

Received at CPC Hearing 7/11/19
G. Pantoja

TO: Gabriela Pantoja, Planner
Myrna Melgar, President
Joel Koppel, Vice-President

FROM: Kenneth Edwards
227 Douglass Street
San Francisco, CA 94114

Re: 150 Eureka Street, Case No 2015-011274CUAVAR

Date: 11 July 2019

Dear Ms Pantoja, Ms Melgar, and Mr Koppel:

My partner and I purchased our home at 227 Douglass in February 2017. Our property sits immediately behind the proposed project at 150 Eureka Street.

While we support the continued growth of the city and creating additional housing units, we are opposed to this project in its current iteration for several reasons:

First, when we were initially introduced to the project, there would be four units that sat at the front of the property occupying the existing envelope of the church with an appropriate amount of open space that would preserve privacy, adhere to current planning regulations, and fulfill zoning requirements. Following an informal information session provided by the developers, we were then told that the building had been expanded to encroach further on the open space requirements, reach new heights that were out of regulation, and needed to add 3 additional units to comply with the commission's recommendations. The manner in which the changes took place seemed to change overnight.

Second, according to your last meeting with the developers, they stated that they were required to utilize the front façade of the existing church for historical preservation. With this recommendation, the architect and developer informed us that in order to use the façade they had to preserve 23 feet of the existing front of the building which contributes to the argument for a variance exception. With the new design, the architect has taken liberties to expand the overall scope and intention of the original plans that had been shared with the community. We feel the need to expand the scope and size of this project is based entirely on profit driven motives and does not honor the true sense of preserving the landmark as it once was. In addition, advocates for the landmark and historical use called for a different type of memorial to the building's past.

Third, it was also noted in the original plans that due to current zoning, there would be a four unit building. We were told that the commission would like to see 3 additional ADU that would sit right against the property line. This further encroaches on the open space requirements and additionally does not fit within the zoning for this current space.

While we support developing this blighted property, it is important that the architecture and charm of the neighborhood be preserved while adhering to current zoning rules. We support our neighbors in delaying this meeting and any other decisions until the commission is able to work with the developers and architects to ensure that the projects fits within the scope of what is allowed and supported by the community, and until ALL neighbors have been informed of changes with an appropriate amount of time to ensure proper review.

Thank you for your consideration in your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Edwards". The signature is written in a cursive, flowing style with a large initial "K".

Kenneth Edwards

Attachment A

California Environmental Quality Act Findings

PREAMBLE

In determining to approve the project described in Section I, below, the (“Project”), the San Francisco Planning Commission (the “Commission”) makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, significant unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole records of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (“CEQA”), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. (“CEQA Guidelines”), Section 51091 through 15093, and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA, separate and apart from the Commission’s certification of the Project’s Final EIR, which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

Section I provides a description of the proposed Project at 150 Eureka Street the environmental review process for the Project, the City and County of San Francisco (“City”) approval actions to be taken, and the location and custodian of the record.

Section II lists the Project’s less-than-significant impacts that do not require mitigation.

Section III identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.

Section IV identifies project-specific or cumulative impacts that would not be eliminated or reduced to less-than-significant level and describes any applicable mitigation measures as well as the disposition of the mitigation measures. The Final EIR identified mitigation measures to address these impacts, but implementation of the mitigation measures will not reduce the impacts to a less than significant level.

Sections III and IV set forth findings as to the mitigation measures proposed in the Final EIR. (The Draft EIR and the Comments and Responses (“RTC”) document together comprise the Final EIR, or “FEIR.”) Attachment B to the Planning Commission Motion contains the Mitigation Monitoring and Reporting Program (“MMRP”), as required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP which provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce significant adverse impact and is deemed feasible, identifies the parties responsible for carrying out the measure and reporting on its progress, and presents a schedule for implementation of each measure listed.

Section V evaluates the alternatives to the Project that were analyzed in the Environmental Impact Report (“EIR”) and discusses the reasons for their rejection with the exception of the Partial Preservation Alternative.

Section VI sets forth the Planning Commission’s Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the DEIR or to the RTC document, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

A. Project Description

The 6,250 square foot lot is located on the west side of Eureka Street, between 18th and 19th Streets; Lot 007 of Assessor’s Block 2692. The property is developed with a two-story, 29-foot-tall, wood-frame church building constructed in 1909, which measures approximately 122.25 feet in length and 50 feet in width. Since February of 2015, the subject building has remained vacant. Prior to becoming vacant in 2015, the subject building was occupied by the Metropolitan Community Church (MCC) for more than 46 years. The MCC served as a Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) congregation for the duration of its tenure. The approximately 8,737 square foot church building spans the length and width of the subject property and occupies approximately 91 percent of the subject property’s total area. Structural reviews of the building found that there are major structural deficiencies in the building and that it is not habitable in its current condition. The building is considered to be individually eligible for listing on the California Register of Historic Places (CRHR) due to its association with the city’s LGBTQ community.

Prior to the listed current proposal, the proposal, which is described as the “Project” in the FEIR, entailed the demolition of the existing two-story church building, the lot split of the subject property into two new lots, and the construction of two new four-story, 40-foot tall, two-unit residential buildings with a total building area of approximately 14,441 sq. ft., 263 square-foot of roof decks, and four off-street parking spaces.

The current proposal, which was described as the “Partial Preservation Alternative” in the FEIR (the “Project”) would convert and alter an existing two-story church building, formerly occupied by the MCC, into a four-story, approximately 13,866 square foot, 40-foot tall, four-unit residential building. The proposed residential building will contain four off-street parking spaces, four Class 1 bicycle parking space, and three independent storage areas. The three independent storage areas will be converted into at minimum three Accessory Dwelling Units at a later date. The proposal will provide approximately 570 square feet of common useable open space and an additional 757 square feet of open area in the form of a newly created outer court yard at the ground level.

B. Project Objectives

The FEIR discusses several project objectives identified by the Project Sponsors.

- Re-develop a large underutilized site with high-quality, sustainable, and economically feasible family-sized three- and four-bedroom residential dwellings, including off-street parking, within the existing density designation for the site, in order to help meet projected City housing needs and also introduce new midblock open space where none currently exists at the rear of the site.
- Develop a project that achieves high-quality urban design and sustainability standards, is sensitive to and compatible with its surroundings, and enhances the existing urban design character of the area.
- Build residential units on the site to contribute to the City's General Plan Housing Element goals and the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation for the City and County of San Francisco.
- Provide a new midblock open space that will enhance the quality of life for the project's residents and neighbors.
- Construct a high-quality project that will produce a reasonable return on investment for the Project Sponsor and its investors and will be able to attract investment capital and construction financing.

C. Project Approvals

On July 26, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and certified the Project's Final EIR, pursuant to Motion No. 20254.

The Project requires the following Planning Commission or Planning Department approvals:

- Adoption of CEQA findings, adoption of a mitigation and monitoring report (MMRP) by the Planning Commission.
- Planning Commission approval of a Conditional Use Authorization pursuant to Planning Code Sections 207 and 303 to allow a dwelling unit density at a ratio of one dwelling unit per 1,500 square feet of lot area within the RH-2 Zoning District.
- Granting of variances from the rear yard (Planning Code Section 134) and dwelling unit exposure (Planning Code section 140) for two of the proposed four dwelling units by the Zoning Administrator.

Actions by Other City Departments and State Agencies

- Approval of site, demolition, and building permits (Planning Department and Department of Building Inspection).

- Approval of permits for streetscape improvements in the public right-of-way, including removal of on-street parking spaces and new curb cuts on Eureka Street (San Francisco Public Works and San Francisco Municipal Transportation Agency).
- Approval of proposed condominiums and tentative subdivision maps and recommendation to the San Francisco Board of Supervisors for approval of a final subdivision map (San Francisco Department of Public Works).
- Approval of a Dust Control Plan (San Francisco Department of Public Health).

D. Environmental Review

The Project Sponsor submitted a complete Environmental Evaluation Application (No. 2015-011274ENV) for the Project on October 12, 2015. The Project at the time of entailed the demolition of the existing two-story church building, the lot split of the subject property into two new lots, and the construction of two new four-story, 40-foot tall, two-unit residential buildings with a total building area of approximately 14,441 sq. ft., 263 square-foot of roof decks, and four off-street parking spaces.

On May 24, 2017, the Department, as lead agency, published and circulated a Notice of Preparation/Initial Study ("NOP/IS"), which notice solicited comments regarding the scope of the environmental impact report ("EIR") for the Project. The NOP/IS and its 30-day public review comment period were advertised in a newspaper of general circulation in San Francisco and mailed to governmental agencies, organizations and persons interested in the potential impacts of the Project.

On December 6, 2017, the Department published the DEIR, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on that same date.

On January 18, 2018, the San Francisco Planning Commission ("Commission") held a duly noticed public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on January 23, 2018. The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On June 28, 2018, the Planning Department published the RTC document. The FEIR has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the public review process, any additional information that became available, and the RTC document, all as required by law.

On July 12, 2018, the Commission reviewed and considered the information contained in the FEIR and requested revisions be made to include two additional alternatives with more units than proposed and continued this item to July 26, 2018. The Department issued a Revised Chapter 4.

On July 26, 2018, the Commission reviewed and considered the FEIR, including the Revised Chapter 4, and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The FEIR was certified by the Commission on September 27, 2018 by adoption of its Motion No. 20254.

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the proposed Project are based include the following:

- The FEIR, and all documentation referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and sub consultants who prepared the FEIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the EIR;
- The MMRP; and,
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, and administrative record, and background documentation for the FEIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III, and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission

regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and has previously adopted, the conclusions of the FEIR pursuant to Motion No. 20254, these findings will not repeat the analysis and conclusions in the FEIR but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, although, as a legal matter, the Commission is not bound by the significance determinations in the FEIR (see Public Resources Code, Section 21082.2, subdivision (e)), the Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the project impact and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR, which are set forth in the attached MMRP, to reduce the significant and unavoidable impacts of the Project. The Commission intends to adopt the mitigation measures proposed in the FEIR. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the FEIR due to a clerical error, the language of the policies and implementation measures as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

In Sections II, III and IV below, the same findings are made for a category of environmental impacts and mitigation measures. Rather than repeat the identical finding to address each and every significant effect and mitigation measure, the initial finding obviates the need for such repetition because in no instance is the Commission rejecting the conclusions of the FEIR or the mitigation measures recommended in the FEIR for the Project.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or

responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

II. LESS-THAN-SIGNIFICANT IMPACTS

The FEIR finds that implementation of the Project would result in less-than-significant impacts or less-than-significant impacts with mitigation to the following environmental topic area: Land Use and Land Use Planning; Population and Housing; Archeological and Tribal Resources; Transportation and Circulation; Noise; Air Quality; Greenhouse Gas Emissions; Wind and Shadow; Recreation; Utilities and Service Systems; Public Services; Biological Resources; Geology and Soils; Hydrology and Water Quality; Hazards and Hazardous Materials; Mineral and Energy Resources; and Agriculture and Forest Resources.

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added § 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code §221099. Accordingly, the FEIR did not discuss the topic of Aesthetics, which is no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

Additionally, the Initial Study and/or FEIR determined some impacts were less than significant, and improvement measures were proposed to further reduce these less-than-significant impacts, which the Project Sponsor has agreed to implement:

- **Improvement Measure IM-CR-1: Brick Demolition, Replication, and Reinstallation.** The engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site are known as the Yellow Brick Road. The Yellow Brick Road bricks will be demolished as part of project construction. The Project Sponsor will donate the demolished bricks to the Eureka Valley Foundation for installation at the Pink Triangle Park + Memorial at 2454 Market Street. The Project Sponsor will inform the Eureka Valley Foundation when demolition activities at the project site are scheduled to commence. Prior to any demolition activities at the project site, Pink Triangle Park volunteers will be given 30 days to remove the bricks and transport them to the Pink Triangle Park + Memorial. After removal of the bricks, or expiration of the 30 days, the sponsor will have no further obligations with respect to the engraved bricks. The Project Sponsor will provide \$12,500 to the Horizons Foundation to cover the cost of replication the Yellow Brick Road bricks from the original brick molds and installing them at a new location. The Friends of the Yellow Brick Road at 150 Eureka Street will determine the location for installation of the reproduced bricks and will oversee their placement and installation.

III. FINDINGS OF SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION AND THE DISPOSITION OF THE MITIGATION MEASURES

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this section concern two potential impacts and mitigation measures proposed in the IS and/or FEIR. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential cultural resources and noise impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the IS and/or FEIR into the Project to mitigate or to avoid significant or potentially significant environmental impacts. Except as otherwise noted, these mitigation measures will reduce or avoid the potentially significant impacts described in the IS and/or Final EIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planning Commission's Conditional Use Authorization under Planning Code Sections 207 and 303 and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

The following mitigation measures would be required to reduce two impacts identified in the Initial Study and/or FEIR to a less-than-significant level:

Impacts to Cultural Resources

- **Impact CP-2.** Construction of the proposed project could result in a substantial adverse change in the significance of an archeological resource pursuant to Section 10564.5. (DEIR, ps. 37-39). With implementation of Mitigation Measure M-CP-2 (Accidental Discovery of Archeological Resources), Impact CP-2 is reduced to a less-than-significant level. (DEIR, ps. 37-39 & S-10 – S-12).

- **Impact CP-3.** Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site. (DEIR, ps. 39-40). With implementation of Mitigation Measure M-CP-3 (Human Remains and Associated or Unassociated Funerary Objects), Impact CP-3 is reduced to a less-than-significant level. (DEIR, ps. 39-40 & S13).

- **Impact CP-4.** Construction of the proposed project could result in a disturbance of tribal resources, should such resources exist beneath the project site. (DEIR, ps. 40-42). With

implementation of Mitigation Measure M-CP-4 (Tribal Cultural Resources Interpretive Program), Impact CP-4 is reduced to a less-than-significant level. (DEIR, ps. 40-42 & S-14).

- **Impact C-CP-2.** The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in a substantial adverse change in the significance of previously undiscovered archeological resources, human remains, including those interred outside of formal cemeteries; and tribal resources should such resources exist on or beneath the project site. With implementation of Mitigation Measure M-CP-2 (Accidental Discovery of Archeological Resources); Mitigation Measure M-CP-3 (Human Remains and Associated or Unassociated Funerary Objects); and Mitigation Measure M-CP-4 (Tribal Cultural Resources Interpretive Program), Impact C-CP-2 is reduced to a less-than-significant level. (DEIR, ps. 43-44 & S-15).

Impacts to Noise

- **Impact NO-2.** Project demolition and construction would result in a temporary and periodic increase in ambient noise levels in the project vicinity above existing conditions. With implementation of Mitigation Measure M-NO-2 (Construction Noise Reduction), Impact NO-2 is reduced to less-than-significant level. (DEIR, ps. 63-66 & S-16).

IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The FEIR identifies one significant and unavoidable impact on historic architectural resources, **Impact CR-1**, which is further described below.

The Planning Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible **Mitigation Measures M-CR-1a to -1b** (documentation according to the standards of the Historic American Buildings Survey, and Interpretation Program) are available to reduce the significant Project impact, but not to a less-than-significant level. There is no feasible mitigation measure that could avoid this project-related historic architectural resource impact. Therefore, this impact remains significant and unavoidable.

That significant impact on the historical architectural resources, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Planning Commission finds that this impact is acceptable for the legal, environmental, economic, social, technological, and other benefits of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce these impacts to a less than significant level:

Impacts to Historic Architectural Resources – Impact CR-1

The proposed Project would alter portions of the historic Metropolitan Community Church building located at 150 Eureka Street, which would cause a substantial adverse change in significance of an individual historical architectural resource, as defined in CEQA Guidelines Section 15064.5(b). (DEIR, ps. S-3). The following mitigation measures were identified that would reduce this impact:

- Mitigation Measure M-CR-1a (Documentation); and
- Mitigation Measure M-CR-1b (Interpretation Program).

The Commission finds that, for the reasons set forth in the FEIR, although implementation of Mitigation Measures M-CR-1a and M-CR-1b would reduce the cultural resources impact of demolishing and altering portions of the MMC building, this impact would nevertheless remain significant and unavoidable. (DEIR, ps. S-3).

V. EVALUATION OF PROJECT ALTERNATIVES

A. Alternatives Analyzed in the FEIR

This section describes the alternatives analyzed in the Project FEIR and the reasons for rejecting certain alternatives as infeasible. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR also evaluate a “No Project” alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Planning Department considered a range of alternatives in Chapter 6 of the FEIR. The FEIR analyzed the No Project Alternative, the Full Preservation Alternative, the Partial Preservation Alternative, the Partial Preservation 18 Studio Units Alternative, and the Full Demolition 21 Studio Units Alternative. Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 6 of the FEIR.

The Planning Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Planning Commission’s and the City’s independent judgment as to the alternatives. The Planning Commission finds that the Partial Preservation Alternative provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

B. Reasons for Approving the Project – Partial Preservation Alternative

The Commission elects to approve the Project as described herein and reflected in the Partial Preservation Alternative analyzed in the FEIR and discussed in subsection D, below, because it achieves the following:

- Partially preserves an existing culturally significant historic building associated with San Francisco's LGBTQ Community and the development of the Castro Street neighborhood.
- Develops a residential project that contains four new family-sized dwelling units in a currently underutilized building, and therefore contributes to the City and County of San Francisco's goal of increasing its housing stock.
- Constructs a project that achieves high-quality urban design standards, is sensitive to and compatible with its surroundings, and enhances the existing urban design character of the immediate neighborhood.

C. Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible . . . the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project described herein that would reduce or avoid the impacts of the Project and finds that, with the exception of the Partial Preservation Alternative, there is substantial evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

In addition to the general Project analyzed under the FEIR, the City identified 5 alternatives for analysis: 1) the No Project Alternative; 2) the Full Preservation Alternative; 3) the Partial Preservation Alternative; 4) the Partial Preservation 18 Studio Alternative; and 5) the Full Demolition 21 Studio Units Alternative. Those alternatives are considered below. In addition, a number of other alternatives were considered as part of the FEIR's screening process for identifying potentially feasible alternatives, but rejected from detailed analysis. Those alternatives generally considered a greater number of alterations and greater massing than the Full Preservation and Partial Preservation alternatives and in some cases included fewer residential unit, as described on p. 130 of the DEIR.

1. No Project Alternative

Under the No Project Alternative, the project site would not be redeveloped with the proposed project. The existing vacant building would remain in its current condition.

The Commission rejects the No Project Alternative as infeasible because it would fail to meet the Project Objectives and City's objectives and policies for the following reasons:

- 1) The No Project Alternative would not meet any of the Project Sponsor's or City's policies and objectives regarding the redevelopment of the listed underutilized site, or creation of high-quality, sustainable, and economically feasible family-sized residential dwelling units;
- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with regards to increasing the City's housing stock and job opportunities. The No Project Alternative would not increase the City's housing stock and would not create new job opportunities for the City's residents. Additionally, the No Project Alternative would not expand the City's property tax base.

For these reasons, the Planning Commission rejects the No Project Alternative as infeasible.

2. Full Preservation Alternative

Under the Full Preservation Alternative, the existing building envelope would be maintained with no vertical or horizontal additions. The building interior would be adapted to accommodate a total of four two-bedroom dwelling units for a total building area of 8,338 sq. ft., and a total building height of approximately 35 feet. No off-street parking spaces would be provided and the subject property's rear yard would be approximately 691 sq. ft. in-size.

The Commission rejects the Full Preservation Alternative as infeasible because it would not meet the Project Objectives or City policy objectives for reasons including, but not limited to, the following:

- 1) The Full Preservation Alternative fails to achieve Project Sponsor's objective of re-developing the underutilized site with high-quality, sustainable, and economically feasible family-sized three- and four-bedroom dwelling units, and would not include off-street parking;
- 2) The Full Preservation Alternative would provide less total building area, less rear yard area, and less usable open space to serve residential units than the Project, resulting in a lower quality of urban design; and
- 3) Based on detailed construction cost analysis and comparable economics feasibility studies provided by the Project Sponsor, the Full Preservation Alternative would not result in the construction of a high-quality project that will produce a reasonable return on investment for the Project Sponsor and its investors, rendering it financially infeasible to construct. Planning Department staff has reviewed this information, and concurs in its methodology, approach and conclusions.

For these reasons, the Planning Commission rejects the Full Preservation Alternative as infeasible.

3. Partial Preservation Alternative

Under the Partial Preservation Alternative, the existing building envelope would be maintained at the ground level with interior modifications as well as vertical and horizontal residential additions. The building interior would be adapted to accommodate four family-sized dwelling units, each with three bedrooms, for a total building area of approximately 16,690 sq. ft. and a total building height of 40 feet. A total of four off-street parking spaces would be provided and a rear yard of approximately 1,114 sq. ft would be provided at the subject property.

The Commission finds that the Project described herein is consistent with the Partial Preservation Alternative analyzed in the FEIR, and is feasible and desirable for the following reasons:

- 1) The Partial Preservation Alternative will preserve a portion of an existing culturally important historic building associated with the City's LGBTQ history and community;
- 2) The Partial Preservation Alternative will result in re-development of the large underutilized site with a high-quality and economically feasible residential building that will maximize the subject property's allowable density and provide four family-sized dwelling units with sufficient amenities;
- 3) The Partial Preservation Alternative will develop a Project that achieves high-quality urban design, is sensitive to and compatible with its surroundings, and enhances the existing character of the immediate neighborhood;
- 4) The Partial Preservation Alternative will build four new residential dwelling units at the subject property, and thus contribute to the City's General Plan Housing Element goals and Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation for the City and County of San Francisco;
- 5) The Partial Preservation Alternative will provide a new midblock open space that will enhance the quality of life for the project's residents and neighbors; and
- 6) The Partial Preservation Alternative is financially feasible in that it will produce a reasonable return on investment for the Project Sponsor and its investors, enabling the Project Sponsor to attract investment capital and construction financing.

For these reasons, the Commission finds that the Partial Preservation Alternative analyzed in the FEIR is feasible and desirable.

4. Partial Preservation 18 Studio Units Alternative

Under the Partial Preservation 18 Studio Units Alternative, the existing building envelope would be maintained at the ground level with interior modifications as well as vertical and horizontal residential additions. The building interior would be adapted to accommodate 18 studio dwelling units, for a total building area of 12,010 sq. ft. and a total building height of 40 feet. There would be no off-street vehicular parking provided, rather 18 bicycle parking spaces would be provided at

the subject property. The rear yard would be approximately 1,445 sq. ft. Implementation and construction of the listed Alternative would require the rezoning of the subject property from its current zoning designation, RH-2 Zoning District, to a higher residential density zoning designation. A Planning Code Text Amendment and a Zoning Map Amendment would be required.

The Commission rejects the Partial Preservation 18 Studio Units Alternative as infeasible because it would not eliminate the significant and unavoidable Project impact to historic architectural resources and would not meet the Project Objectives and the City's policies and objectives for reasons including, but not limited to, the following:

- 1) Although the Partial Preservation 18 Studio Units Alternative would re-develop a large underutilized site with 18 high-quality and sustainable residential dwelling units to help to meet the City's housing needs, this Alternative would not meet the Project Sponsor's objective to re-develop the site with family-sized dwelling units containing at minimum three-to-four-bedrooms and sufficient amenities within the existing residential density designation of the subject property. This Alternative would also require rezoning of the subject property, and therefore require a Planning Code Text Amendment and a Zoning Map Amendment. The subject property's current zoning designation, RH-2 Zoning District, does not permit the construction of 18 dwelling units at the subject property;
- 2) Although the Partial Preservation 18 Studio Units Alternative would result in the retention of a portion of the culturally significant historic building located at the subject property, the proposed vertical and horizontal residential additions would not result in the development of a project that is sensitive to and compatible with the immediate neighborhood's character and the neighborhood's identified RH-2 Zoning District;
- 3) The Partial Preservation 18 Studio Units Alternative would not provide a new midblock open space to enhance the quality of life for the Project's residents and neighbors; and
- 4) Based on detailed construction cost analysis and comparable economics feasibility studies provided by the Project Sponsor, the Partial Preservation 18 Studios Alternative would not produce a reasonable return on investment for the Project Sponsor and its investors, rendering it financially infeasible to construct. Planning Department staff has reviewed this information, and concurs in its methodology, approach and conclusions.

For these reasons, the Planning Commission rejects the Partial Project 18 Studio Units Alternative as infeasible.

5. Full Demolition 21 Studio Units Alternative

Under the Full Demolition 21 Studio Units Alternative, the existing building would be fully demolished and a new residential building containing 21 studio dwelling units would be constructed in its place. The building area would be a total of 14,149 sq. ft. and measure approximately 40 feet in-height. The Alternative would not provide any off-street parking spaces, but rather 21 bicycle parking spaces would be provided at the subject property. The rear yard would be approximately 1,445 sq. ft. in-size. Implementation and construction of the listed

Alternative would require the rezoning of the subject property from its current zoning designation, RH-2 Zoning District, to a higher residential density zoning designation. A Planning Code Text Amendment and a Zoning Map Amendment would be required.

The Commission rejects the Full Demolition 21 Studio Units Alternative as infeasible because it would not eliminate the significant and unavoidable Project impact to historic architectural resources and would not meet the Project Objectives or City's policies and objectives for reasons including, but not limited to, the following:

- 1) Although the Full Demolition 21 Studio Units Alternative would re-develop a large underutilized site with 21 high-quality and sustainable residential dwelling units to help to meet the projected City housing needs, this Alternative would not meet the Project Sponsor's objective to re-develop the site with family-sized dwelling units containing at minimum three-to-four-bedrooms and sufficient amenities including off-street parking spaces within the existing residential density designation of the subject property. Implementation and construction of the listed Alternative would require the rezoning of the subject property from its current zoning designation, RH-2 Zoning District, to a higher residential density zoning designation. A Planning Code Text Amendment and a Zoning Map Amendment would be required;
- 2) The Full Demolition 21 Studio Units Alternative would not retain the historic architectural resource located at the subject property, and this Alternative would not result in the development of a project that is sensitive to and compatible with the immediate neighborhood's character and the neighborhood's identified RH-2 Zoning District;
- 3) The Full Demolition 21 Studio Units Alternative would not provide a new midblock open space to enhance the quality of life for the Project's residents and neighbors; and
- 4) Based on detailed construction cost analysis and comparable economics feasibility studies provided by the Project Sponsor, the Full Demolition 21 Studio Units Alternative would not produce a reasonable return on investment for the Project Sponsor and its investors, rendering it financially infeasible to construct. Planning Department staff has reviewed this information, and concurs in its methodology, approach and conclusions.

For these reasons, the Planning Commission rejects the Full Demolition 21 Studio Units Alternative as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, impacts related to historic architectural resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guideline Section 15093, the Planning Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each

of the specific overriding economic, legal, social, technological and other benefits of the Project described herein, as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section, and in the documents found in the record, as defined in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approval, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures proposed in the FEIR/IS and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social and other considerations.

The Project will have the following benefits:

- 1) The Project promotes the policies and objectives of the General Plan by providing four new family-sized dwelling units as well as the potential for future conversion of three on-site storage facilities into Accessory Dwelling Units. This is consistent with the City's priority policy to increase the City's housing stock;
- 2) The Project would re-activate an existing underutilized property that has been vacant since it was last occupied by the Metropolitan Community Church (MCC) in 2015;
- 3) The Project will provide a new residential land use that is compatible with the surrounding RH-2 Zoning District and a building that is compatible with the immediate neighborhood's characteristics in terms of size, density, height, and design;
- 4) The Project will maximize the residential density of an underutilized property within the property's RH-2 Zoning District designation, while preserving character defining features of an existing historical resource and minimizing impacts to the historic resource to the greatest extent possible.

Having considered the above, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the EIR, and that those adverse environmental effects are therefore acceptable.

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Historic Architectural Resources			
<p><u>CR-1:</u> The demolition of the Metropolitan Community Church Building located at 150 Eureka Street would result in a substantial adverse change to the significance of an individual historical architectural resource as defined by CEQA Guidelines section 15064.5(b).</p>	<p>Significant</p>	<p>Improvement Measure IM-CR-1: Brick Demolition, Replication, and Reinstallation. The engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site are known as the Yellow Brick Road. The Yellow Brick Road bricks will be demolished as part of project construction. The project sponsor will donate the demolished bricks to the Eureka Valley Foundation for installation at the Pink Triangle Park + Memorial at 2454 Market Street. The project sponsor will inform the Eureka Valley Foundation when demolition activities at the project site are scheduled to commence. Prior to any demolition activities at the project site, Pink Triangle Park volunteers will be given 30 days to remove the bricks and transport them to the Pink Triangle Park + Memorial. After removal of the bricks, or 4 . DRAFT EIR REVISIONS CASE NO. 2015 - 011274ENV FINAL 150 EUREKA STREET PROJECT JUNE 2018 RTC-65 expiration of the 30 days, the sponsor will have no further obligations with respect to the engraved bricks.</p> <p>The project sponsor will provide \$12,500 to the Horizons Foundation to cover the cost of replication the Yellow Brick Road bricks from the original brick molds and installing them at a new location. The Friends of the Yellow Brick Road at 150 Eureka Street will determine the location for installation of the reproduced bricks and will oversee their placement and installation.</p>	<p>Significant and Unavoidable</p>

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
		<p>M-CR-1a: Documentation. Prior to the issuance of demolition or site permits, the project sponsor shall undertake Historic American Building Survey (HABS) documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The documentation shall consist of the following:</p> <ul style="list-style-type: none"> • <i>Measured Drawings:</i> A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The planning department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The planning department preservation staff will assist the consultant in determining the appropriate level of measured drawings; • <i>HABS-Level Photography:</i> Digital photographs of the interior and the exterior of subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography; and • <i>HABS Historical Report:</i> A written historical narrative and report, per HABS Historical Report Guidelines. 	

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
M-CR-1a: Documentation <i>Continued</i>		The professional shall prepare the documentation and the planning department shall monitor its preparation. The professional shall submit the completed documentation for review and approval by a planning department preservation specialist before issuance of building permits. The documentation shall be disseminated to the planning department, San Francisco Main Library History Room, the Environmental Design Library at the University of California, Berkeley, the GLBT Historical Society's Archives & Research Center, and San Francisco Architectural Heritage.	

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
		<p>M-CR-1b: Interpretation Program. The project sponsor shall install a permanent plaque or other permanent commemorative element that identifies the site of Metropolitan Community Church at 150 Eureka Street. The plaque shall include the name Metropolitan Community Church and information identifying its significance to the Castro-based LGBTQ community. Planning Department preservation staff shall review the draft commemorative signage, material, placement at the site, and language prior to issuance of architectural addenda. The final plaque shall be installed and before the temporary certificate of occupancy is issued.</p> <p>The project sponsor shall engage with SF City Guides, or another tour guide group or association as approved by Planning Department preservation staff, to develop content for a tour stop at 150 Eureka Street, the Metropolitan Community Church site, for inclusion in an existing walking tour in the Castro neighborhood. The project sponsor shall reach out to the list of tour guide groups provided by preservation staff and provide copies of communication with those groups. Once a tour guide group has been identified, the project sponsor shall engage a qualified architectural historian meeting the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards to work with the sponsor and selected tour guide group to develop content for the tour stop. Tour stop content shall utilize information found in the Historic Resources Evaluation (HRE) and the Historic Resources Evaluation Response (HRER) prepared for the project and the LGBTQ Historic Context Statement. Other existing information, including photographs, news articles, oral histories, memorabilia and video, may be used to develop information for the walking tour as necessary. The qualified architectural historian and</p>	

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
M-CR-1b: Interpretive Program <i>Continued</i>		scope of work must be reviewed by preservation staff prior to site permit issuance. Preservation staff must review and approve final content of walking tour stop at 150 Eureka Street and must receive proof of receipt by the approved tour group or association prior to issuance of temporary certificate of occupancy. If the project sponsor demonstrates to preservation staff that there are no existing walking tour guide groups or associations interested in developing a tour stop for the 150 Eureka Street site, the project sponsor will deposit information about the Metropolitan Community Church site and its history at the GLBT Historical Society 4 . DRAFT EIR REVISIONS CASE NO. 2015 - 011274ENV FINAL 150 EUREKA STREET PROJECT JUNE 2018 RTC-63 archives and the James C. Hormel LGBTQIA Center at the San Francisco Public Library. The project sponsor shall prepare an executive summary about the information being deposited, which shall include a hard copy and electronic copy of the Final Environmental Impact Report, HRE, and HRER.	
<u>CR-2</u> : The construction of the proposed new building on the project site would not have a substantial adverse effect on any identified or potential off-site historical resources as defined in CEQA Guidelines section 15064.5 in the vicinity of the project site.	Less Than Significant	None required	N/A
<u>C-CR-1</u> : The proposed project, in combination with other past, present and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to a significant cumulative impact on a historical architectural resource.	Less Than Significant	None required	N/A

Source: LSA, 2017.

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Land Use and Land Use Planning			
LU-1: The proposed project would not physically divide an established community.	Less Than Significant	None required	N/A
LU-2: The proposed project would not conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	None required	N/A
C-LU-1: The proposed project would not create a considerable contribution to cumulative significant land use impacts.	Less Than Significant	None required	N/A
Population and Housing			
PH-1: The proposed project would not directly or indirectly induce substantial population growth in San Francisco.	Less Than Significant	None required	N/A
PH-2: The proposed project would not displace substantial numbers of existing housing units or people and would not create demand for additional housing elsewhere.	Less Than Significant	None required	N/A
C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to population and housing.	Less Than Significant	None required	N/A
Cultural Resources			
CP-1: Implementation of the proposed project would result in the demolition of the 150 Eureka Street building, a historical resource for the purposes of CEQA.	Potentially Significant Impact	See Table S-1	Significant

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-2: The proposed project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	<p>Significant</p>	<p><i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources</i></p> <p>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, 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, supervisory personnel, etc. The project sponsor shall provide the 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, 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 a qualified archeological consultant, based on standards developed 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.</p>	<p>Less Than Significant</p>

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		<p>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.</p> <p>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 (EP) 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 vandalism, looting, or other damaging actions.</p> <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>	

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		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 Archeological 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 three copies 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 Historic Places. 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.	

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-3: Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site.</p>	<p>Significant</p>	<p><i>Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects</i></p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include 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 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, custodianship, curation, 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 agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	<p>Less Than Significant</p>

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-4: Construction activities for the proposed project could result in the disturbance of tribal resources, should such resources exist beneath the project site.</p>	<p>Significant</p>	<p><i>Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i></p> <p>If the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	<p>Less Than Significant</p>

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
C-CP-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in cumulative impacts to historic architectural resources.	Potentially Significant Impact	See Table S-1	Significant
C-CP-2: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in a substantial adverse change in the significance of previously undiscovered archaeological resources, human remains, including those interred outside of formal cemeteries; and tribal resources should such resources exist on or beneath the project site.	Significant	Implement <i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources; Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects; and Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i>	Less Than Significant
Transportation and Circulation			
TR-1: The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Less Than Significant	None required	N/A
TR-2: The proposed project would not result in substantially increased hazards due to particular design features (e.g., sharp curves or dangerous intersections) or incompatible uses.	Less Than Significant	None required	N/A
TR-3: The proposed project would not result in inadequate emergency access.	Less Than Significant	None required	N/A
TR-4: The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
C-TR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in substantial cumulative transportation impacts.	Less Than Significant	None required	N/A
Noise			
NO-1: The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in San Francisco's Noise Ordinance, nor would the proposed project result in a substantial permanent increase in ambient noise levels above levels existing without the project.	Less Than Significant	None required.	N/A
NO-2: Project demolition and construction would result in a temporary and periodic increase in ambient noise levels in the project vicinity above existing conditions.	Significant	<p>Mitigation Measure M-NO-2: Construction Noise Reduction</p> <p>The project contractor shall implement the following measures during construction of the project:</p> <ul style="list-style-type: none"> • Conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of noise-attenuation measures. • Erect temporary plywood noise barriers around the construction site where the site adjoins noise-sensitive receivers. • Utilize noise control blankets on the building structures adjacent to the proposed project - and possibly other noise-sensitive receivers - as the building is erected to reduce noise emission from the site. • Post signs on-site pertaining to permitted construction days and hours, complaint procedures, and who to notify in the event of a problem, with telephone numbers listed. • Notify the Department of Building Inspection (DBI) and neighbors in advance of the schedule for each major phase of construction and expected loud activities. 	Less Than Significant

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-NO-2 <i>Continued</i>		<ul style="list-style-type: none"> • When feasible, select "quiet" construction methods and equipment (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds). • Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines. • Mobile noise-generating equipment (e.g., dozers, backhoes, and excavators) shall be required to prepare the entire site. However, the developer will endeavor to avoid placing stationary noise generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (measured at linear 20 feet) between immediately adjacent neighbors. • The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools. • Ensure that all general construction related activities are restricted to between 7:00 a.m. and 8:00 p.m. per San Francisco Police Code Article 29. 	
NO-3: The proposed project would not expose people to excessive groundborne vibration or groundborne noise levels.	Less Than Significant	None required	N/A
NO-4: The proposed project would not be substantially affected by existing noise levels.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
C-NO-1: The proposed project in combination with past, present, and reasonably foreseeable future projects would not create a significant cumulative noise or vibration impact.	Significant	None required	Less Than Significant
Air Quality			
AQ-1: Implementation of the proposed project would not conflict with or obstruct implementation of the local applicable air quality plan.	Less Than Significant	None required	N/A
AQ-2: Implementation of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.	Less Than Significant	None required	N/A
AQ-3: Implementation of the proposed project would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal, State, or regional ambient air quality standard.	Less Than Significant	None required	N/A
AQ-4: Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant	None required	N/A
AQ-5: Implementation of the proposed project would not create objectionable odors affecting a substantial number of people.	Less Than Significant	None required	N/A
C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would not contribute to a cumulative air quality impact.	Less Than Significant	None required	N/A
Greenhouse Gas Emissions			
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A
Wind and Shadow			
WS-1: The proposed project would not alter wind in a manner that substantially affects public areas within the vicinity of the project area.	Less Than Significant	None required	N/A
WS-2: The proposed project would not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas.	Less Than Significant	None required	N/A
C-WS-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative wind or shadow impacts.	Less Than Significant	None required	N/A
Recreation			
RE-1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.	Less Than Significant	None required	N/A
RE-2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Less Than Significant	None required	N/A
RE-3: The proposed project would not physically degrade existing recreational resources.	Less Than Significant	None required	N/A
C-RE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on recreational facilities or open space resources.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Utilities and Service Systems			
UT-1: Implementation of the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider that would serve the project, and would not require the construction of new or expansion of existing wastewater treatment or stormwater drainage facilities.	Less Than Significant	None required	N/A
UT-2: The proposed project would not require expansion or construction of new water supply or treatment facilities.	Less Than Significant	None required	N/A
UT-3: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Less Than Significant	None required	N/A
UT-4: Construction and operation of the proposed project would comply with all applicable statutes and regulations related to solid waste.	Less Than Significant	None required	N/A
C-UT-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to utilities or service systems.	Less Than Significant	None required	N/A
Public Services			
PS-1: The proposed project would not result in a substantial adverse physical impact associated with the provision of police services.	Less Than Significant	None required	N/A
PS-2: The proposed project would not result in a substantial adverse physical impact associated with the provision of fire services.	Less Than Significant	None required	N/A
PS-3: The proposed project would not result in a substantial adverse physical impact associated with the provision of school services.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
PS-4: The proposed project would not result in a substantial adverse physical impact associated with the provision of other public services, such as libraries.	Less Than Significant	None required	N/A
C-PS-1: The proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in a cumulative impact on public services.	Less Than Significant	None required	N/A
Biological Resources			
BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, riparian habitat or sensitive natural communities, and would not interfere substantially with any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less Than Significant	None required	N/A
BI-2: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Less Than Significant	None required	N/A
C-BI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to biological resources.	Less Than Significant	None required	N/A
Geology and Soils			
GE-1: The proposed project would not increase the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic groundshaking, liquefaction, lateral spreading, or landslides.	Less Than Significant	None required	N/A
GE-2: The proposed project would not result in substantial loss of topsoil or erosion.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
GE-3: The proposed project would not be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant	None required	N/A
GE-4: The proposed project could be located on expansive soil, as defined in the California Building Code, creating substantial risk to life or property.	Less Than Significant	None required	N/A
GE-5: The proposed project would not substantially change the topography of the site or any unique geologic or physical features of the site.	Less Than Significant	None required	N/A
GE-6: The proposed project would not indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less Than Significant	None required	N/A
C-GE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to geology and soils.	Less Than Significant	None required	N/A
Hydrology and Water Quality			
HY-1: The proposed project would not violate water quality standards or otherwise substantially degrade water quality.	Less Than Significant	None required	N/A
HY-2: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	Less Than Significant	None required	N/A
HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion or flooding.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
HY-4: The proposed project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less Than Significant	None required	N/A
C-HY-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to hydrology and water quality.	Less Than Significant	None required	N/A
Hazards and Hazardous Materials			
HZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant	None required	N/A
HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A
HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing school.	Less Than Significant	None required	N/A
HZ-4: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and the proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A

Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving fires.	Less Than Significant	None required	N/A
C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts related to hazards and hazardous materials.	Less Than Significant	None required	N/A
Mineral and Energy Resources			
ME-1: The proposed project would not encourage activities which would result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner.	Less Than Significant	None required	N/A
C-ME-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to minerals and energy.	Less Than Significant	None required	N/A

Source: LSA, 2017, 150 Eureka Street Notice of Preparation/Initial Study.

Scott W. Campbell
229 Douglass Street
San Francisco, CA 94114

July 2, 2019

Via U.S. Mail and Email

Ms. Myrna Melgar
President of the Planning Commission

Mr. John Rahaim
Director of Planning

Ms. Gabriela Pantoja
Planner

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: 150 Eureka Street Case No. 2015—011274CUAVAR
Defective Notice of July 11, 2019 Public Hearing
Request to Take Hearing Off-Calendar and Reschedule
Opposition to Request for CUA and Variance**

Dear Ms. Melgar, Mr. Rahaim and Ms. Pantoja:

I am a 27-year resident of the City and have owned a home on Douglass Street in the Castro for the past seven (7) years. My home is located on the same residential block as 150 Eureka Street, and sits behind the parcel.

Due to defective notice on the July 11, 2019 public hearing on conditional use and variance in the above-referenced case, it is respectfully requested that the matter be taken off calendar immediately. Once proper notice is given to the public, it is requested that the hearing be rescheduled for a later date and no earlier than August 1, 2019.

The existing notice is defective as follows:

**I. THE NOTICE FAILS TO DISCLOSE THE OFFER FOR HIGHER DENSITY
THE DEVELOPER APPEARS TO HAVE MADE TO THE COMMISSION IN
EXCHANGE FOR OBTAINING FINAL CERTIFICATION OF THE EIR**

As video and audio MP3 recordings from the EIR certification hearing make clear, it appears that the developer, through its legal counsel, emailed an offer to the Planning Commission a few days before the hearing, hoping for a side deal with the City. This *ex parte* proposal has never been made available to the public and mention of it does not appear in the published transcript of the hearing. Rather, it has been deleted, omitted or edited out of the published transcript as though it never happened.

What that proposal and/or related discussions may have offered is that, in order to advance final certification on the EIR by the Planning Commission, the developer would agree to a partial preservation of the historical facade and offer to increase the density of the project beyond customary RH-2 zoning limits. Under this special arrangement, the density of the proposed project would nearly double with the addition of three (3) Accessory Dwelling Units, if not more. Any good intentions notwithstanding, the fact remains that the surrounding neighbors most impacted here were never told that the density of the 4-unit project on an RH-2 lot mid-block was to be transformed overnight into a seven (7) or more unit project in this manner. Without proper advance notice to the neighbors, this unconventional process is not fair and must not stand.

As Planning Commission members have acknowledged, re-zoning for higher density is a **policy issue** that must be "explored with the neighborhood . . . [to] get the feel of the neighborhood," for there will be "pushback" – and, should not have been instituted at the 11th hour of an EIR process on a project-by-project basis. (See, video and audio recordings of hearings on this case held on January 18, 2018, July 12, 2018, and July 26, 2018.) What is needed here is proper advance notice of the actual proposal that was before the Commission, to better gauge whether or not the neighborhood supports the higher density mid-block.

If there is strong support among the impacted homeowners, everyone can go through the proper legal channels, and see if the Board of Supervisors amends the SF Charter (Planning Code) for higher density zoning. If the impacted homeowners do not support it, let's listen to their voices. As it stands now, with the actual project proposal kept hidden under wraps, their voices are effectively silenced.

II. THE NOTICE FAILS TO DISCLOSE THE *DE FACTO* DOUBLING OF DENSITY FROM FOUR (4) UNITS TO SEVEN (7) OR MORE UNITS WITH THE ADDITION OF THREE (3) OR MORE TWO-STORY ACCESSORY DWELLING UNITS ON THE REAR PROPERTY LINE; AND THE COMPLETE ELIMINATION OF THE REAR YARD

The notice of hearing is further defective because the renderings and architectural plans referenced in the notice and posted on the sf-planning.org/notices website fail to disclose any of the three (3) Accessory Dwelling Units which the developer is now planning to build. These are two-story Accessory Dwelling Units (each 1BR/1BA + Loft) that will rise up on the rear property line with essentially zero rear setback (2 feet, 9 inches to the rear property line). The plans posted online for public viewing, however, show only one extremely tall (5 Levels) and deep-in-the-lot 4-unit building with an actual rear yard.

Moreover, the plans posted online do not even show there is a second building in the rear. Renderings and architectural drawings of the second building were revealed to the undersigned for the first time at an informal meet-up held at the project site on June 20, 2019. Are there more surprises the neighbors should know about?

The hearing on July 11, 2019 should be taken-off calendar until such time as the true plans for building this high-density project on an RH-2 parcel are revealed to the public. Neighbors are not able to give meaningful support, objection or comment on a project that is unknown.

III. OPPOSITION TO THE CONDITIONAL USE APPLICATION AND VARIANCE SEEKING RELIEF FROM REAR SETBACK REQUIREMENTS

In view of Government Code § 65009 *et seq.*, the following objections are hereby made to the CUA that has been submitted by the developer. Contrary to assertions made in the CUA, the latest architectural plans show there is to be no rear yard, only a narrow inner pathway having a depth of 15 feet and 2 inches. The RH-2 rear setback requirement for this parcel is nearly 55 feet of depth and yet the developer is asking for a variance to allow them to completely cover and build on top of nearly 40 feet of that depth. This consumes 73% of the backyard depth and its open space!

Moreover, the prescribed deep-in-the-lot 23-foot setback from the front sidewalk of 150 Eureka to accommodate the developer's latest 5-story building design proposal is not necessary for the partial preservation of the historic front façade of the existing building. The historical significance of the front façade will still be honored if the developer agrees to build a more acceptable mix of smaller-sized units, and possibly more of them, within the existing building envelope (roofline) of the main church. Such an alternative design would likely assuage the genuine concerns of neighbors of the currently proposed 5-story building towering over the neighborhood mid-block. Keeping the project within the existing envelope of the church is another way to preserve the front 23 feet of the existing church and further enhance the historic preservation of the site under the EIR.

IV. CONCLUSION

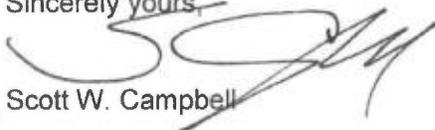
For all the foregoing reasons, it is respectfully requested that: (i) the July 11th hearing be taken off-calendar; (ii) the developer be directed to address all of the existing defects in the notice; (iii) the developer provide full disclosure of plans and any special understandings or arrangements with planning officials; (iv) a proper notice of hearing be republished; and (v) the hearing be rescheduled no earlier than August 1, 2019 in order to provide sufficient time for all the neighbors and the public to review the new materials.

Lastly and admittedly, granting this request for proper notice and a rescheduling of the July 11, 2019 hearing to August 1, 2019 or later, will enable the undersigned to attend. I would like to come to the hearing, but I am traveling on that day to the Upper Peninsula of Michigan, to attend my mother's funeral.

In addition, I am informed that our neighbor at 229A Douglass, whose rear lot line shares the rear Southwest corner of the subject parcel and is most affected by the project development, did not receive notice of the July 11th hearing. She is currently in Africa and left the same day the notice was mailed. She will not be back until the end of July.

Thank you for your time and for allowing this request.

Sincerely yours,



Scott W. Campbell

cc David Papale

Marvin Wolpa
225 Douglass Street
San Francisco, CA 94114

July 2, 2019

Gabriola Pantoja
SF Planning Department
1650 Mission Street
4th Floor
San Francisco, CA 94103

Dear Ms. Pantoja:

This letter is in regards to:
150 Eureka Street
Case # 2015-011274 CUAVAR
Hearing Date: July 11, 2019

I am the property owner at 225 Douglass Street, which is the property directly behind 150 Eureka. My rear property line touches their rear property line. I have owned and resided at this address for 32 years. I also own a neighborhood restaurant around the corner on 18th Street at 4416.

I am in opposition to the conditional use authorization and variance requests for several reasons which I will explain below:

- 1) Significant inconsistencies exist between the plans available on the Planning Department site and the plans distributed to neighbors by the project sponsors. While the Notice and plans at the department site reference 4 residential units, the plans provided by the sponsor now show an additional 3 units (A, B, C) in the rear structure.
- 2) The retention of the existing structure at the rear of the property provides no historical benefit. The building is in disrepair, and the existing structure would need to be stripped bare and rebuilt. Furthermore, its location at the rear of the yard makes it "invisible" to the community, with the exception of the immediate neighbors (none of whom support its inclusion in the scope of the project). This results in zero rear-yard setback. Not acceptable. Any ground-level open space should be at the rear of the yard.
- 3) The actual height of the building mass extends far above the 40' limit. The proposed roof deck includes large penthouses for the elevator & stairs. The top of the penthouses are 16' 6" above 40' at 56' 6". From a line-of-sight standpoint, it will be unattractive and quite visible well above the 40' height.
- 4) The project sponsor is providing limited and biased information in support of their request for a variance to the open space requirement.

- a. They seem to claim that the encroachment into the open space is only 16'. This is incorrect. The encroachment is almost 40'.
 - b. Citing a pair of older buildings that are out of compliance and disregarding the majority of the neighborhood that complies is deceptive at best. The properties surrounding 150 Eureka have a higher percentage of open space, and all have rear-yard setbacks. Elimination of the rear structure would allow them to adequately meet the open space requirement.
 - c. Zoning & rear-yard setbacks are important to neighbors. Disrespecting these requirements is disrespectful to your neighbors.
- 5) The project sponsor claims that merely implementing the required setbacks (front & side) will minimize any potential impacts on the neighboring properties.
- a. Project sponsor made no attempt to consult individual neighboring property owners (an update & question session is not the same). I attended the 1st session, and they merely defended their plans, and never documented neighbors' concerns.
 - b. I own the property directly behind the proposed structure. The building up against our property line will have a significant negative impact!
- 6) The Castro needs housing. The sponsor refers to "family-sized" housing. In this neighborhood, we have many 2 person families. Their "family-sized" may very well be a one-bedroom unit. Within the front building envelope, a greater number of families could be housed if you built one-bedroom units. And how nice for those folks if the entire rear-yard was open space. They could enjoy a neighborly yard, and maybe not need a roof-deck.

Given the ambiguity about exactly what is included in the project plans, it is difficult, if not impossible to provide clear and complete objections. Neighbors should be able to review complete and detailed specifics on the proposed project. This should happen prior to any conditional use or variance request hearing. **I strongly request that this project be removed from the July 11th Planning Commission calendar, and be rescheduled after the complete details have been shared.**

With some modifications, I'm sure agreement can be reached to move this project forward. I do support the need for more housing in our neighborhood; especially housing that meets the needs of LGBTQ families.

Sincerely,

Marv Wolpa
225 Douglass Street
San Francisco, CA 94114

TO: Gabriela Pantoja, Planner
Myrna Melgar, President
Joel Koppel, Vice-President

FROM: Kenneth Edwards
227 Douglass Street
San Francisco, CA 94114

Re: 150 Eureka Street, Case No 2015-011274CUAVAR

Date: 11 July 2019

Dear Ms Pantoja, Ms Melgar, and Mr Koppel:

My partner and I purchased our home at 227 Douglass in February 2017. Our property sits immediately behind the proposed project at 150 Eureka Street.

While we support the continued growth of the city and creating additional housing units, we are opposed to this project in its current iteration for several reasons:

First, when we were initially introduced to the project, there would be four units that sat at the front of the property occupying the existing envelope of the church with an appropriate amount of open space that would preserve privacy, adhere to current planning regulations, and fulfill zoning requirements. Following an informal information session provided by the developers, we were then told that the building had been expanded to encroach further on the open space requirements, reach new heights that were out of regulation, and needed to add 3 additional units to comply with the commission's recommendations. The manner in which the changes took place seemed to change overnight.

Second, according to your last meeting with the developers, they stated that they were required to utilize the front façade of the existing church for historical preservation. With this recommendation, the architect and developer informed us that in order to use the façade they had to preserve 23 feet of the existing front of the building which contributes to the argument for a variance exception. With the new design, the architect has taken liberties to expand the overall scope and intention of the original plans that had been shared with the community. We feel the need to expand the scope and size of this project is based entirely on profit driven motives and does not honor the true sense of preserving the landmark as it once was. In addition, advocates for the landmark and historical use called for a different type of memorial to the building's past.

Third, it was also noted in the original plans that due to current zoning, there would be a four unit building. We were told that the commission would like to see 3 additional ADU that would sit right against the property line. This further encroaches on the open space requirements and additionally does not fit within the zoning for this current space.

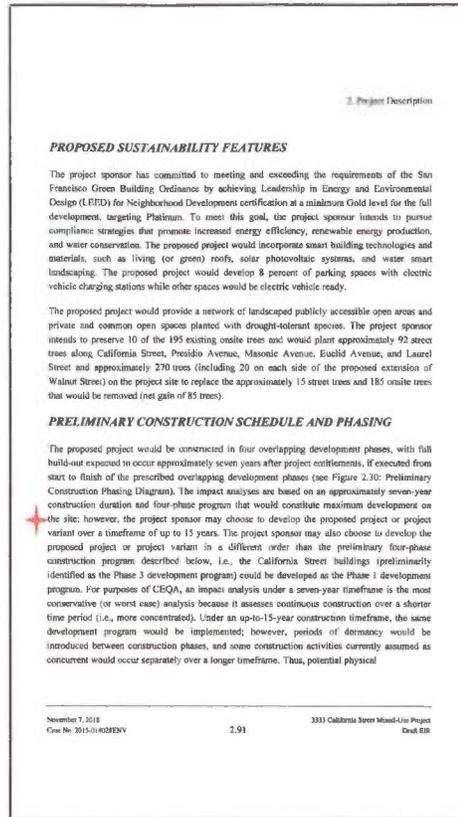
While we support developing this blighted property, it is important that the architecture and charm of the neighborhood be preserved while adhering to current zoning rules. We support our neighbors in delaying this meeting and any other decisions until the commission is able to work with the developers and architects to ensure that the projects fits within the scope of what is allowed and supported by the community, and until ALL neighbors have been informed of changes with an appropriate amount of time to ensure proper review.

Thank you for your consideration in your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Edwards". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'K'.

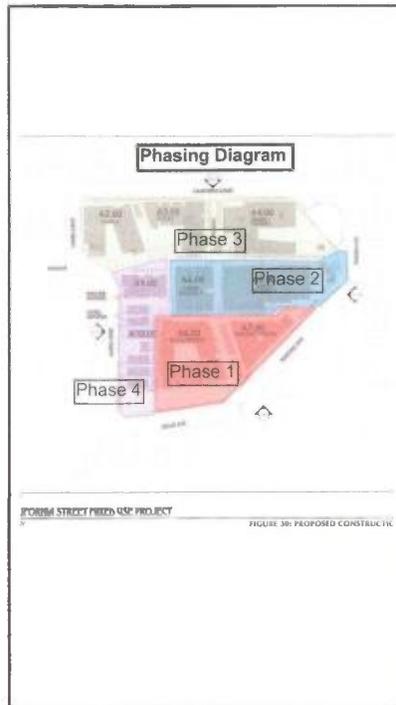
Kenneth Edwards



Good afternoon President Melgar and Commissioners.
I am Dick Frisbie.
I'd like to continue the discussion on 3333 California St.

Take a look at the starred item; the Developer is requesting a 15 year entitlement period which is outrageous.

NEXT SLIDE



Can any of you imagine living next to, or actually inside of, a construction site that goes on for up to 15 years?
No one should be exposed to such abuse.

Thu, Oct 12, 2017 at 3:45 PM
From: dsaffer <dsaffer@pradogroup.com>
To: John Rothmann <johnrothmann2@yahoo.com>; Dan Kingsley <dkingsley@skstre.com>;
Kathy Devincenzi <kdevincenzi@gmail.com>; Catherine Carr <catherine.a.carr@gmail.com>; "M.J. Thomas"
<mjthoms@comcast.net>; Richard Friable <rfriable@gmail.com>

Dear John, Kathy, Catherine, M.J., and Dick:

First of all John, thank you for the meeting last week at your home. As we agreed in the meeting, we are responding to your recent questions regarding the project. We have re-arranged your questions slightly to group them according to subject. If we haven't answered any of your questions, please let us know. We very much appreciate your willingness to promptly write back to us with your five outstanding issues on the project that are currently preventing us from obtaining LHA support for the project. We appreciate your doing this so we can set a follow up meeting to find a mutually workable solution.

LHA Questions:

Q: You also stated that Prado wants to have a development agreement to lock in entitlements for longer periods of time than would normally be allowed?

A: Yes, we are looking to enter into a development agreement (DA) with the City for a term of approximately 15 years. For large projects with multiple buildings like **Prado**, generally requires a DA. The DA vests the entitlements, protecting the entitlements from changes in the law in exchange for certain community benefits. This would include the community benefit of certainty of the entitlements during that period. If we did not build the project during the term of the DA, then the DA would expire and we would lose the protections of the DA.

Q: What is the period of time that you anticipate that construction will occur?

A: We anticipate that construction will occur in the spring of 2020.

Q: What is the reason for constructing the project in phases?

A: By allowing for potential phased construction, we would have the ability to complete and occupy portions of the project as each phase is completed. If conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability.

Q: How many extensions do you anticipate requesting for the entitlements?

A: None. Any extension of the DA's term would be a material amendment that would require Board of Supervisor's approval.

Q: During those extended periods, would it be possible for Prado to request changes in the project as related specifically to increased height, increased bulk, increased numbers of residential units, increased amounts of retail or office space? What about the possibility of design changes or other changes? Could Prado apply to change any part of the construction to provide the opportunity to have high rise construction?

A: Once the EIR is certified and the project is approved, any material changes to the project would be subject to new environmental review, would require Planning Commission and Board of Supervisor approvals and also an amendment to the DA. Any increase in height over what is entitled in our project would require a revision to the Planning Code and Zoning Maps that would entail Planning Commission and Board of Supervisors approval.

Q: There are genuine concerns about reducing open spaces and reduced on-site parking places.

A: Open space will be part of the entitlements and will likely be considered by the City as one of the public benefits supporting the DA -- for that reason alone, reducing the amount of it would be very difficult if not impossible. The open space requirements will be carefully described in the project's approvals and will also be recorded against the property. So, as with any material changes to the approved project, any material change to the open space would be very difficult and would involve a public process and City approval. As to parking spaces, as you know, the City would like to see the number of spaces reduced. We plan to continue advocating for the proposed number of project parking spaces in our application.

Q: During the phased construction could Prado transfer shares in the project to provide for new or additional investors?

A: We have no plan to transfer any shares in the project and construction lenders generally prohibit any changes of ownership by the project developer during construction and stabilization of a project. PSKS, along with our equity partners and lenders, intend to provide all of the capital necessary to construct, own and operate the project. We plan to

Entitlement Period/Issues

dsafier <dsafier@pradogroup.com> Thu, Oct 12, 2017 at 3:45 PM
To: John Rothmann <johnrothmann2@yahoo.com>, Dan Kingsley <dkingsley@sksr.com>
Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Catherine Carr <catherine.a.carr@gmail.com>, "M.J. Thomas"
<mjinsf@comcast.net>, Richard Frisbie <frfibeagle@gmail.com>

Dear John, Kathy, Catherine, M.J., and Dick:

First of all John, thank you for the meeting last week at your home. As we agreed in the meeting, we are responding to your recent questions regarding the project. We have re-arranged your questions slightly to group them according to subject. If we haven't answered any of your questions, please let us know. We very much appreciate your willingness to promptly write back to us with your five outstanding issues on the project that are currently preventing us from obtaining LHIA support for the project. We appreciate your doing this so we can set a follow up meeting to find a mutually workable solution.

LHIA Questions:

Q: You also stated that Prado wants to have a development agreement to lock in entitlements for longer periods of time than would normally be allowed?

A: Yes, we are looking to enter into a development agreement (DA) with the City for a term of approximately 15 years. For large projects with multiple buildings like 3333 California Street, the City generally requires a DA. The DA vests the entitlements, protecting the entitlements from changes in the law in exchange for certain community benefits. This would include the community benefit of certainty of the entitlements during that period. If we did not build the project during the term of the DA, then the DA would expire and we would lose the protections of the DA.

So we asked the Developer about these issues.

FIRST STARRED ITEM

Q: You also stated that Prado wants to have a Development Agreement to lock in entitlements for longer periods of time than would normally be allowed?

Simple Answer: Yes
15 years

PRETTY SELF EXPLANATORY.

You gotta wonder about a Housing Crisis.

Entitlement Period/Issues



Q: What is the reason for constructing the project in phases?

A: By allowing for potential phased construction, we would have the ability to complete and occupy portions of the project as each phase is completed. **If conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability.**

SECOND STARRED ITEM

Q: What is the reason for constructing the project in phases?

A: "If conditions do not exist to build out the entire project we can phase construction to align with market conditions and financing availability."

"What a powerful, unambiguous commitment to Housing.

Could also mean they want to redo the entitlement, or sell it or.....Pick a reason

We'll speak to this later.

Entitlement Period/Issues



Q: During those extended periods, would it be possible for Prado to request changes in the project as related specifically to increased height, increased bulk, increased numbers of residential units, increased amounts of retail or office space? What about the possibility of design changes or other changes? Could Prado apply to change any part of the construction to provide the opportunity to have high rise construction?

A: Once the EIR is certified and the project is approved, any material changes to the project would be subject to new environmental review, would require Planning Commission and Board of Supervisor approvals and also an amendment to the DA. Any increase in height over what is entitled in our project would require a revision to the Planning Code and Zoning Maps that would entail Planning Commission and Board of Supervisors approval.

THIRD STARRED ITEM:

Q: During those extended periods would it be possible for Prado to request changes in the project as related specifically to increased height, increased bulk, increased number of residential units, increased amounts of retail or office space? Design Changes? Other Changes? High Rise Construction?

Simple answer "Sure."

Nothing prevents us going back to Planning, the Commission and the Board of Supervisors and request such changes.

This opens up an immense opportunity for the Developer to radically redesign and up-zone the site!

This is simply a blank check.

Entitlement Period/Issues

 Q: During the phased construction could Prado transfer shares in the project to provide for new or additional investors?

A: We have no plan to transfer any shares in the project and construction lenders generally prohibit any changes of ownership by the project developer during construction and stabilization of a project. PSKS, along with our equity partners and lenders, intend to provide all of the capital necessary to construct, own and operate the project. We plan to

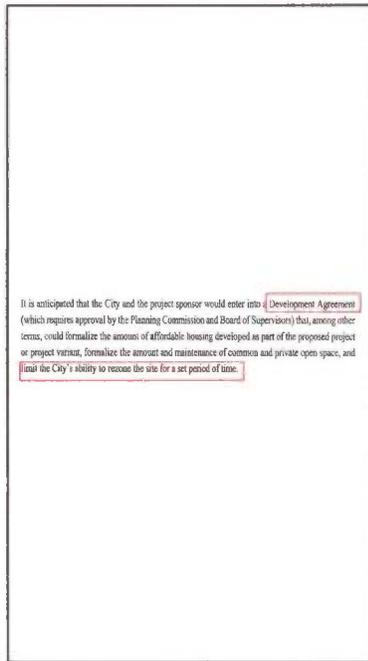
FOURTH STARRED ITEM

Q: During the phased construction could Prado transfer share in the project to provide for new or additional investors?

A: "We have no plans to transfer any shares....."

We'll take a closer look at that answer momentarily as there is considerable information to the contrary.

THIS IS NOT A DEVELOPMENT PLAN ITS AN ENTITLEMENT SCHEME AS WE WILL SEE NEXT.



Read the lower box carefully “limit the City’s ability to rezone the site for a set period of time.”

First, no set period of time is stated which should ALWAYS raise red flags.

Let’s be generous and just put in 5 years.

After 5 years the Developer could request an entirely new set of Zoning criteria for this site Taller, Denser, Retail Focused.....

Bear in mind that after 5 years they haven’t actually created much housing according to their Phasing Plans and that’s assuming they don’t claim “Market conditions” as an excuse.

So the site may get rezoned before much actual work gets done.

Would it, Could it; Might it happen?



"Most entitled projects in the city are for sale right now — either publicly or privately," said Bill Wirtz, president of developer Related California, which has 1,300 units under construction in the city. "We're at that point in the cycle."
 There are 6,750 units under construction in the city, about 1,000 units more than a year ago. While that is well above the historic average, there are another 15,000 units that have been approved by planning officials but have not started construction. Projects containing 6,690 of those units have secured all the permits needed to start construction but have not broken ground, Planning Department documents show.

Land-use construction senior superintendent Casey Carron surveys condominium construction at 1360 Polson St., a former parking lot in the South of Market.

Folks, here's reality.

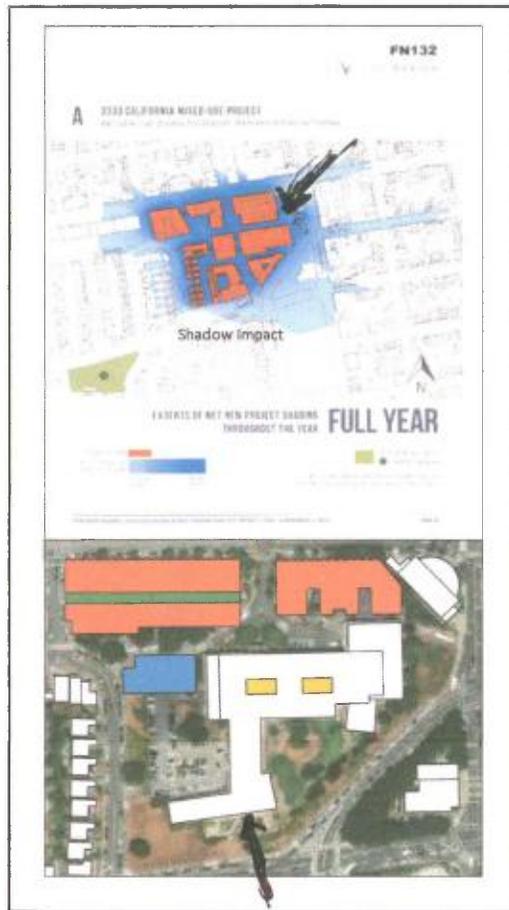
This is the view of a pretty significant Developer in San Francisco.

Every time you sell an entitlement the cost of the housing units go up-the original Developer needs to make his money, the new Developer needs to make his money starting with a higher cost basis.

So, any claims about "no intentions to transfer shares; if market conditions permit; limit the City's ability to rezone the site" need to be taken with the biggest dose of salt one can swallow.

Housing is getting pricier and pricier and a 15 year entitlement guarantees more expensive housing.

BUILD THE HOUSING IN 3 YEARS AND A LOT LESS FINANCIAL ENGINEERING CAN TAKE PLACE.



I call this the Shadow Box Development as shown in the Top View. Lots of dark blue.

Imagine living along those hardscaped concrete canyons?

The Bottom View shows the Community Alternative-pretty stark differences.

Just one quick reference:

The childcare center playground is presently here – ion the sun- here and that’s where it will stay in the Community Alternative.

In the Top View the childcare center playground is here in the Deep Blue up against the Credit Union.

I’ll leave it to you to decide.

THANK YOU

Please rewatch **April 12, 2018** Joint BIC/CPC Hearing for context and comparison with more recent Joint Hearing.

Staff reports from Mr. O’Riordan/Mr. Yu and Ms. Watty should be watched as well as ALL Commissioner’s comments particularly those at the end starting with Commissioners Moore, Hillis and McCarthy @ **2:48**. Commissioner Koppel @**2:44** had important points about life safety that have further resonance since the Mojave quakes.

Most Commissioners discussed setting up “working group” to deal with issue and another hearing prior to the 2018 Summer break.

From the Public suggest watching the following speakers:

Starting @ :37 - :50

George Wooding
Georgia Schuttish
Paul Webber
Kathleen Courtney

Pat Buscovitch @:58

Starting @ 1:12 - 1:18

Spike Kahn
Jennifer Fieber

Mary Gallagher @ 1:14

Calvin Welch @ 1:50

Kieran Buckley @1:53

Sean Keighran @2:00

Also please rewatch entire General Public Comment **June 25, 2015**

LAKESHORE ACRES IMPROVMENT CLUB, INC

PO Box 320222, San Francisco, California 94132

Wednesday, July 10, 2019
President MYRNA MELGAR
Commissioner JOEL KOPPEL
Commissioner RODNEY FONG
Commissioner RICH HILLIS
Commissioner MILICENT A. JOHNSON
Commissioner KATHRIN MOORE
Commissioner DENNIS RICHARDS
San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

LAKESHORE PLAZA, Conditional Use Authorizations for 1501C and 1509-1511 Sloat Boulevard, SAN FRANCISCO, CALIFORNIA
Commission Agenda for Thursday, July 11, 2019

Dear President Melgar and Commissioners,

My name is Bill Chionsini and I am the President of the Lakeshore Acres Improvement Club, Inc (LAIC), a homeowners association representing 1100 homes located in the southwest quadrant of San Francisco. We are bounded on the North by Sloat Boulevard, on the East by Inverness Drive, and on the South and East by Lake Merced Boulevard. Lakeshore Plaza sits wholly within the boundaries of our organization. The purpose of this letter is to bring to the attention of this Commission the concerns of our members about Lakeshore Plaza.

First, we are asking that both of these matters be continued. Neither LAIC nor any of the residents, who live on the perimeter of the Plaza, received any notice about pre-application meetings for either of these projects. We have been told that Peets Coffee scheduled "a Department Facilitated Pre-Application Meeting, which was held at the Planning Department on March 13, 2019 from 1pm-2pm." Never in the twenty plus years that Lakeshore Plaza has existed has any project sponsor met with the neighbors (pre-application) other than at the Plaza and always in the early evening, 6PM, after residents have gotten off work and their children were home from school. While department staff may conclude that this meeting, as conducted, met the pre-application meeting requirement it is clear to our membership that

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PO Box 320222, San Francisco, California 94132

Page 2

LAKESHORE PLAZA, Conditional Use Authorizations for 1501C and 1509-1511 Sloat Boulevard, SAN FRANCISCO, CALIFORNIA
Commission Agenda for Thursday, July 11, 2019

having a meeting “downtown, in the middle of the work and school day” does not meet the spirit or intent of the pre-application meeting requirement. We understand that the Project Sponsor for the Sprint retail store “is aware that they did not meet the requirement and will be requesting a continuance to allow for the Pre-Application to be completed correctly.”

Secondly, we want to point out to the Commission that San Francisco Department of Building Inspection cited Lakeshore Plaza, Complaint Number 201618821, for 2 million dollars in uncorrected ADA violations. This failure on the part of the Plaza ownership and the management has unnecessarily endangered the population that the ADA was intended to protect.

Thirdly, we want bring to the attention of the Planning Commission the failure of the Property Manager of Lakeshore Plaza to ensure that operations of Lakeshore Plaza comply with the requirements as set forth in Conditional Use Permit. The Property Manager has failed to ensure the prompt and complete collection and disposal of garbage, hypodermic needles, human waste and litter seven days during the day and evening business hours. The Property Manager has also failed to maintain 24 hours a day, 7 day a week security for the Plaza thus endangering the neighborhood. The Plaza has become an attractive nuisance to criminals and the homeless.

We are currently working with the office of Supervisor Yee to workout solutions to the failure of management with the ownership of the property.

Thank you for your time. If you have any questions I can be reached at 415-664-7463 or at bill-barbara@sbcglobal.net.

Sincerely,

Bill Chionsini, President

LAKESHORE ACRES IMPROVMENT CLUB, INC

PO Box 320222, San Francisco, California 94132

Lakeshore Acres Improvement Club

Page 3

**LAKESHORE PLAZA, Conditional Use Authorizations for 1501C and
1509-1511 Sloat Boulevard, SAN FRANCISCO, CALIFORNIA
Commission Agenda for Thursday, July 11, 2019**

Copies:

File

State Senator Scott Wiener

San Francisco Mayor London Breed

San Francisco Supervisor Norman Yee

San Francisco Supervisor Gordon Mar

Director of San Francisco Public Works Mohammed Nuru

Received at CPC Hearing

7/11/19

L. Langlois



San Francisco
Planning

Market Octavia Plan Amendment

Planning Commission Presentation | July 11, 2019

Lily Langlois
Principal Planner
Citywide Planning

lily.langlois@sfgov.org
sfplanning.org/hub

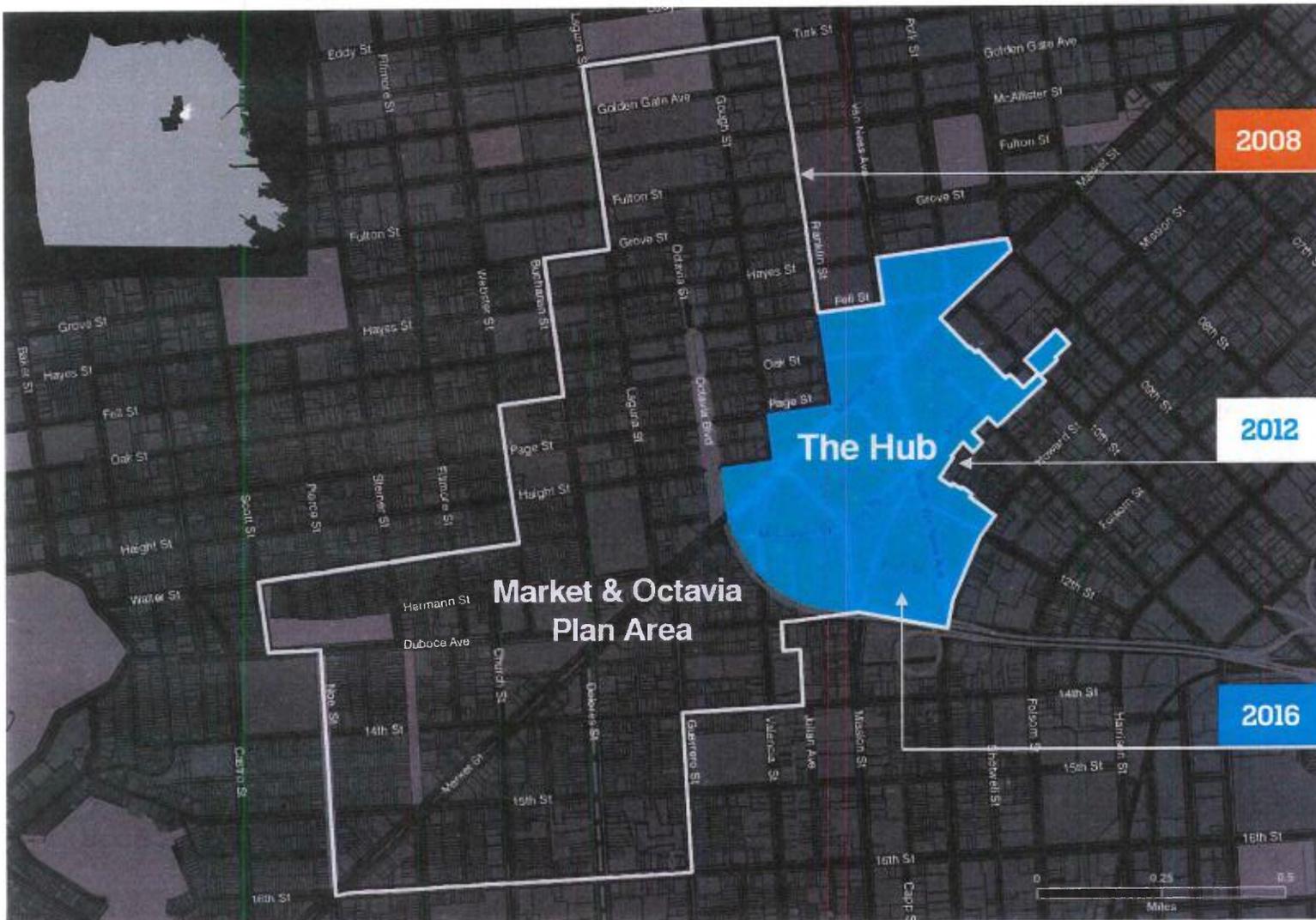




Project Overview

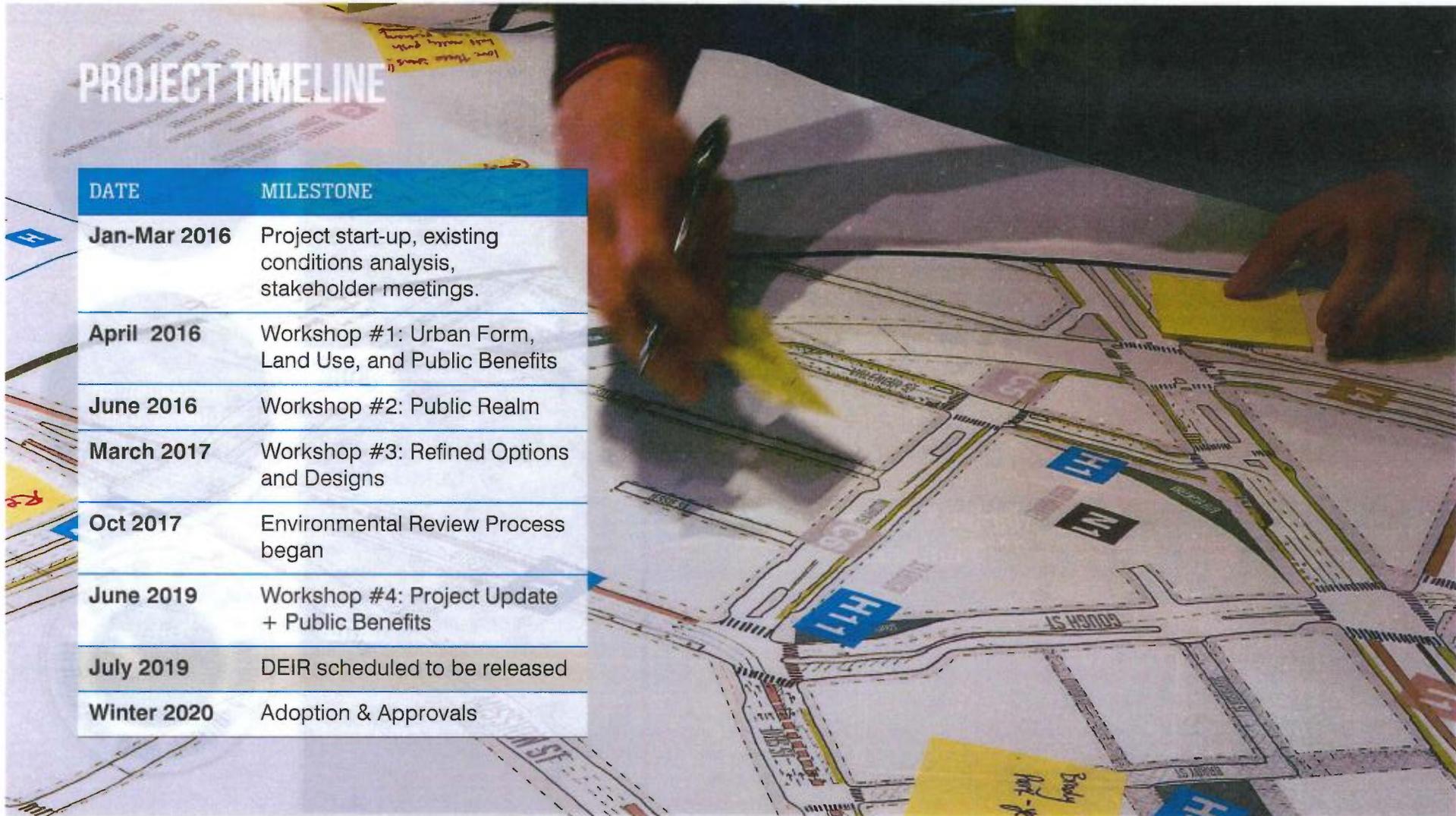
Related Efforts

Recommendations



PROJECT TIMELINE

DATE	MILESTONE
Jan-Mar 2016	Project start-up, existing conditions analysis, stakeholder meetings.
April 2016	Workshop #1: Urban Form, Land Use, and Public Benefits
June 2016	Workshop #2: Public Realm
March 2017	Workshop #3: Refined Options and Designs
Oct 2017	Environmental Review Process began
June 2019	Workshop #4: Project Update + Public Benefits
July 2019	DEIR scheduled to be released
Winter 2020	Adoption & Approvals



PROJECT GOALS



Increase housing and affordable housing near transit



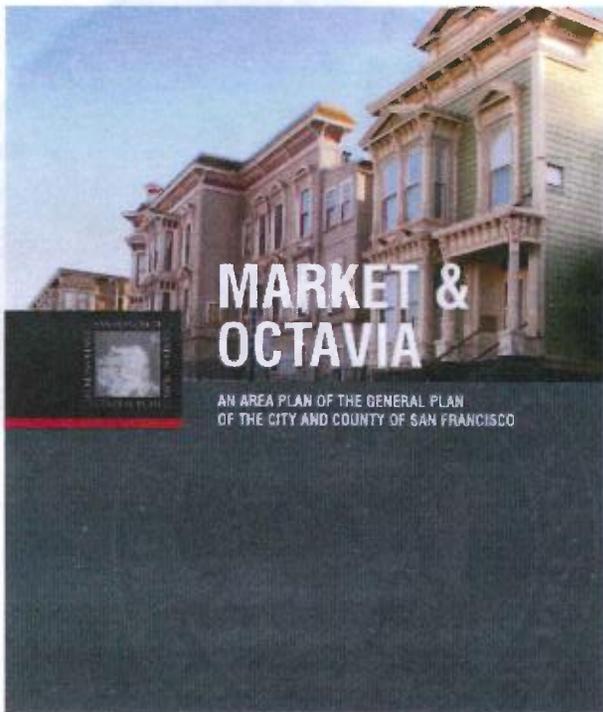
Develop and coordinate designs for the public realm



Update the Market + Octavia public benefits package and prioritize projects for implementation

Market Octavia Plan Amendment

PROJECT DELIVERABLES



- ① Amend the **Market & Octavia Area Plan**
 - Height Map
 - Zoning Map
 - Objectives and policies
- ② Amend the **Planning Code** to reflect land use and policy changes
- ③ Update the **Market & Octavia Implementation Plan**

THE LANDSCAPE

-  Under Review
-  Entitled
-  Under Construction
-  Projects Complete





15 150 Van Ness
429 Units



16 100 Van Ness
399 Units



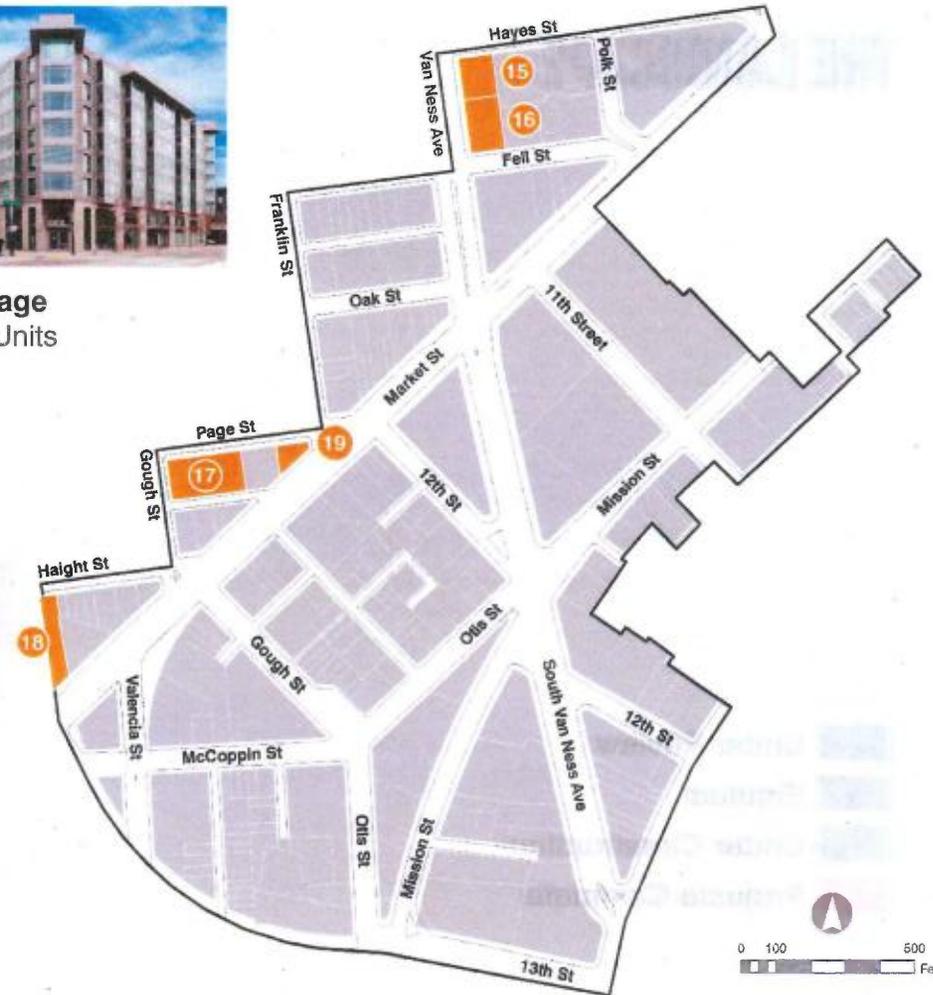
17 55 Page
128 Units



18 8 Octavia
49 Units



19 1600 Market
24 Units



Projects Complete



10 1500 Mission
550 Units



11 30 Otis
416 Units



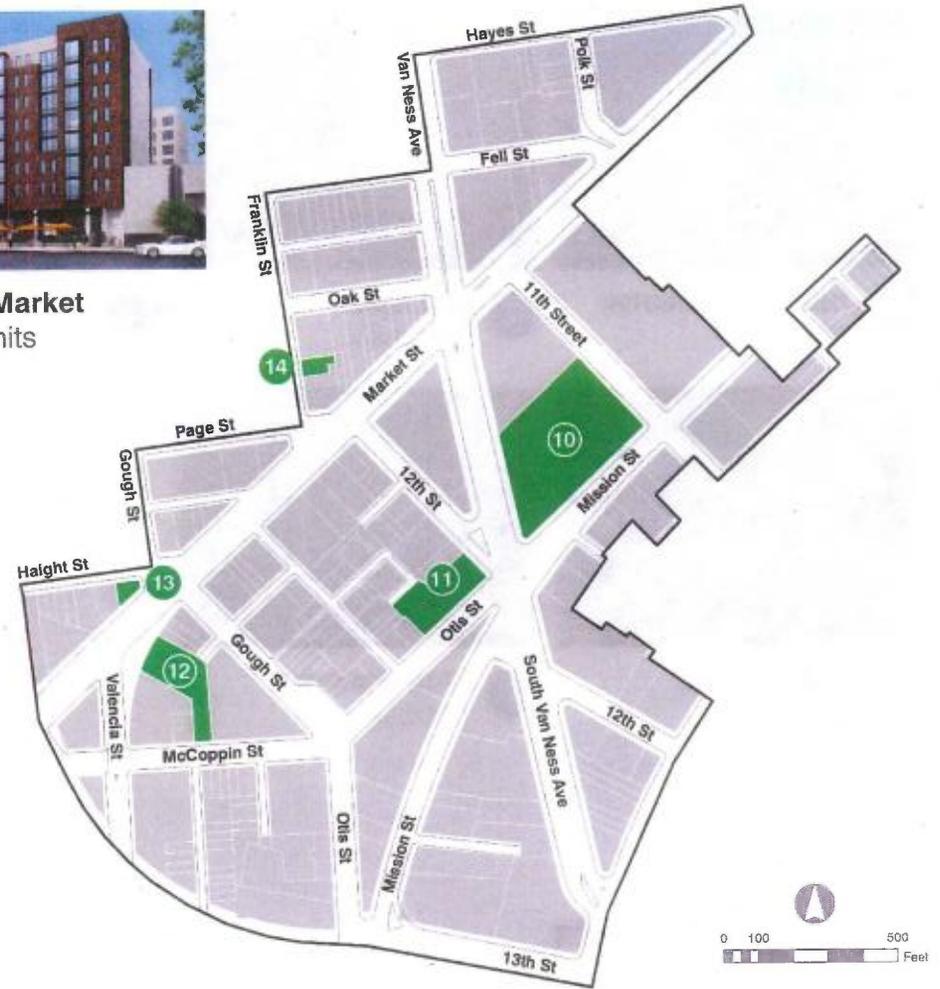
12 1699 Market
160 Units



13 1700 Market
42 Units



14 22 Franklin
35 Units



Projects Under Construction



5 1601-1637 Market
584 Units



6 One Oak
304 Units



7 1601 Mission
220 Units



8 1554 Market
109 Units



9 1740 Market
100 Units



Entitled Projects



1 10 South Van Ness
984 Units



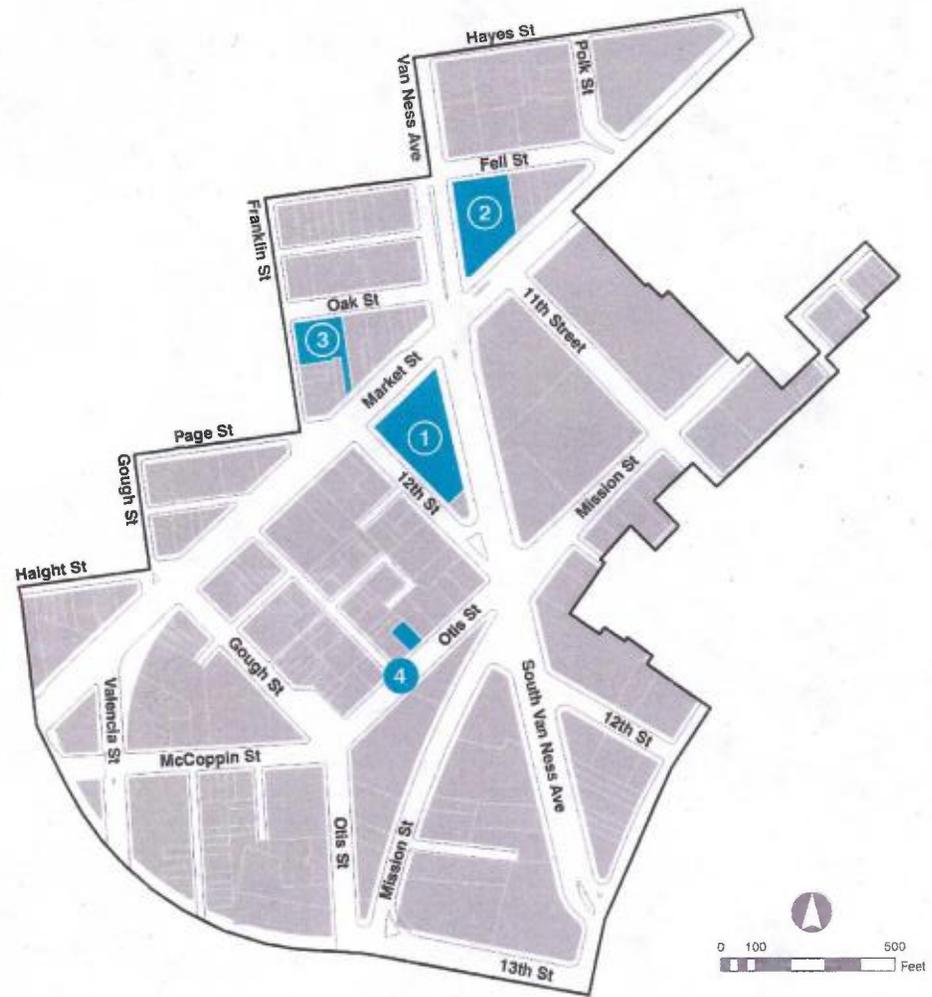
2 30 Van Ness
610 Units



3 98 Franklin / 57 Oak
365 Units



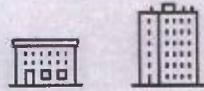
4 42 Otis
16 Units



Projects Under Review



RELATED EFFORTS



All Projects



Small Projects
10 - 24 units



Large Projects
25 units or more

On-Site	12%	13%	20%	22%
Off-Site or Fee	20%	20%	30%	33%

BEFORE JUNE 2016 *

CURRENT**

RENTAL

OWNER

* "Grandfathered" rates depending on size, location, and EEA accepted date
** On-Site rates increase annually. Applies to EEA accepted on or after Jan 12, 2016

More info: <https://sfplanning.org/project/inclusionary-affordable-housing-program>

Inclusionary Rates Increase Citywide

Purpose:

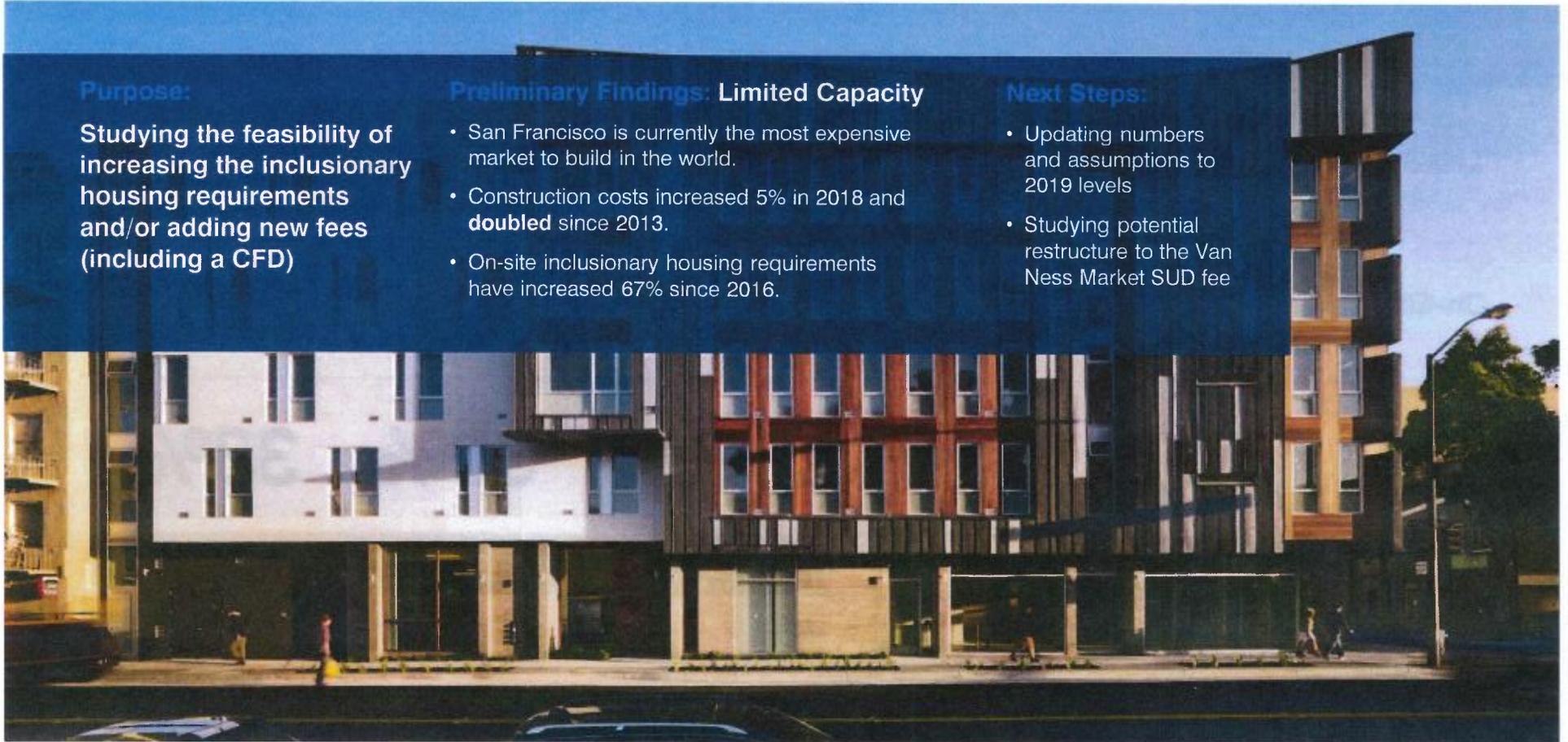
Studying the feasibility of increasing the inclusionary housing requirements and/or adding new fees (including a CFD)

Preliminary Findings: Limited Capacity

- San Francisco is currently the most expensive market to build in the world.
- Construction costs increased 5% in 2018 and **doubled** since 2013.
- On-site inclusionary housing requirements have increased 67% since 2016.

Next Steps:

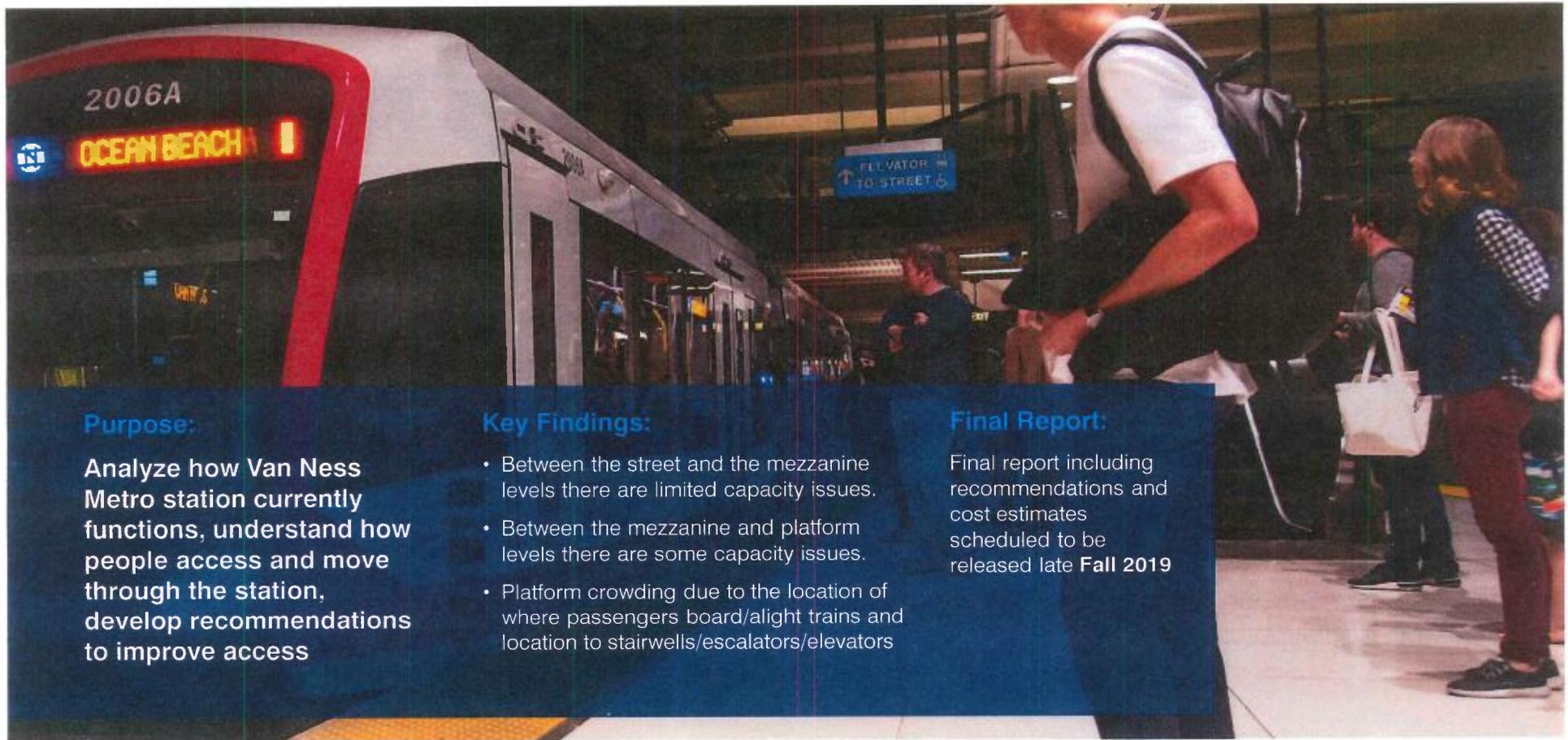
- Updating numbers and assumptions to 2019 levels
- Studying potential restructure to the Van Ness Market SUD fee



Feasibility Analysis

Source: Turner - Lowland International Construction Market Survey 2015

Market Octavia Plan Amendment



Purpose:

Analyze how Van Ness Metro station currently functions, understand how people access and move through the station, develop recommendations to improve access

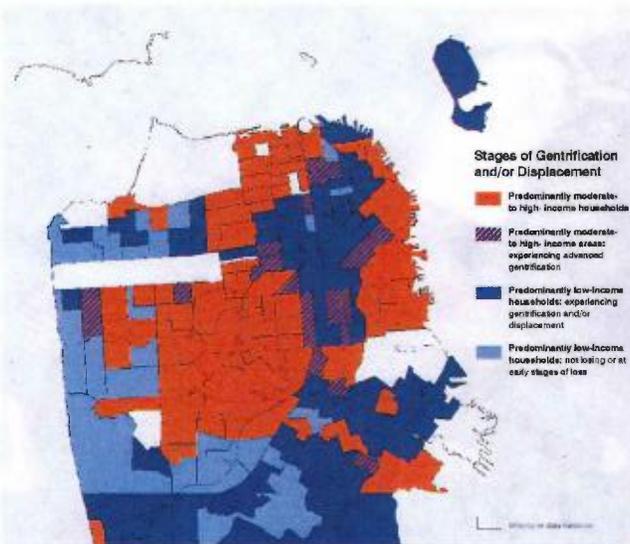
Key Findings:

- Between the street and the mezzanine levels there are limited capacity issues.
- Between the mezzanine and platform levels there are some capacity issues.
- Platform crowding due to the location of where passengers board/alight trains and location to stairwells/escalators/elevators

Final Report:

Final report including recommendations and cost estimates scheduled to be released late **Fall 2019**

Van Ness Station Capacity Study



Understand displacement and gentrification trends in different neighborhoods, as well as evictions, rent burden, and racial and social conditions



Compile and summarize the City's existing stabilization and anti-displacement programs and policies



Share opportunities to enhance existing programs and policies, and suggest new tools and policies

Community Stabilization Strategy: **Project Components**

Market Octavia Plan Amendment

Market Octavia Plan Amendment



RECOMMENDATIONS

EXISTING



PROPOSED



Land Use



Nighborhood Commercial (NCT-3)



General Commercial (C-3-G) + Van Ness & Market Downtown Residential Special Use District (SUD)

- ① Allow flexibility for non-residential uses
 - Allow non-residential uses above the 4th floor.
 - Required ratio: 3 sq/ft of residential uses for every sq/ft of non-residential. Institutions, arts uses, public uses, replacement of existing commercial uses are exempt.
- ② No conditional use for additional parking.
- ③ Require micro retail on certain lots.

Land Use

PROPOSED



General Commercial (C-3-G) + Van Ness & Market
Downtown Residential Special Use District (SUD)

EXISTING



8,070 units

PROPOSED

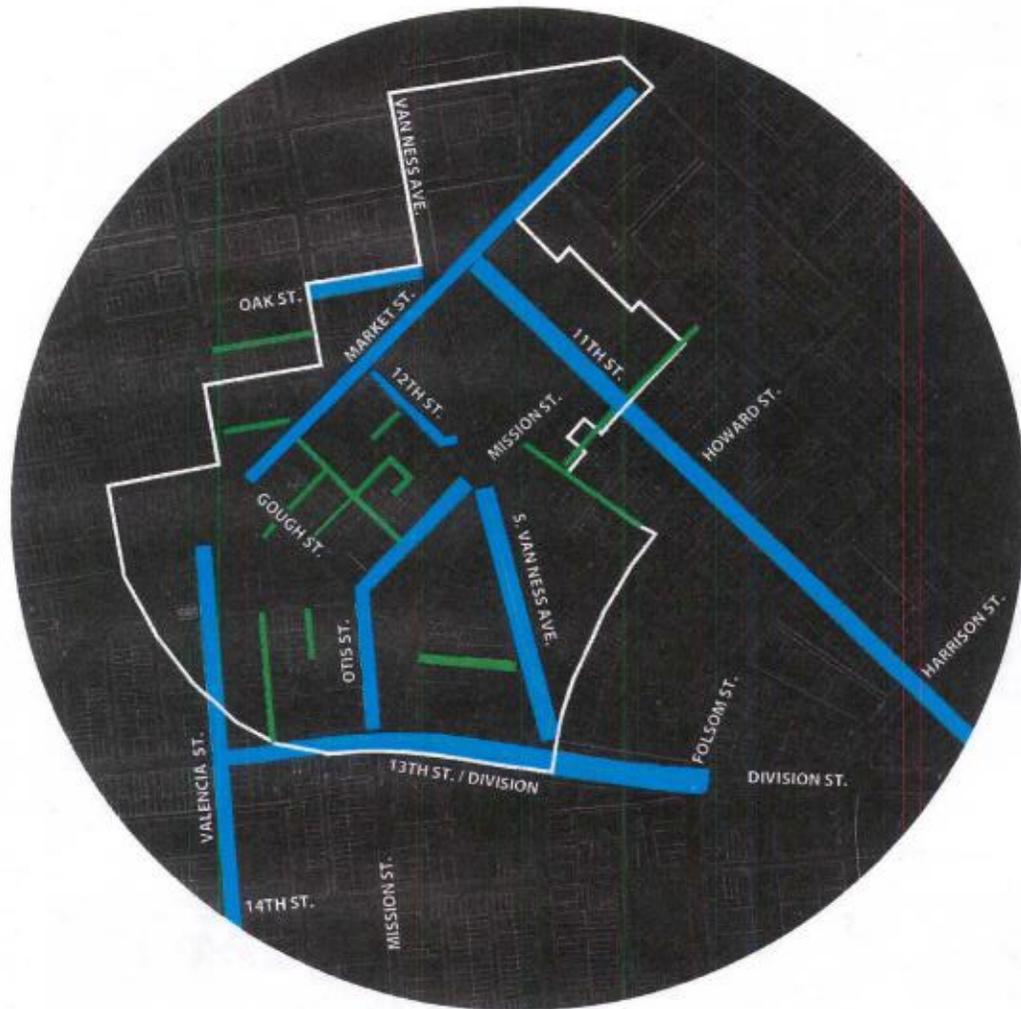


9,710 units

Heights

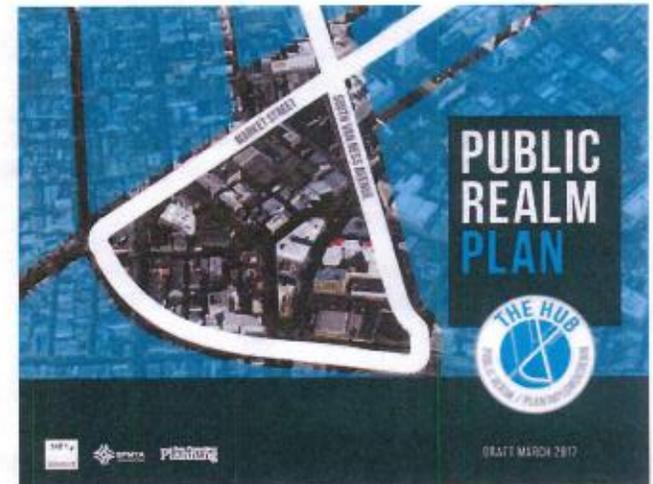


NOTE: Total number of new units includes recently entitled projects, active pipeline projects, and potential future development based on height limits and urban form requirements. 4,650 units entitled or in pipeline. Estimate does not include 1 South Van Ness.



Public Realm

- Streets proposed for improvements
- Alleys proposed for improvements



Market Octavia Plan Amendment



EXISTING

\$728 Million

PROJECTED

\$946 Million



30%
increase in
public benefits

Public Benefits Summary



**Affordable
Housing**



Transit



**Complete
Streets**



**Schools and
Childcare**



Open Space

Public Benefits Package



Proposed Public Benefits: Affordable Housing

\$670 Million

**For new on-site units and
affordable housing resources**

- 2,159 affordable housing units
- Fees from the up-zoning generates the equivalent of 643 units
- Achieve 29% affordable units overall



\$116 Million

For improvements to transit service and capacity including modernization of Van Ness Station

Proposed Public Benefits: Transit

Market Octavia Plan Amendment



\$71 Million

For street and alley improvements

1. Redesign of major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.
2. Redesign of alleys adjacent to new development
3. Other Streets & Alleys in the Hub area TBD

Proposed Public Benefits: **Complete Streets**



\$57 Million

For childcare centers and schools

- \$20M New childcare centers
- \$37M Capital Investments in schools serving K-12 population

Proposed Public Benefits: **Schools and Childcare**

Market Octavia Plan Amendment

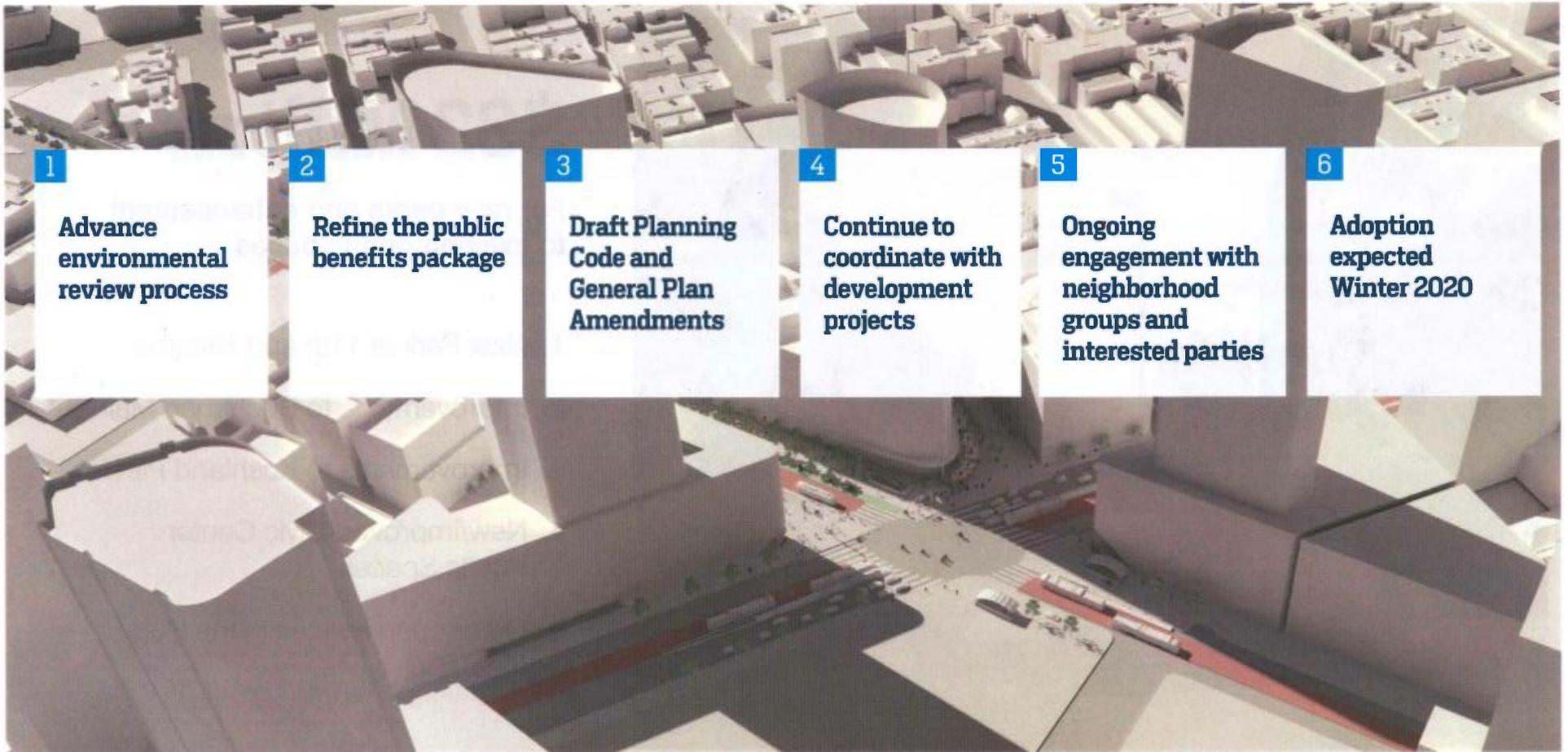


Potential Public Benefits: **Open Space**

\$32 Million

For new parks and enhancement to existing open spaces

1. New Park at 11th and Natoma
2. Improvements to Buchanan Mall
3. Improvements to Koshland Park
4. New/Improved Civic Center Public Spaces
5. Other open spaces in the Hub area TBD



Next Steps



Market Octavia Plan Amendment



San Francisco
Planning

Lily Langlois
Principal Planner
Citywide Planning

lily.langlois@sfgov.org
sfplanning.org
[/project/market-street-hub-project](https://project/market-street-hub-project)