard setback would not be considered significant environmental impacts.

The project site is in an RC-4 (Residential-Commercial Combined Districts, High Density) District and in an 80-130-T Height and Bulk District, which permits construction to a height of 80 to 130 feet. The height of the new building would comply with the 80 to 130-foot height limit. The height of the proposed building measured at the midpoint of the slope along Jones Street would be approximately 90 feet including a parapet of about four feet. The proposed elevator, stair penthouse and mechanical room would extend another 7 feet above the parapet for a total building height of approximately 104 feet.

Although the proposed project is within an 80-130-T Height and Bulk District, a conditional use permit is required under Section 253 of the Planning Code for projects exceeding 40 feet within a residential district. The project sponsor would apply for the conditional use permit. The granting of this conditional use permit would not be considered a significant environmental impact.

Environmental plans and policies are those, such as the *Bay Area Air Quality Plan*, which directly address physical environmental issues and/or contain targets or standards which must be met in order to preserve or improve characteristics of the City's physical environment. The proposed residential development at 611 Jones Street would not obviously or substantially conflict with any such adopted environmental plan or policy.

The City's General Plan, which provides general policies and objectives to guide land use decisions, contains some policies which relate to physical environmental issues. The current project would not obviously or substantially conflict with any such policy. In general, potential conflicts with the General Plan are considered by decision makers independently of the

environmental review process, as part of the decision whether to approve or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the City Planning Code to establish eight Priority Policies. These policies are: preservation and enhancement of neighborhood-serving retail uses; protection of neighborhood character; preservation and enhancement of affordable housing; discouragement of commuter automobiles; protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; maximization of earthquake preparedness; landmark and historic building preservation; and protection of open space. Prior to issuing a permit for any project which requires an Initial Study under CEQA, and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the General Plan, the City is required to find that the proposed project or legislation is consistent with the Priority Policies.

B. POTENTIAL ENVIRONMENTAL EFFECTS

All items on the Initial Study Checklist have been checked "No", indicating that, upon evaluation, staff has determined that the proposed project could not have a significant adverse environmental effect. Several of those Checklist items have also been checked "Discussed", indicating that the Initial Study text includes discussion about those particular issues. For all of the items checked "No", without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Department, such as the Department's Transportation Guidelines for Environmental Review, or the California Natural Diversity Database and maps, published by the California Department of Fish and Game. For each checklist item, the evaluation has considered the impacts of the project both individually and cumulatively.

1) <u>Land Use</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a) Disrupt or divide the physical arrangement of an established community?	—	✓	✓
(b) Have any substantial impact upon the existing character of the vicinity?	—	✓	✓

There would be an increase in density but no change in land use on the site. The proposed project would demolish and replace a building containing one large residential unit with a building that would contain 7 residential units, 3 off street ground level parking spaces and a utility basement. The increase in density is not considered a significant impact for a variety of reasons. Residential activity is a permitted land use in the RC-4 (Residential-Commercial Combined Districts, High Density), and the proposed use and structure would not be substantially or demonstrably incompatible with the existing variety of the residential and commercial uses in the project area. Similarly, the proposed infill development would not disrupt or divide the physical arrangement of the neighborhood. The site is currently surrounded by residential developments with high densities.

The proposed project would not cause displacement of commercial/ retail uses on the site as the existing use is strictly residential.

2) <u>Visual Quality</u> . Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a) Have a substantial, demonstrable negative aesthetic effect?	—	✓	✓
(b) Substantially degrade or obstruct any scenic view or vista			

- | | | | | |
|-----|---|---|---|---|
| | now observed from public areas? | — | ✓ | ✓ |
| (c) | Generate obtrusive light or glare substantially impacting other properties? | — | ✓ | ✓ |

The new building would be similar in height to buildings in the surrounding neighborhood, but would be four and three stories taller than adjacent buildings to the north and south respectively. The proposed project it would not have a substantial, demonstrable negative aesthetic effect within its urban setting because of the large diversity of nearby structures.

Though the project would alter views from private properties nearby from adjacent parcels, it would not degrade or obstruct any scenic view or vista now observed from a public area. Given the urban nature of the project setting, blockage of private views would not be considered a significant environmental effect. This project would not result in generating obtrusive light or glare because the proposed residential and commercial uses would not generate substantially more light or glare than do the existing commercial, and residential uses in the neighborhood.

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|-----|--|------------|-----------|------------------|
| 3) | <u>Population.</u> Could the project: | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| (a) | Induce substantial growth or concentration of population? | — | ✓ | ✓ |
| (b) | Displace a large number of people (involving either housing or employment)? | — | ✓ | ✓ |
| (c) | Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply? | — | ✓ | ✓ |

The proposed addition of seven residential units would increase the population of the site by about 14 persons assuming about two persons per two-bedroom unit, not accounting for the occupants of the existing single-family residence on site. While potentially noticeable to immediately adjacent neighbors, this increase in population on the site would not substantially increase the existing area-wide population, since the area is a densely populated urban area with existing commercial and residential uses. The project would result in displacement of a small number of people, i.e., the existing occupants of the single family residence proposed for demolition. This project site does not contain any businesses; therefore, no employees would be displaced as a result of project implementation.

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| 4) | <u>Transportation/Circulation.</u> Could the project: | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| (a) | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system? | — | ✓ | ✓ |
| (b) | Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards? | — | ✓ | ✓ |
| (c) | Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity? | — | ✓ | ✓ |
| (d) | Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities? | — | ✓ | ✓ |

Overall, the project would generate an estimated 70 average daily person-trips spread among various modes of transportation, including about 12 in the p.m. peak hour. These trips would be distributed among various modes of transportation including private automobile, public transit, and walking/other modes. In this area of the city, a majority of these trips would be by transit or walking/other modes. However, even if a majority of the p.m. peak hour trips were by private vehicle, this increase p.m. peak hour would not be a significant traffic increase relative to the existing capacity of the local street system. The project would add a small increment to the cumulative long-term traffic increase on the local roadway network. The change in area traffic as a result of the project would be undetectable to most drivers.

The project generated peak hour project trips utilizing public transit would be distributed among the lines providing service to the vicinity of the project site. These lines include lines 2, 3, 4, 38, 38L, and line 27 which are within three blocks from the project site. Together, these lines provide approximately 12 transit vehicles in the p.m. peak hour. The 3 project transit trips spread among these 12 transit vehicles would not have a significant impact upon transit service.

Jones Street runs north and south with two lanes traffic for each direction and on-street parking on both sides of the street. The ground level parking spaces would be accessible Jones Street. Residents and businesses along Jones Street could experience minor increases in vehicular activity as a result of the proposed project; however, these would not be above levels which are common and generally accepted in urban areas. The streets surrounding the project block, Geary, Leavenworth and Post Streets, are considered local commercial streets (a street designated in the General Plan as a street that serves pedestrians from the general vicinity and may have parking and loading conflicts), and all are two-way local streets with parking on both sides of the street.

Parking demands generated by this proposed project would not be substantial and would not contribute to a significant change in the existing parking demand/supply ratio in the area. While the two off-street parking spaces proposed might not accommodate all residents, or visitors to the project site, the resulting parking demand would not substantially alter the existing parking conditions in the area.

Construction of the proposed project could potentially affect traffic and parking conditions in the vicinity; particularly along Jones Street. Construction workers would likely drive to and from the site. However, these effects, although a temporary inconvenience to local residents and workers, would not substantially change the capacity of the existing street system or considerably alter the existing parking conditions.

5)	Noise. Could the project:	Yes	No	Discussed
(a)	Increase substantially the ambient noise levels for adjoining areas?	—	✓	✓
(b)	Violate Title 24 Noise Insulation Standards, if applicable?	—	✓	✓
(c)	Be substantially impacted by existing noise levels?	—	✓	✓

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 decibels (dBA; a unit of measure for sound - "A" denotes the A-weighted scale, which simulates the response of the human ear to various frequencies of sound) at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works to best accomplish maximum noise reduction; and 3) if the

noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 P.M. and 7:00 A.M., unless the Director of the Department of Public Works authorizes a special permit for conducting the work during that period. During the construction period for the proposed project, construction noise and possibly vibration could be considered an annoyance by occupants of the nearby properties.

The Department of Building Inspection (DBI) is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 A.M. to 5:00 P.M.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

The noise generated by occupancy of the proposed project would not be considered a significant impact of the proposed project. Noise generated by residential development is common and generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

Title 24 of the California Code of Regulations establishes uniform noise insulation standards for residential projects (including hotels, motels, and live/work developments). The Department of Building Inspection would review the final building plans to insure that the building wall and floor/ceiling assemblies meet State standards regarding sound transmission.

6) <u>Air Quality/Climate.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	—	✓	✓
(b) Expose sensitive receptors to substantial pollutant concentrations?	—	✓	—
(c) Permeate its vicinity with objectionable odors?	—	✓	—
(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	—	✓	✓

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicular emissions. The project would not exceed this minimum standard. Therefore, no significant air quality impacts due to vehicular emissions would be generated by the proposal. However, the limited soil movement for foundation excavation, excavation to support the basement of an adjacent property and site grading would create the potential for wind-blown dust to add to the particulate matter in the local atmosphere while open soil is exposed. In order to reduce or avoid potential impacts to air quality associated with project construction (i.e., dust generation), the project sponsor would implement Mitigation Measure 1 listed in the Mitigation Measures section of this Negative Declaration.

Section 295 of the City Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and

one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. To determine whether this project would conform with Section 295, a shadow fan analysis was prepared by the Department of City Planning. A copy of the shadow fan analysis is available for review at the Department of City Planning, 1660 Mission Street (as part of case file number 2000.497)K. This analysis determined that the project shadow would not shade public areas subject to Section 295. Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

7)	<u>Utilities/Public Services.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a)	Breach published national, state or local standards relating to solid waste or litter control?	—	✓	—
(b)	Extend a sewer trunk line with capacity to serve new development?	—	✓	—
(c)	Substantially increase demand for schools, recreation or other public facilities?	—	✓	—
(d)	Require major expansion of power, water, or communications facilities?	—	✓	✓

The construction and use of the proposed residential project would increase demand for and use of public services and utilities on the site and increase water and energy consumption, but not in excess of amounts expected and provided for in this area.

8)	<u>Biology.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a)	Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	✓	✓
(b)	Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	✓	—
(c)	Require removal of substantial numbers of mature, scenic trees?	—	✓	—

This site is within a developed area of the City and does not provide for habitat for any rare or endangered plant or animal species. No other important biological resources are likely since the site has been disturbed by humans for many years.

9)	<u>Geology/Topography.</u> Could the project:	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
(a)	Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction).	—	✓	✓
(b)	Change substantially the topography or any unique geologic or physical features of the site?	—	✓	—

The San Francisco General Plan Community Safety Element contains maps that show areas in the City subject to geologic hazards. The project site is not located in a Seismic Hazards Study Zone (SHSZ) area of potential liquefaction (Map 4) designated by the California Division of Mines and Geology. The proposed project site is located in an area subject to

moderate ground shaking from earthquakes along the San Andreas and Northern Hayward Faults and other faults in the San Francisco Bay Area (Maps 2 and 3).

The project sponsor has provided a "Geotechnical Investigation" report prepared by a California-licensed geotechnical engineer (Trans Pacific Geotechnical Consultants, Inc., dated March 27, 2000) that is on file with the Department of City Planning and available for public review as part of the project file. This investigation reports that fill, consisting of very loose fine sand with charcoal and brick fragments, was encountered to a dept of 6 feet and 8 feet below the existing ground surface (at borings one and two respectively), the heterogeneous fill encountered near the ground surface will not provide satisfactory foundation support; the fill and the native soils of loose fine sand would be susceptible to settlement resulting from compression and densification from structural loads of the proposed building under seismic loading. Below the fill, loose fine sand was encountered the sand was underlain by stiff sandy clay.

The Investigation concludes that based on the field exploration programs, laboratory testing and engineering analysis it is our opinion, from a geotechnical engineering standpoint, that the proposed building may be constructed as planned. The Geotechnical Investigation Report includes seismic design recommendations for the foundation support including pile foundation(s), drilled piers, and the floor slab. Considerations are given for excavation, shoring, underpinning, indication pile program, pile driving operations, pier installations and backfilling. Recommendations are included in the report to be incorporated into the design and construction of the proposed building. The project sponsor has agreed to follow the recommendations of the report in construction of the project.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation design and whether additional background studies are required would be determined as part of the DBI review process. Background information provided to DBI would provide for the security and stability of adjoining properties as well as the subject property during construction. As these procedures are required under existing DBI rules, no geotechnical mitigation measures are needed to avoid a significant environmental impact through the environmental review process. In addition, any changes incorporated into the foundation design required to meet the San Francisco Building Code standards that are identified as a result of the DBI review process would constitute minor modifications of the project and would not require additional environmental analysis.

The final building plans would be reviewed by the DBI. To ensure compliance with all San Francisco Building Code provisions regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine necessary engineering and design features for the project to reduce potential damage to structures from ground shaking and liquefaction. Therefore, potential damage to structures from geologic hazards on a project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code.

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|-----|---|------------|-----------|------------------|
| 10) | <u>Water.</u> Could the project: | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| (a) | Substantially degrade water quality, or contaminate a public water supply? | — | ✓ | — |
| (b) | Substantially degrade or deplete ground water resources, or interfere substantially with groundwater recharge? | — | ✓ | — |
| (c) | Cause substantial flooding, erosion or siltation? | — | ✓ | — |
| 11) | <u>Energy/Natural Resources.</u> Could the project: | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| (a) | Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner? | — | ✓ | — |

- (b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?

— ✓ —

12) Hazards. Could the project:

Yes No Discussed

- (a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?
- (b) Interfere with emergency response plans or emergency evacuation plans?
- (c) Create a potentially substantial fire hazard?

— ✓ ✓

— ✓ —

— ✓ ✓

The Maher Ordinance is a San Francisco Regulation which requires certain environmental actions for various sites but those primarily "Bayward of the high-tide line." The site is not within the limits of the ordinance.

Lead-Based Paint

Lead paint may be found in the existing two-story building, constructed in the early 1900's and proposed for demolition as part of the project. Demolition must comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 36 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 36 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if

applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a level of insignificance.

Asbestos

Due to the age of the building located on the project site, which was constructed in the early 1900's and is proposed for demolition as part of the proposed project, asbestos-containing materials may be found within the existing structure on site which is proposed to be renovated or demolished as part of the project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

13) Cultural. Could the project:

Yes No Discussed

- (a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group;

- | | | | | |
|-----|--|---|---|---|
| | or a paleontological site except as a part of a scientific study? | — | ✓ | ✓ |
| (b) | Conflict with established recreational, educational, religious or scientific uses of the area? | — | ✓ | — |
| (c) | Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code? | — | ✓ | ✓ |

The existing residential building on the project site has not been officially designated as City landmark as part of a City-sponsored inventory of architecturally significant buildings (it did not receive a rating). It is not listed on the National Register of Historic Places, and is not subject to the provisions of Article 10 or 11 of the City Planning Code. No other structures in the immediate area have been identified for their potential architectural, historical, or cultural significance.

Excavation to a depth of approximately 8.5 feet below grade is proposed to shore up an existing retaining wall, and shafts extending to a depth of 25 feet or more would be drilled for the foundation piers. The project sponsor has agreed to implement Mitigation Measure No.2 to avoid adverse impacts on potential archaeological resources (See Mitigation Measures Section of this Negative Declaration).

- | | | | | |
|----|---|------------|-----------|------------------|
| C. | <u>OTHER.</u> Could the project: | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| | Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies? | — | ✓ | ✓ |

The proposed project would not require any special authorizations from any other department or agencies. While local concerns or other planning considerations may be grounds for modification or denial of the proposal, in the independent judgement of the San Francisco Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

- | | | | | |
|----|--|------------|-----------|------------------|
| D. | <u>MITIGATION MEASURES</u> | <u>Yes</u> | <u>No</u> | <u>Discussed</u> |
| 1) | Could the project have significant effects if mitigation measures are not included in the project? | ✓ | — | ✓ |
| 2) | Are all mitigation measures necessary to eliminate significant effects included in the project? | ✓ | — | ✓ |

1. Construction Air Quality

The project sponsor would require the contractor(s) to spray the site with water during demolition, excavation, and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions and any potential health risks related to chrysotile asbestos, which may or may not be located on the site.

Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate

construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

2. Archaeological Resources

Should evidence of archaeological resources of potential significance be found during ground disturbance, the project sponsor would immediately notify the Environmental Review Officer (ERO) and would suspend any excavation which the ERO determined could damage such archaeological resources. Excavation or construction activities which might damage discovered cultural resources would be suspended for a total maximum of four weeks over the course of construction.

After notifying the ERO, the project sponsor would select an archaeologist to assist the Office of Environmental Review in determining the significance of the find. The archaeologist would prepare a draft report containing an assessment of the potential significance of the find and recommendations for what measures should be implemented to minimize potential effects on archaeological resources. Based on this report, the ERO would recommend specific additional mitigation measures to be implemented by the project sponsor.

Mitigation measures might include a site security program, additional on-site investigations by the archaeologist, and/or documentation, preservation, and recovery of cultural materials. Finally, the archaeologist would prepare a draft report documenting the cultural resources that were discovered, an evaluation as to their significance, and a description as to how any archaeological testing, exploration and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure would be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report(s) would be sent by the archaeologist directly to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center. Three copies of the final archaeology report(s) shall be submitted to the Office of Environmental Review, accompanied by copies of the transmittals documenting its distribution to the President of the Landmarks Preservation Advisory Board and the California Historical Resources Information System, Northwest Information Center.

E. MANDATORY FINDINGS OF SIGNIFICANCE

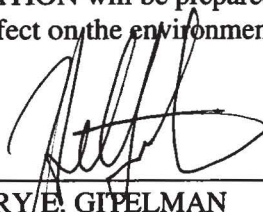
Yes No Discussed

- | | | | | |
|----|---|---|---|---|
| 1) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? | — | ✓ | — |
| 2) | Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | — | ✓ | — |
| 3) | Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.) | — | ✓ | — |
| 4) | Would the project cause substantial adverse effects on human beings, either directly or indirectly? | — | ✓ | — |

While local concerns or other planning considerations may be grounds for modification or denial of the proposal, in the independent judgement of the Department of City Planning, there is no substantial evidence that the project could have significant effect on the environment.

F. ON THE BASIS OF THIS INITIAL STUDY

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- ✓ I find that although the proposed project could have significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures numbers 1 & 2 in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


HILLARY E. GIPELMAN
Environmental Review Officer
for

DATE: 2/24/01

Gerald G. Green
Director of Planning



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 611 JONES STREET
RECORD NO.: 2015-016243CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

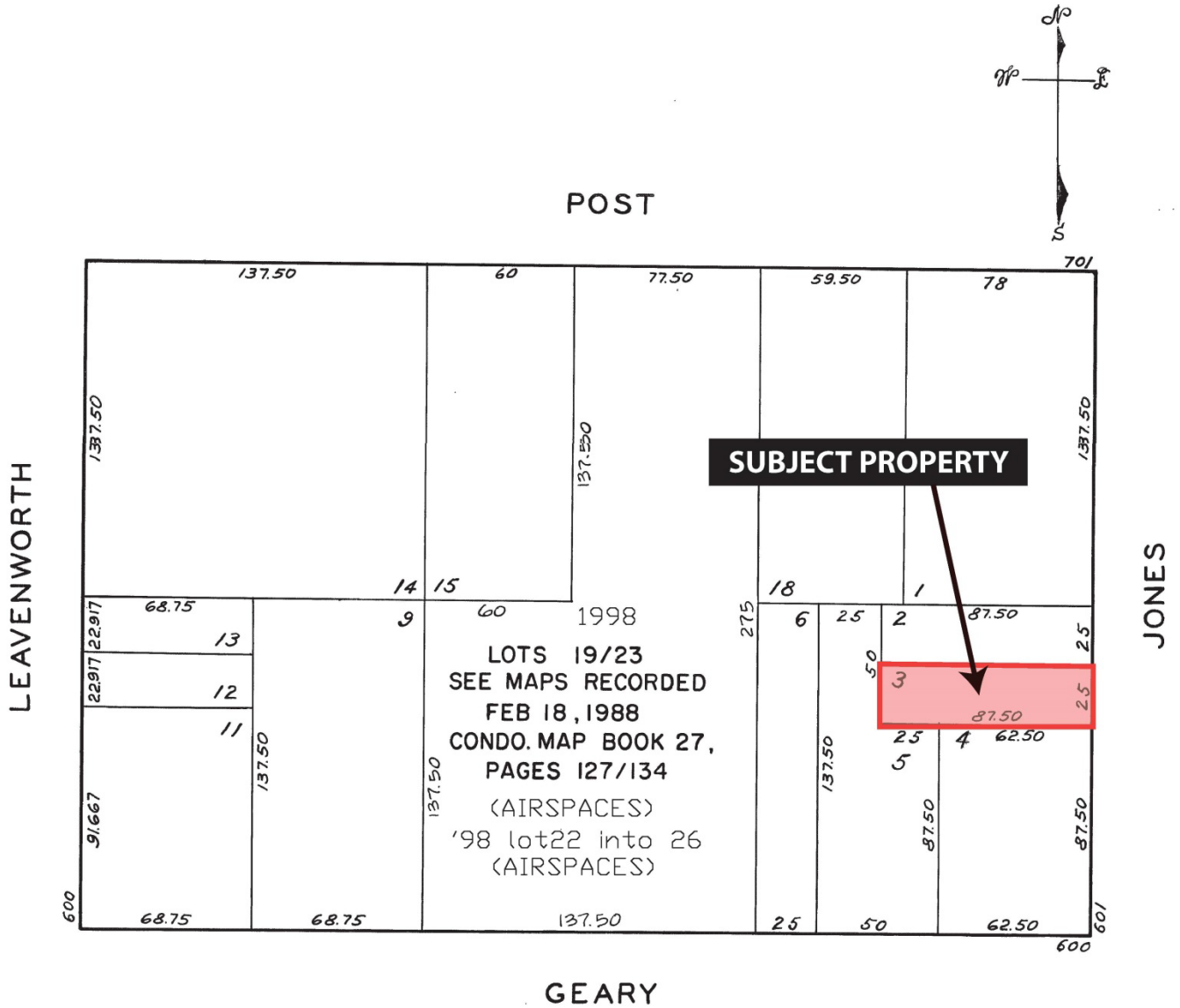
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	300	0	(-300)
Residential GSF	1,600	13,132	11,532
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	756	548	(-208)
Public Open Space	0	0	0
Other ()			
TOTAL GSF	1,900	13,132	11,232
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	6	7
Dwelling Units - Total	1	6	7
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	6	8
Parking Spaces	1	(-1)	0
Loading Spaces	0	0	0
Bicycle Spaces	0	7	7
Car Share Spaces	0	0	0
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	7	7
Three Bedroom (or +) Units	1	0	(-1)
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

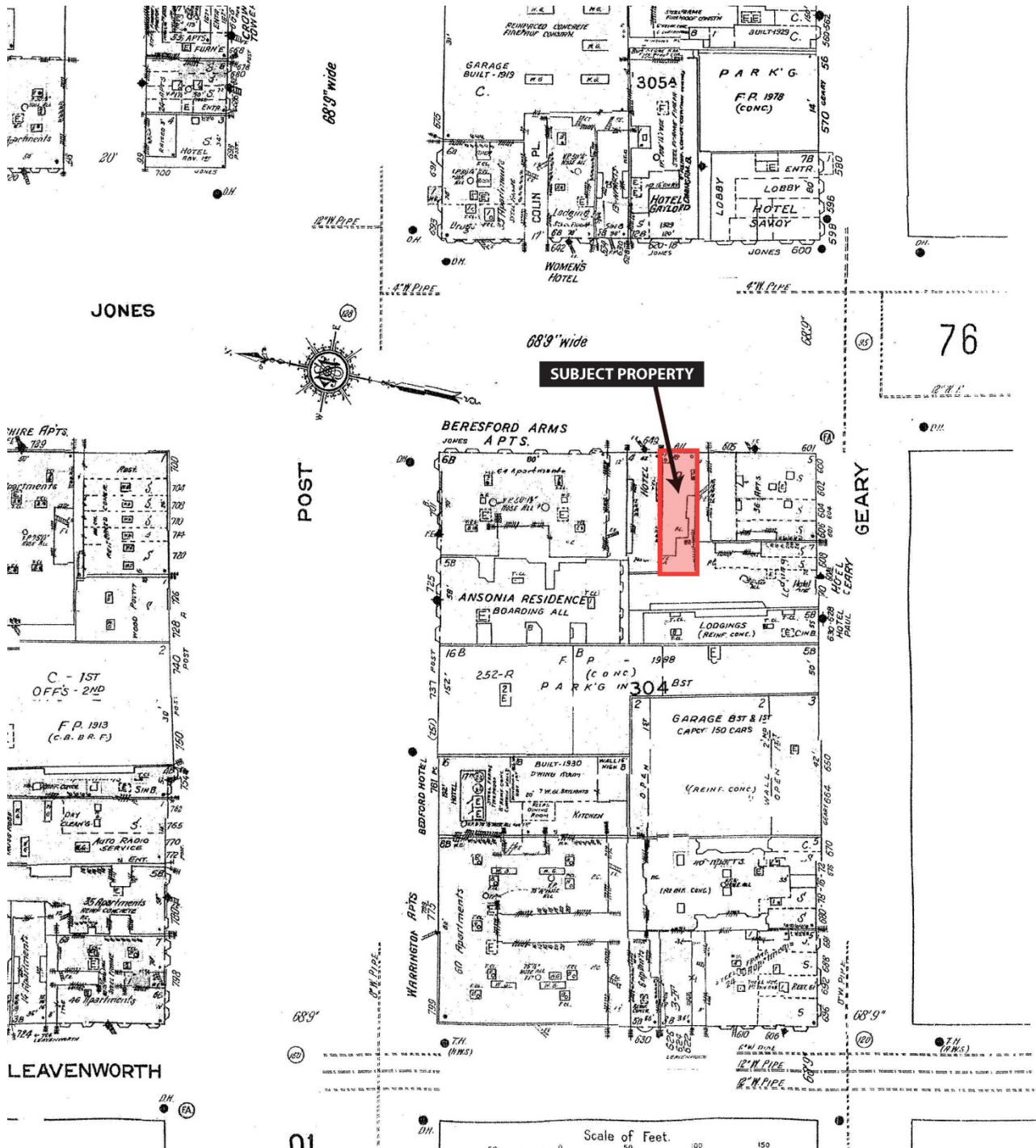
Exhibit E – Maps and Context Photos

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Block Book Map

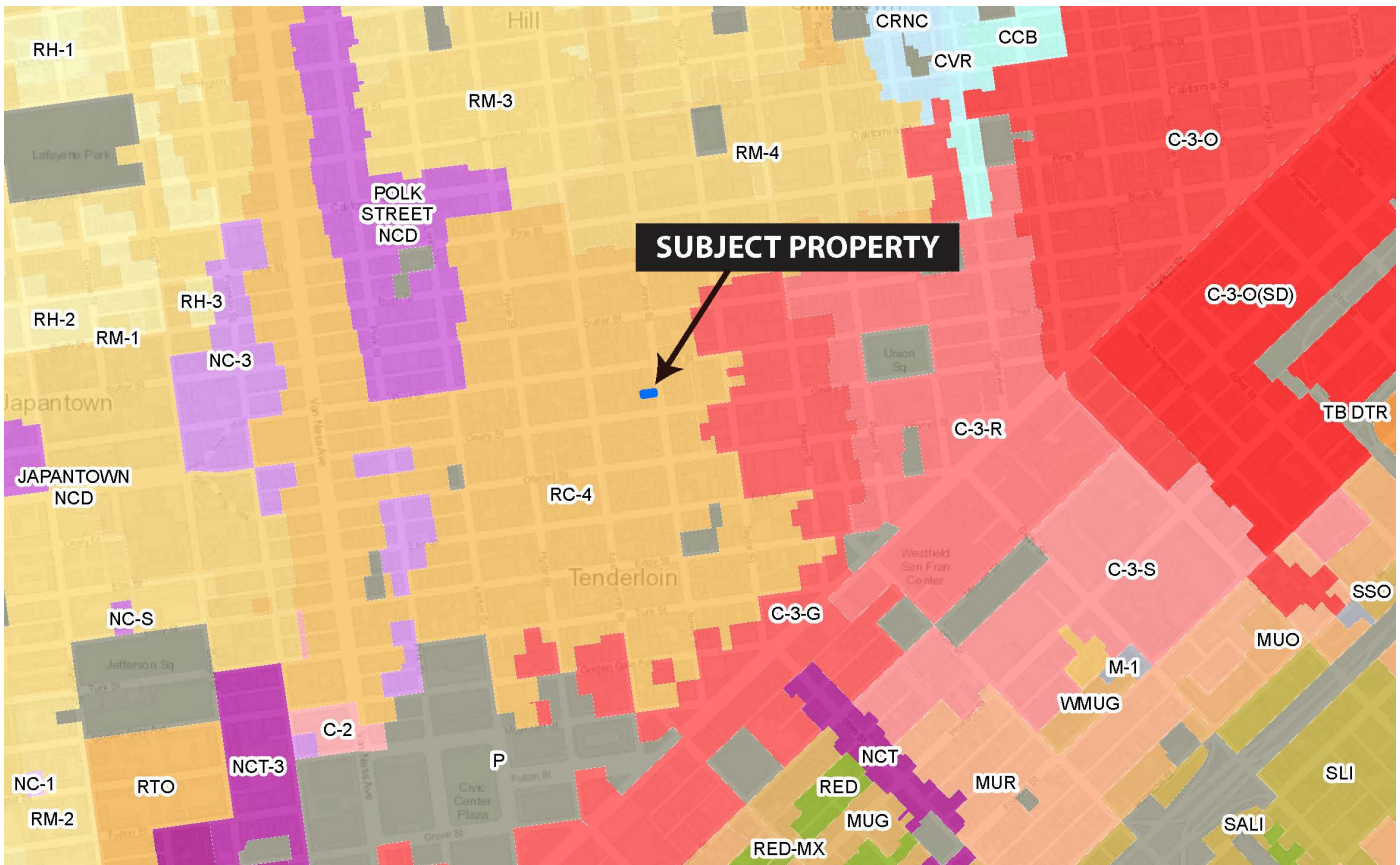


Sanborn Map*

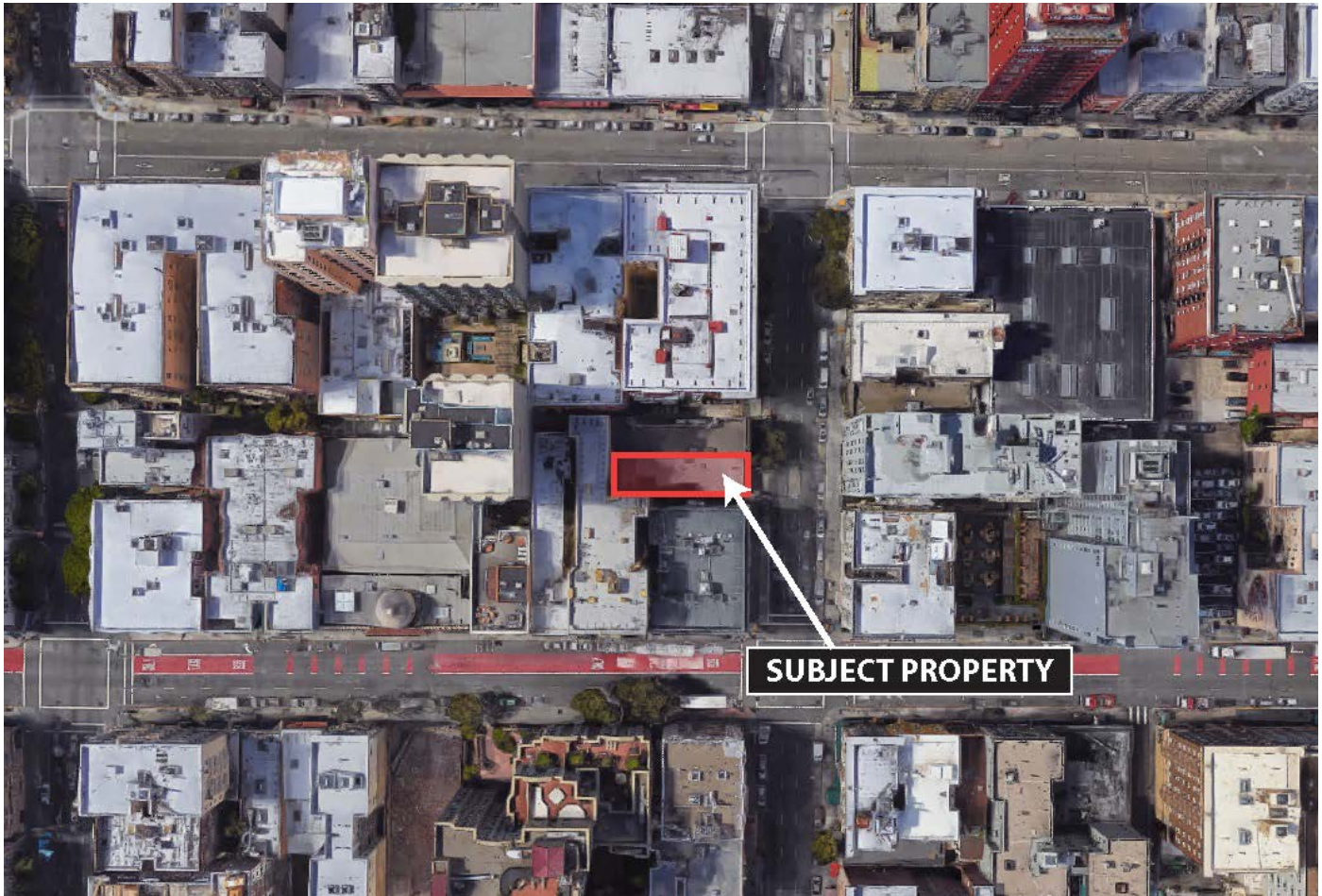


* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Zoning Map



Aerial Photos (Oriented North)



Aerial Photos (Oriented Northwest)



Context Photos

(On Jones Street, looking North)



Context Photos

(On Jones Street, looking South)



Context Photos

(On Jones Street, across from Project Site)

