



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE JUNE 14, 2018

*Date:* June 7, 2018  
*Case No.:* **2009.0880DRP**  
*Project Address:* **2100 MISSION STREET**  
*Permit Application:* 201406239172  
*Zoning:* Mission St NCT (Neighborhood Commercial Transit) Zoning District  
65-B Height and Bulk District  
*Block/Lot:* 3576/001  
*Project Sponsor:* John Kevlin – Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Esmeralda Jardines – (415) 575-9144  
[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

Reception:  
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### PROJECT DESCRIPTION

The proposed project (Project) includes the demolition of an existing 7,630 square foot, single-story commercial building and new construction of a six-story, 65-foot, 28,703 sq. ft. mixed-use building with 27 dwelling units, 3,000 square feet of ground floor retail, 27 Class 1 bicycle parking spaces and 6 Class 2 bicycle parking spaces. The project does not propose any off-street vehicular parking. The dwelling unit mix includes: 5 one-bedroom units, 7 one-bedroom plus den units, 9 two-bedroom units, and 6 three-bedroom units. The Project includes approximately 4,550 square feet of usable open space through a combination of rear yard and roof deck common open space. Nine new trees would be planted adjacent to the subject property along Mission and 17<sup>th</sup> Street and the existing curb cut on 17<sup>th</sup> Street will be removed and replaced with new sidewalk.

### SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 001 in the Assessor's Block 3576, is located on the west side of Mission Street, between 17<sup>th</sup> and 18<sup>th</sup> Streets in the Mission Street Neighborhood Commercial Transit (NCT) Zoning District. The property is currently developed with a single-story, 7,630 square foot commercial building currently (DBA Dollar Store). The subject property is a corner lot with approximately 91 feet of frontage along 17<sup>th</sup> Street and approximately 70 feet of frontage along Mission Street. In total, the site is approximately 6,370 square feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located along a mixed-use corridor within the Mission Area Plan. The Project Site has two frontages: Mission Street and 17<sup>th</sup> Street. Both streets are two-way streets with parallel on-street

parking on both sides of the street. The immediate context is mixed in character with a mix of residential, commercial, retail and public uses. The immediate neighborhood includes a three-story building with Fred Loya Insurance at the ground floor at the northwest corner of Mission and 17th Street, a two-story building with La Mission Market at the ground floor on the Northeast corner, a four-story building with Thrift Town at the ground floor at the Southeast corner, and various commercial establishments, churches and residential apartment buildings in the vicinity. The Project Site is located along Mission Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: UMU (Urban Mixed Use); RTO-M (Residential Transit-Oriented- Mission); Valencia NCT (Valencia Street Neighborhood Commercial Transit); and, P (Public).

## ISSUES AND CONSIDERATIONS

- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415. The Project's Environmental Evaluation Application was submitted and deemed complete prior to January 1, 2013; therefore, the Project requires that twelve (12) percent of the total number of units be designated as part of the inclusionary affordable housing program. The Project contains 27 units and is required to provide 3 affordable housing units on-site and is meeting the requirement by providing 3 BMR units on-site.
- Code Compliance: The Project fully complies with the Planning Code, and is not seeking any variances or exceptions to any Planning Code requirements.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	April 2, 2018- May 2, 2018	May 2, 2018	June 14, 2018	43 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 4, 2018	May 31, 2018	14 days
Mailed Notice	10 days	June 4, 2018	June 4, 2018	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	--	X
Other neighbors on the block or directly across	--	--	X

the street			
Neighborhood groups	--	--	X

The Project has completed the Section 312 notification. During the Section 312 notification period, a Discretionary Review was filed on May 2, 2018. A Discretionary Hearing date was scheduled for June 14, 2018.

## DR REQUESTOR

Peter Papadopoulos, on behalf of Mission Economic Development Agency (MEDA), 2301 Mission Street, Suite 301, San Francisco, CA. 2301 Mission Street is approximately three blocks from the subject site.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The DR Requestor states that the Project was scheduled for a regular December 14, 2017 Planning Commission hearing. The hearing was postponed by the Planning Department because the Planning Department was waiting on a revised inclusionary housing affidavit and a corresponding letter from the Project Sponsor. In the extended delay that ensued, the Mission Street Interim Zoning Controls that had given the Planning Commission jurisdiction over the Project expired. While this hearing is technically a Discretionary Review, the Planning Commission should regard the hearing request in light of the fact that 2100 Mission Street had long been scheduled for a regular Planning Commission hearing.

**Issue #2:** The DR Requestor states that the Project is in direct conflict with the General Plan Priority Policy 1, which states that *existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced*. The DR Requestor states that low-price point retail stores such as this important, sizable One Dollar Store are critical to maintaining the stability of the surrounding families that rely on them to meet their daily needs as they fight to stay in their neighborhood. This store is a major cultural asset to the community and if it is not retained in a permanent fashion this would negatively impact the stability of low-income families and add to the price pressure of the surrounding shops.

**Issue #3:** The DR Requestor states that the Project is in direct conflict with the General Plan Priority Policy 2, which states that *existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods*. The DR Requestor states that the proposed principally luxury housing units will speed up the process of bringing in more high-income earners averaging many times the income of existing families. Their buying power and differing shopping preferences will only further increase the gentrification and displacement pressures on the surrounding businesses resulting in more small business losses, and further low-income family displacement.

**Issue #4:** The DR Requestor states that the Project is in direct conflict with Mission Area Plan Objective 1.8, which instructs to *Maintain and strengthen the Mission's neighborhood commercial areas*. The DR Requestor states that neighborhood commercial corridor is under extreme gentrification and displacement pressure from dozens of luxury housing projects and high-end commercial space conversions. Neighborhood retail is flipping from low-price-point community-serving retail shops to upscale destination shops, restaurants, coffee shops, and bars that serve principally tourists and wealthy newer inhabitants of the city.

**Issue #5:** The DR Requestor states that the Project is in direct conflict with Mission Area Plan Objective 6.1, which to *Support the economic wellbeing of a variety of businesses in the eastern neighborhoods*. The DR Requestor states that the permanent loss of the dollar store or comparable replacement would contribute to this destabilizing trend – in violation of numerous elements of the City Code.

**Issue #6:** The DR Requestor states that the Project is in direct conflict with Mission Area Plan Objective 7.3, which instructs to *Reinforce the importance of the Mission as the center of Latino life in San Francisco*. The DR Requestor states that Mission Street is the backbone of the Mission District, and supports the cultural and commercial needs of the neighborhood’s Latino families and low-income residents. However, gentrification is gravely threatening the ability of low-income residents to remain in the neighborhood.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

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## PROJECT SPONSOR’S RESPONSE

1. **The Project will retain a neighborhood-serving retail store.** The Project Sponsor states that the current building is occupied by a neighborhood-serving retail store (DBA One \$ Store). The retailer has been asked to remain on the site once the new building is completed (with reduced rent), but has voluntarily decided to close the store. (The aforementioned letter is attached as an Exhibit). The Project Sponsor has worked to find another neighborhood-serving use for the space, and is expected to lease the space to Goodwill, who will operate their retail store at the site.
2. **The Project contributes housing to the city, including affordable units in-site.** The Project will comply with the inclusionary housing ordinance by providing on-site affordable ownership units. 3 of the 27 total units will be affordable to low-income households. The Project proposes a diverse mix of one-to-three bedroom units and will add 15 family-friendly units to the city’s housing stock.
3. **The Project is completely code compliant.** Unlike the vast majority of projects that come before the Planning Commission—and in particular new ground-up projects on relatively small lots in dense parts of the city—the Project is completely code compliant. The Project is before the Planning Commission through a Discretionary Review Request but the Project does not request any exceptions from the Planning Code.
4. **The Project has undergone significant neighbor and community vetting.** The Project Sponsor has been committed to neighborhood engagement since the outset of the entitlement process. It has conducted numerous community meetings and follow-up discussions with interested parties. The Project Sponsor, a San Francisco-based company, has been committed to transparency and to community engagement. The Project Spnonsor has held three separate community meetings and numerous smaller meetings to listen to feedback and comments about the project. The latest community outreach meeting took place on July 25, 2017.



For additional information, the *Response to Discretionary Review* is an attached document.

## **PROJECT ANALYSIS**

**Issue #1** – The Project application was determined to be incomplete by staff on December 7, 2017, staff was still awaiting the final revised inclusionary housing affidavit clarifying how the Project would satisfy its inclusionary housing requirement as well as a supplemental letter clarifying that a voluntary extra BMR unit would be overseen and managed by MOHCD. Thus, the Planning Commission packet could not meet the publication deadline and the Project had to be continued. The Project was subsequently continued to the next available date, January 25, 2018 but unbeknownst to Planning Staff, the aforementioned continuance date was after the Mission Interim Controls (MICs) would expire. When the aforementioned MICs expired, the requirement for a Large Project Authorization was also eliminated; instead, the Project at that point in time required only a variance for street frontage active use. Subsequently, the Large Project Authorization was withdrawn from the Planning Commission Hearing Agenda and instead, the Project was scheduled for a Variance Hearing. However, the Project Sponsor ultimately chose to propose only a code compliant project and eliminate the need for a variance. The Department finds that the Project is consistent with the Zoning and General Plan and is of appropriate design, scale and massing for the neighborhood and commercial corridor.

**Issues #2, #3, #4, #5 and #6** – The Department supports the project as proposed in that the Project Sponsor will provide the required three below market rate units on-site. The project site does not possess any existing housing. The Project would provide 27 new dwelling units; thus, resulting in an overall increase in the neighborhood housing stock. In addition, the Project would include ground floor commercial use with a code compliant ground floor ceiling height, transparency and fenestration, as required by Planning Code Section 145, which will activate the street and contribute toward the neighborhood character and the economic diversity of the neighborhood. The ground floor space was designed in a way to accommodate a comparable neighborhood-serving retail use. The Project Sponsor has provided a letter from the existing tenant (DBA One \$ Store) explaining the reasons for why it is voluntarily choosing to not return, even though an offer to return has been provided. Per the Project Sponsor's brief, a comparable retail tenant, Goodwill, will move in once the new building is constructed. Thus, the existing commercial and proposed use will continue to serve the Mission Neighborhood. The Project currently offers a treatment that is contemporary, yet contextual and will relate to the scale and form of the surrounding neighborhood and commercial corridor. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

## **ENVIRONMENTAL REVIEW**

On November 29, 2017, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial

importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the DR packet as an exhibit.

## **RESIDENTIAL DESIGN ADVISORY TEAM REVIEW**

The proposed project is not located within a residential zoning district, and is not subject to the Residential Design Guidelines. Therefore, the proposed project was not reviewed by the Residential Design Advisory Team.

## **URBAN DESIGN ADVISORY TEAM**

On May 14, 2018, the Planning Department's Urban Design Advisory Team (UDAT) reviewed the response to the Request for Discretionary Review. UDAT provides design review for projects not subject to the Residential Design Guidelines and determined the Project's intended uses and overall massing and scale to be compatible with the neighborhood and consistent with the General Plan. Because the DR concerns were not design-related, UDAT did not deem any additional design revisions to be necessary. The Project had been fully vetted by UDAT prior to the neighborhood notification.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.**

## **BASIS FOR RECOMMENDATION**

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan and Mission Area Plan.
- The Project is located in a zoning district where residential and ground floor retail uses are principally permitted.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale for the adjacent contexts.
- The Project complies with the First Source Hiring Program.
- The Project produces a new mixed-use development with ground floor retail and significant site updates, including landscaping and common open space.
- The Project is consistent with and respects the existing neighborhood character, and provides an appropriate massing and scale for a mid-block site.
- The Project adds 27 new dwelling units to the City's housing stock, including: 5 one-bedroom units, 7 one-bedroom plus den units, 9 two-bedroom units, and 6 three-bedroom units.

- The Project adds on-site affordable housing units, and will designate the required 12% of the total number of base project dwelling units (or 3 dwelling units) as part of the inclusionary affordable housing program.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

<b>RECOMMENDATION:</b>	<b>Do not take DR and approve the project as proposed.</b>
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**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photographs

Site Photographs

Section 311 Notice & Corresponding 311 Neighborhood Notification Reduced Plans

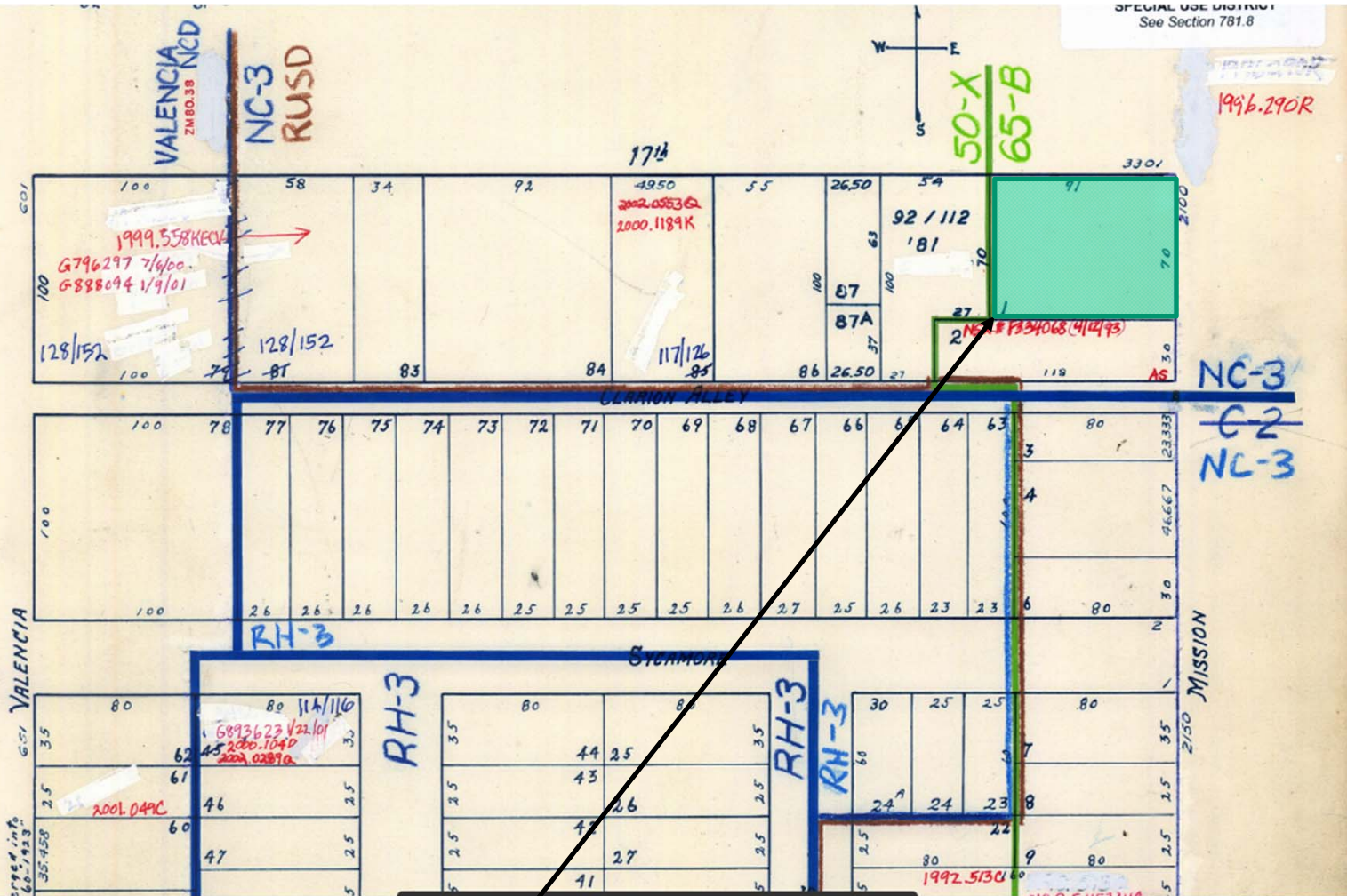
Full Set of Architectural Plans for Building Permit Application No. 201406239172 (for reference)

DR Application dated May 2, 2018

Response to DR Application dated June 1, 2018

CEQA Determination

# Parcel Map



## SUBJECT PROPERTY



Discretionary Review Hearing  
**Case Number 2009.0880DRP**  
 2100 Mission Street  
 3576/001

# Sanborn Map\*

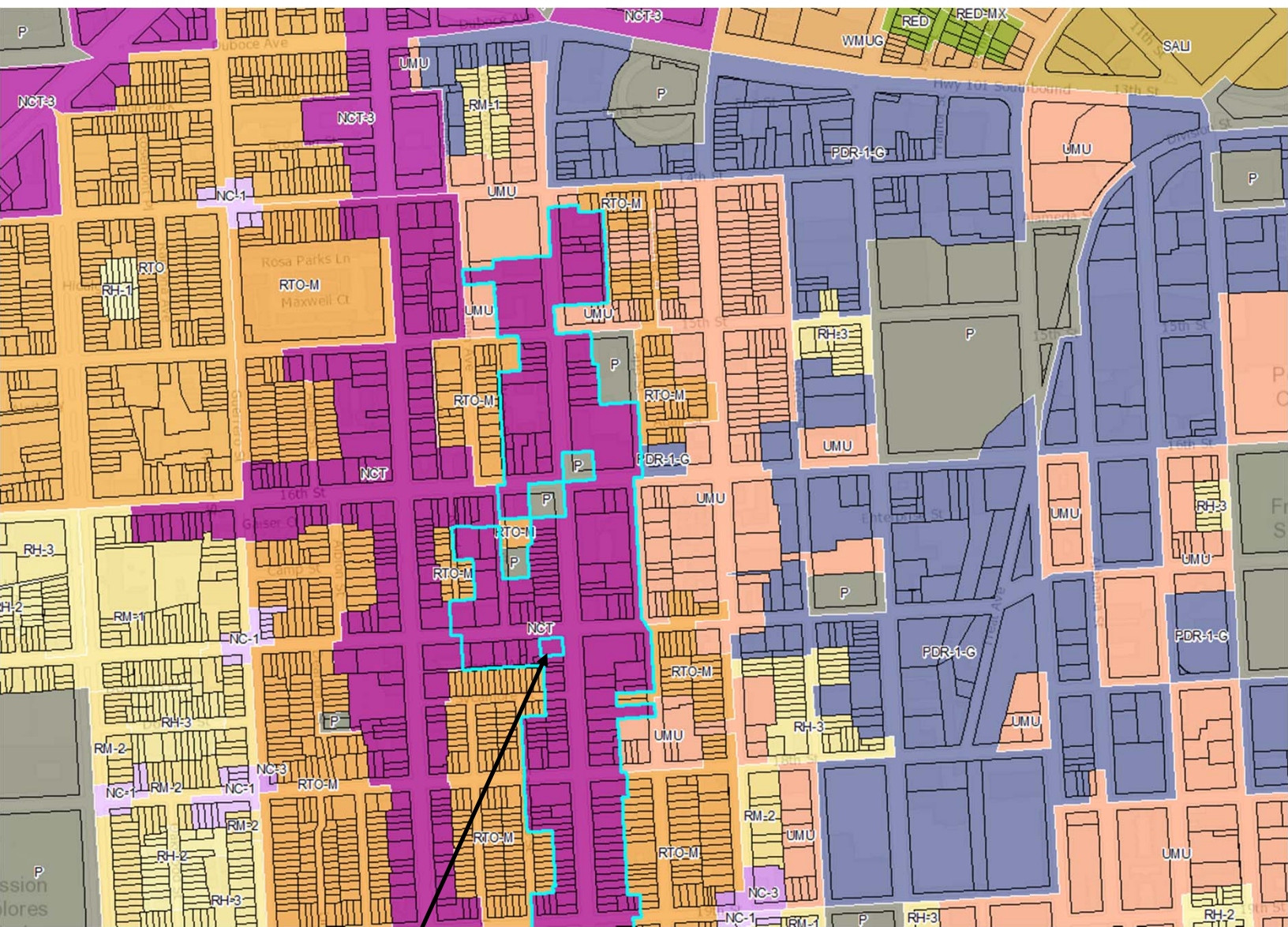
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2009.0880DRP  
2100 Mission Street  
3576/001



# Zoning Map

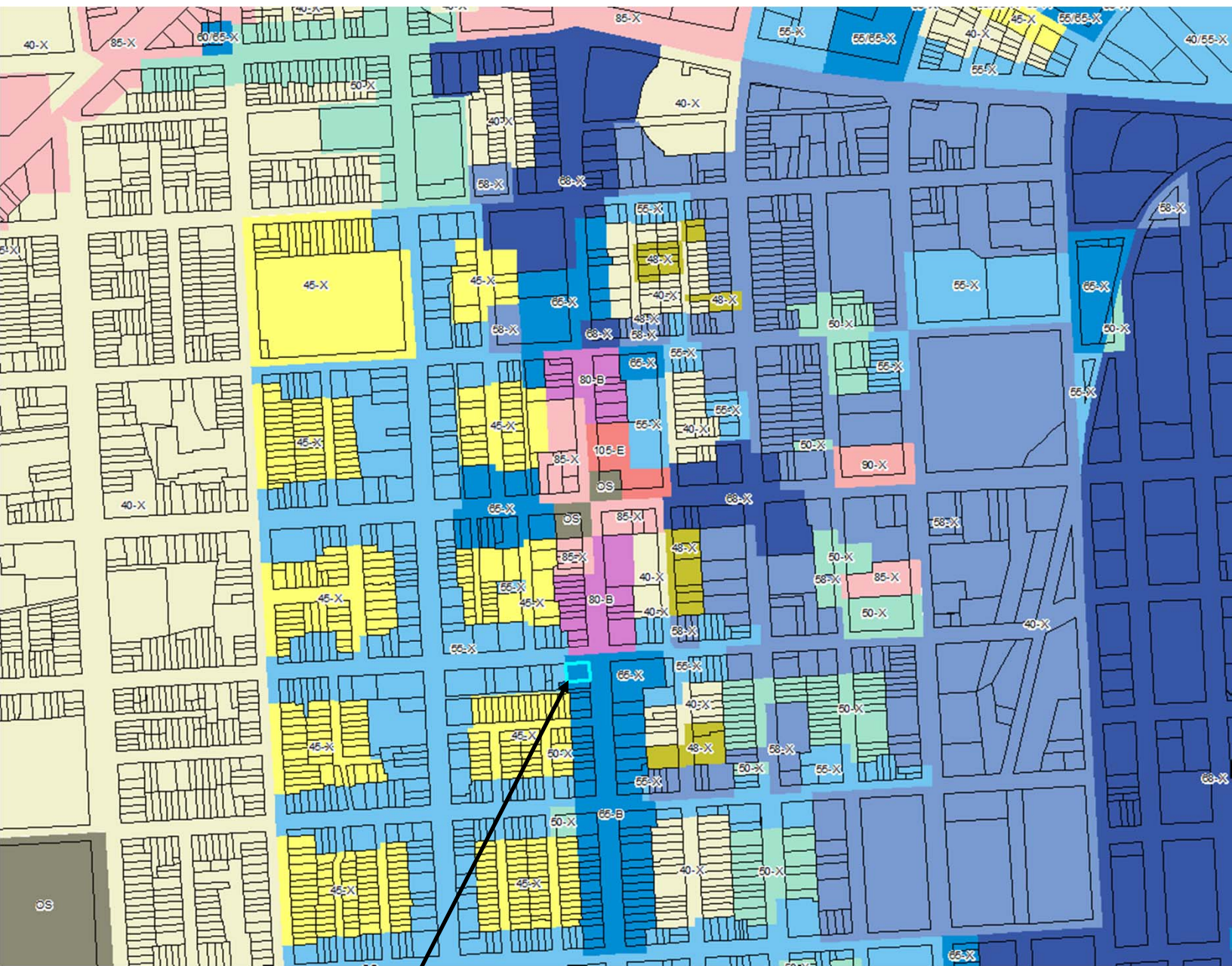


**SUBJECT PROPERTY**





# Height & Bulk Map



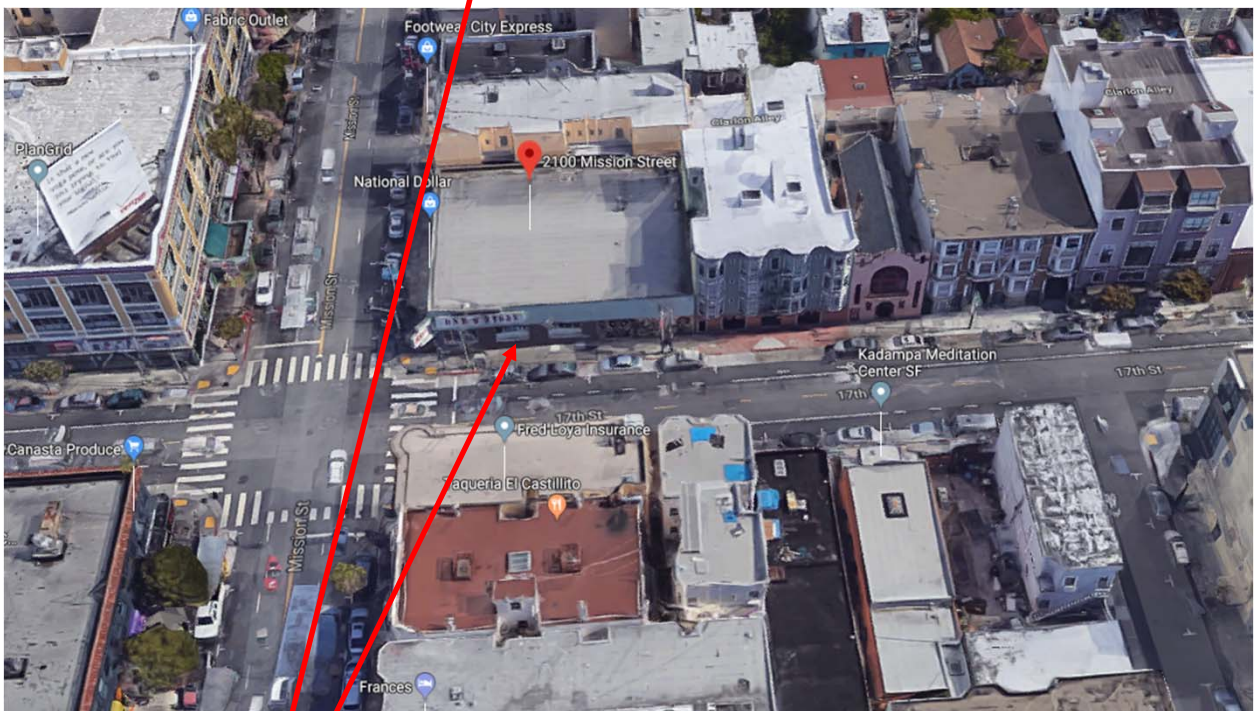
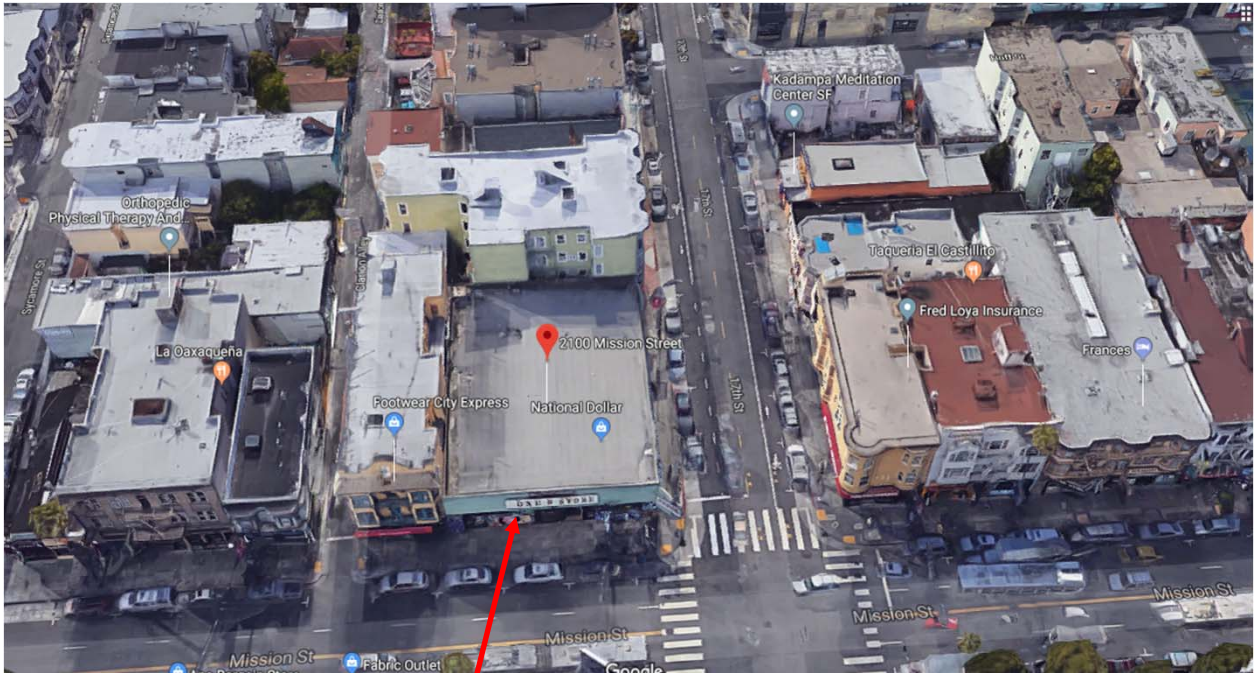
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2009.0880DRP  
2100 Mission Street  
3576/001



# Aerial Photographs



**SUBJECT PROPERTY**

Discretionary Review Hearing  
**Case Number 2009.0880DRP**  
2100 Mission Street  
3576/001



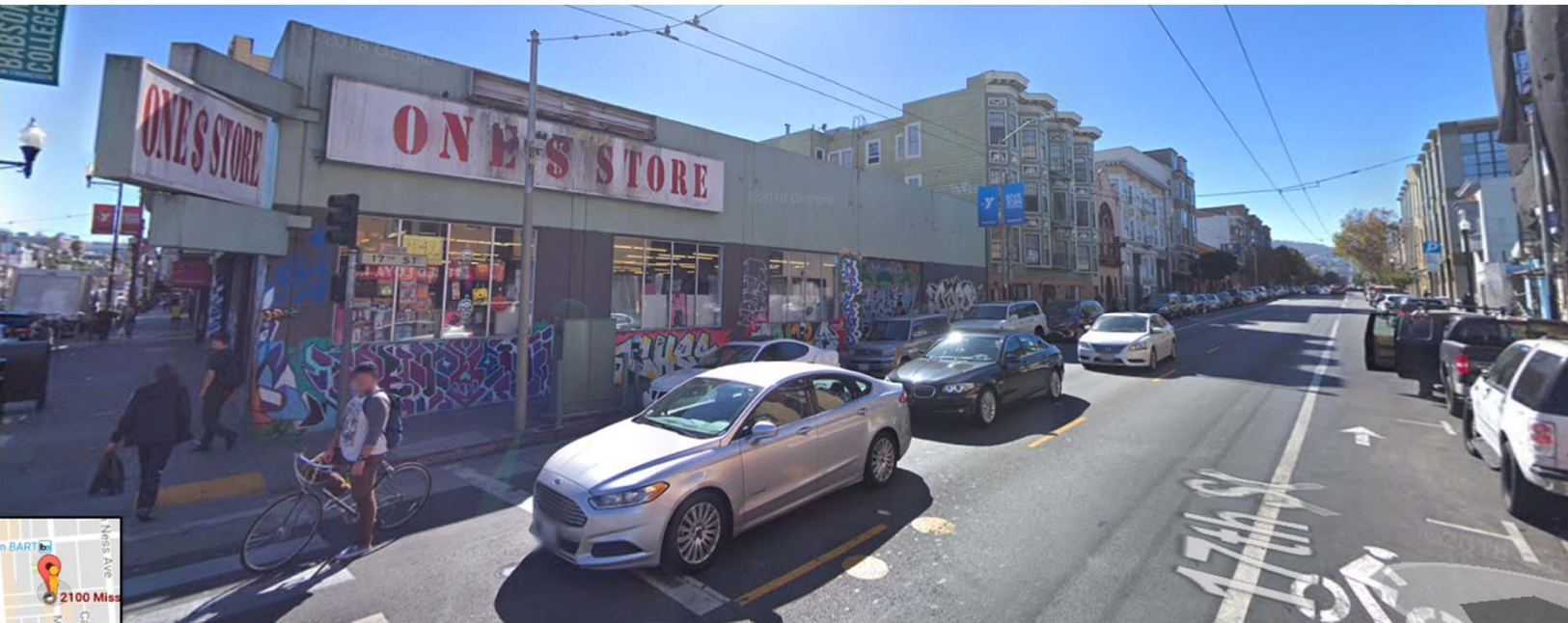
# Mission Street Site Photographs



Discretionary Review Hearing  
Case Number 2009.0880DRP  
2100 Mission Street  
3576/001



# 17th Street Site Photographs



Discretionary Review Hearing  
Case Number 2009.0880DRP  
2100 Mission Street  
3576/001

# **311 Neighborhood Notification Notice & Corresponding 311 Neighborhood Notification Reduced Plans**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On **June 23, 2014**, the Applicant named below filed Building Permit Application No. **201406239172** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2100 Mission Street</b>	Applicant:	<b>David Silverman</b>
Cross Street(s):	<b>17<sup>th</sup> Street</b>	Address:	<b>2100 Mission Street</b>
Block/Lot No.:	<b>3576/001</b>	City, State:	<b>San Francisco, CA 94104</b>
Zoning District(s):	<b>Mission Street NCT / 65-B</b>	Telephone:	<b>(415) 567-9000</b>
Record No.:	<b>2009.0880</b>	Email:	<a href="mailto:dsilverman@reubenlaw.com">dsilverman@reubenlaw.com</a>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Retail	Residential & Ground Floor Commercial
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	91 feet	67'-5"
Rear Yard	None	23'-7"
Building Height	20'-3 1/2"	65 feet
Number of Stories	1	6
Number of Dwelling Units	0	27
Number of Parking Spaces	0	0
PROJECT DESCRIPTION		
<p>The project includes the demolition of the existing building (DBA Dollar Store) and new construction of a six-story, 65-foot tall, 28,703-square foot mixed-use multi-family residential building with 27 dwelling units and a 3,000-square foot ground floor commercial unit within the Mission Neighborhood Commercial Transit District.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

**For more information, please contact Planning Department staff:**

Planner: Esmeralda Jardines  
Telephone: (415) 575-9144  
E-mail: [esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)

Notice Date: 4/2/18  
Expiration Date: 5/2/18

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

**Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.


Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.







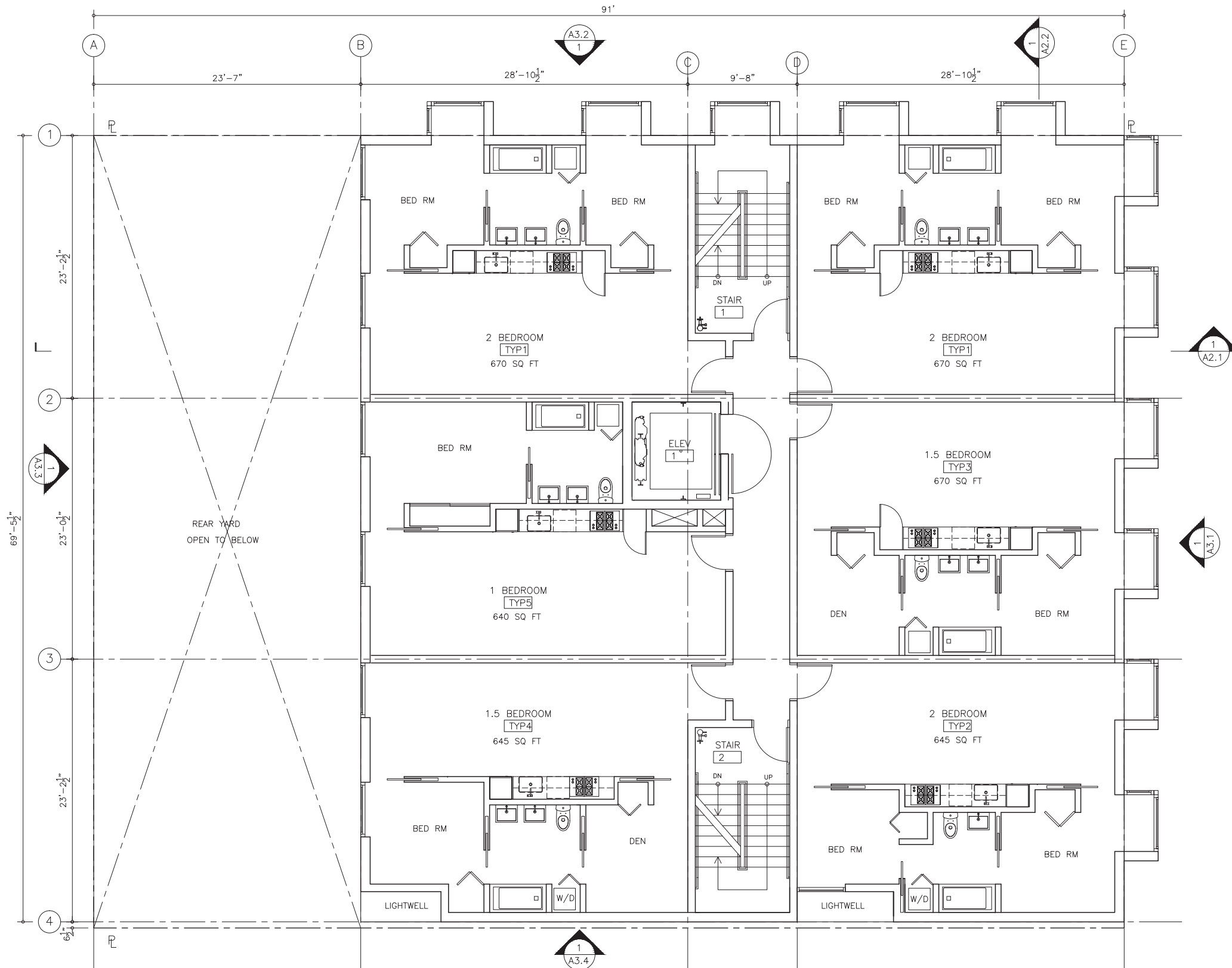
CORNER VIEW FROM THE MISSION AND 17TH STREET

ISSUE RECORD	
ARCHITECT: STANLEY SARTOWITZ   NATOMA ARCHITECTS INC. 1022 Natoma Street, Ste. 3 San Francisco, CA 94103 T 415.626.9977 F 415.626.9978	
	
<b>2100 MISSION STREET</b> SAN FRANCISCO, CALIFORNIA	
TITLE: RENDERING	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	NONE
DRAWN:	SSJ/NAI © COPYRIGHT 2017 NATOMA ARCHITECTS INC.
SHEET NO:	A0.8







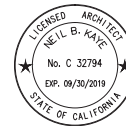


PLAN - 2ND LEVEL



ISSUE RECORD	

ARCHITECT:  
STANLEY SARTOWITZ |  
NATOMA ARCHITECTS INC.  
1022 Natoma Street, Ste. 3  
San Francisco, CA 94103  
T 415.626.9977 F 415.626.9978



2100 MISSION STREET  
SAN FRANCISCO, CALIFORNIA

TITLE:  
PLAN

SET:	PLANNING
DATE:	11-03-2017
SCALE:	1/4" = 1' - 0"
DRAWN:	SSJ/NAI © COPYRIGHT 2017 BY STANLEY SARTOWITZ / NATOMA ARCHITECTS INC.
SHEET NO:	A1.2



1

A1.5

SHEET NO:

**2100 MISSION STREET**  
SAN FRANCISCO, CALIFORNIA



ISSUE RECORD	

ARCHITECT:  
STANLEY SARTOWITZ |  
NATOMA ARCHITECTS Inc.  
1022 Natoma Street, Box 3  
San Francisco, CA 94103  
T 415.626.9977 F 415.626.9978



2100 MISSION STREET  
SAN FRANCISCO, CALIFORNIA

TITLE:  
ELEVATION

SET:	PLANNING
DATE:	11-03-2017
SCALE:	3/16" = 1' - 0"
DRAWN:	SSJ/NAI © COPYRIGHT 2017 BY STANLEY SARTOWITZ   NATOMA ARCHITECTS INC.

SHEET NO:  
A3.1

[illegible]

TITLE:  
ELEVATION

# **Full Set of Architectural Plans for Building Permit Application No. 201406239173**



ABBREVIATIONS			
A.C.—A/C	Asphalt concrete	N.	North
ACOUS.	Acoustical	(N)	New
ADJ.	Adjacent	N.I.C.	Not in contract
ALUM.	Aluminum	NOM.	Nominal
AGG.	Aggregate	N.T.S.	Not to scale
APPROX.	Approximate	O.C.	On center
ARCH.	Architectural / Architect	O.D.	Outside diameter
B.C.	Bottom of conc. / curb	OPNG.	opening
BLDG.	Building	OPP.	opposite
B.O.	Bottom of	OPP.HD.	Opposite hand
BLK.	Blocking/ block	OZ.	Ounce
BM.	Beam	PERF.	Peforated
BTWN.	Between	PL.	Plastic
B.U.R.	Built-up roof	P/L	Property line
B.W.	Bottom of wall	PLAS	Plaster
CAB.	Cabinet	PLYWD.	Plywood
C.B.	Catch basin	PR.	Pair
CEM.	Cement	PT.	Point
C.L.	Centerline	PTN.	Partition
CLG.	Ceiling	P.V.C.	Polyvinyl Chloride Pipe
CMU.	Concrete masonry unit	R.	Radius
CNTL. JT.	Control joint	RCPT.	Receptacle
C.O.	Cleanout	REC'D.	Recommended
COL.	Column	REF.	Reference
CONC.	Concrete	REINF.	Reinforcing/ment
CONT.	Continuous	REQ'D	Required
CTR.	Center	R.D.	Roof drain
DEMO.	Demolition	RM.	Room
D.F.	Drinking fountain	R.O.	Rough opening
DIA.	Diameter	RWD.	Redwood
DIM.	Dimensions	SCHED.	Schedule
DISP.	Dispenser	SECT.	Section
DN.	Down	S.E.D.	See electrical drawings
DWGS.	Drawings	SHT.	Sheet
(E)	Existing	SIM.	Similar
EA.	Each	S.M.D.	See mechanical drawing
ELEC.	Electrical	S.P.D.	See plumbing drawing
ELEV.	Elevation	SPEC.	Specifications/ specified
EQ.	Equal	SQ.	Square
e	Equal	S.S.	Stainless steel
EQUIP.	Equipment	S.S.D.	See structural drawings
EX.	Existing	STD.	Standard
EXP.	Expansion	STL.	Steel
EXT.	Exterior	STOR.	Storage
F.D.	Floor drain	SURF.	Surface
FDN.	Foundation	SUSP.	Suspended
F.F.	Finished Floor	SYM.	Symmetrical
FIN.	Finish	TEL.	Telephone
FL.	Floor	T&G.	Tongue and groove
FLR.	Floor	THK.	Thick
FNDN.	Foundation	T.O.	Top of
F.O.C.	Face of concrete	T.O.C.	Top of concrete
F.O.FRM'G	Face of framing	T.W.	Top of wall
F.O.F	Face of finish	TYP.	Typical
F.O.P	Face of plywood	U.O.N.	Unless otherwise noted
F.O.SHT'G.	Face of sheathing	UNF.	Unfinished
GA.	Gauge	VAR.	Varies
GALV.	Galvanized	VERT.	Vertical
G.B.	Grab bar	V.I.F.	Verify in field
GL.	Glass	W/	With
GSM.	Galvanized sheet metal	W.C.	Water closet
GYP.	Gypsum	WD.	Wood
H.B.	Hose bid	W/O	Without
H.C.	Handicapped	W.W.M.	Woven wire mesh
HDWE.	Hardware	WWF	Welded wire fabric
H.M.	Hollow metal	&	And
HORIZ.	Horizontal	@	At
H.P.	High point	¢	Centerline
HT.	Height	#	Number
I.D.	Inside diameter		
JAN.	Janitor		
JT.	Joint		
LAM.	Laminate		
L.ARCH.	Landscape architect		
LAV.	Lavatory		
LB.	Pound		
LT.	Light		
MAX.	Maximum		
MECH.	Mechanical		
MFR.	Manufacturer		
MIN.	Minimum		
MISC.	Miscellaneous		
MTD.	Mounted		
MTL.	Metal		

SYMBOLS		
	Reference Point	
	Wall, floor and roof type	
	Door number (for door schedule)	
	Window number (for window schedule)	
	Window number — obscured glass	
	Detail number Sheet location	
	Section number Sheet location	
	Interior elevation number Specific wall Sheet location	
	Sheet note designation and number	
	Room number (for finish schedule)	
	Existing Sprinkler: Pendent Concealed	
	Existing Sprinkler: Pendent Semi-recessed	
	Existing Sprinkler: Sidewall	
	Existing Sprinkler: Upright with Riser	
	Existing Sprinkler: Pendent	
	Existing Sprinkler: Pendent Online	
	Existing Sprinkler: Line	
BMR	Below Market Rate	
P <sub>L</sub>	Property Line	
HC	Handicap Accessible	
B#	Bicycle Parking Stall	
DIRECTORY		
ARCHITECT	NATOMA ARCHITECTS 1022 NATOMA STREET #4 SAN FRANCISCO, CA 94103 415.626.8977 X112 — T 415.626.8978 — F NKAYE@SAITOWITZ.COM	NEIL KAYE

SHEET INDEX		
A 0.1	COVER SHEET	NONE
A 0.2	COVER NOTES	NONE
A 0.3	COVER NOTES	NONE
A 0.4	PROJECT DATA	NONE
A 0.5	PLOT PLAN	1/8"=1'-0"
A 0.6	STREET ELEVATION	NONE
A 0.6A	STREET ELEVATION	NONE
A 0.7	CONTEXTUAL ANALYSIS	3/32"=1'-0"
A 0.8	EXTERIOR RENDER	NONE
A 1.1	PLAN—GROUND LEVEL	1/4"=1'-0"
A 1.2	PLAN—2ND LEVEL	1/4"=1'-0"
A 1.3	PLAN—3RD	1/4"=1'-0"
A 1.4	PLAN—4TH, 5TH LEVEL	1/4"=1'-0"
A 1.5	PLAN—6TH LEVEL	1/4"=1'-0"
A 1.6	PLAN—ROOF LEVEL	1/4"=1'-0"
A 2.1	LONGITUDINAL SECTION	3/16"=1'-0"
A 2.2	CROSS SECTION	3/16"=1'-0"
A 3.1	EAST ELEVATION	3/16"=1'-0"
A 3.2	NORTH ELEVATION	3/16"=1'-0"
A 3.3	WEST ELEVATION	3/16"=1'-0"
A 3.4	SOUTH ELEVATION	3/16"=1'-0"
PROJECT DESCRIPTION		
NEW <b>27 UNIT</b> , 6 STORIES AND NO BASEMENT, MIXED USE MULTI-FAMILY AND COMMERCIAL BUILDING. THE BUILDING WILL BE, AUTOMATIC SPRINKLED WITH FIRE ALARM SYSTEM. IT IS A CONSIDERED AN ADAPTABLE ACCESSIBLE BUILDING WITH FULL ELEVATOR ACCESS.		
THE PROPOSED BUILDING WILL INCLUDE 0 VEHICLE PARKING SPACES AND 27 BICYCLE PARKING SPACES. THE 6 STORIES WILL INCLUDE A GROUND LEVEL OF COMMERCIAL [TYPE I], AND 5 LEVELS OF TYPE RESIDENTIAL [TYPE III-A] ABOVE.		
THERE ARE FOUR TYPICAL UNIT TYPES — 1 BEDROOM, 1.5 BEDROOM, 2 BEDROOM, AND 3 BEDROOM. NONE OF THE UNITS ARE TO HAVE MEZZANINES		
SPRINKLER WILL BE UNDER SEPARATE PERMIT.		

MAP

PERSPECTIVE IMAGE

PROJECT DATA

LOT/ LOCATION

CROSS STREETS

PARCEL NO.

PARCEL SIZE

ZONING

PRESERVATION

NO. OF STORIES

HEIGHT

CONSTRUCTION TYPE

OCCUPANCY GROUP

2100 MISSION STREET, SAN FRANCISCO, CA 94110

17TH STREET

3576/001

6,370 SF

NCT—MISSION STREET NEIGHBORHOOD

C—NOT A HISTORIC RESOURCE

6 STORIES / BASEMENT

65'

TYPE I AND TYPE III—A

1. GROUND LEVEL: A-2 [COMMERCIAL]

2. LEVEL 2 TO 6: R-2 [RESIDENTIAL]

UNITS

	SIZE	NUMBER
1 BD	640 SF	5
	645 SF	5
	670 SF	4
	TOTAL	14
2 BD	645 SF	4
	670 SF	5
	TOTAL	9
3 BD	1000 SF	4
	TOTAL	4
TOTAL		27

COMMERCIAL PARKING

FIRE SPRINKLER

3,000 SF

NO VEHICLE PARKING

EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (THIS WILL BE UNDER SEPARATE PERMIT)

ISSUE RECORD	
ARCHITECT: <b>STANLEY SAITOWITZ  </b> <b>NATOMA ARCHITECTS Inc.</b> 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
<b>2100 MISSION STREET</b> <b>SAN FRANCISCO, CALIFORNIA</b>	
TITLE: <b>COVER</b>	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	NONE
DRAWN:	SSINAI ©COPYRIGHT STANLEY SAITOWITZ (NATOMA ARCHITECTS INC.)
SHEET NO: <b>A0.1</b>	



GENERAL NOTES CONTINUED

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

GENERAL NOTES CONTINUED

7. IT IS THE CONTRACTOR’S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES’ REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER’S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR’S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN’S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED ON THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS; UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT; OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER’S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER’S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER’S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2013 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, THE 2013 NFPA 72 (FIRE ALARMS) AND THE 2013 NFPA 13/13R (SPRINKLERS). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR’S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

CONSTRUCTION NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

2. THE CONTRACTOR WILL VERIFY THE ROUGH-IN DIMENSIONS AND REQUIREMENTS FROM THE APPROPRIATE MANUFACTURER OR FABRICATOR FOR DOORS, WINDOWS, EQUIPMENT, CABINETY, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES AND ANY OTHER DEVICES BEFORE PROCEEDING TO LAY OUT AREAS WHERE SUCH ITEMS ARE LOCATED.

3. ALL CONNECTIONS AND FASTENERS ARE INTENDED TO BE CONCEALED, UNLESS OTHERWISE NOTED. WHERE SUCH DEVICES CAN NOT BE CONCEALED AS INTENDED NOTIFY THE ARCHITECT FOR REVIEW OF DESIGN CONFORMANCE.

4. FIREBLOCKING SHALL BE PROVIDED IN ALL LOCATIONS IDENTIFIED IN SECTION 717.2 OF THE CALIFORNIA BUILDING CODE (CBC) AND IN ANY ADDITIONAL LOCATIONS IDENTIFIED BY THE LOCAL AUTHORITIES OR LOCAL ORDINANCES.

5. THE CONTRACTOR WILL VERIFY ALL ROOF AND FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR OR BY THE CBC AND PROVIDE THE APPROPRIATE NET FEE VENTILATION AREA, BUT IN NO CASE SHALL IT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE TO BE VENTILATED. WHEN THE MEANS OF THE VENTILATION IS VISIBLE FROM A COMMONLY USED SPACE, PASSAGEWAY, YARD OR PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL REVIEW THIS SITUATION WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE INSTALLING SUCH DEVICES, EQUIPMENT OR MATERIALS.

6. THE CONTRACTOR WILL VERIFY AND PROVIDE THE REQUIRED BLOCKING AND BACKING FOR ALL CABINETY, WALL-MOUNTED ACCESSORIES, BUILT-IN EQUIPMENT, LIGHT FIXTURES OR OTHER DEVICES REQUIRING BLOCKING OR BACKING.

7. THE CONTRACTOR WILL VERIFY AND PROVIDE ALL CODE REQUIRED FIREPROOFING AT ALL PENETRATIONS INTO AND THROUGH A FIRE RATED FLOOR, WALL, CEILING OR ROOF ASSEMBLY.

8. ALL CHANGES OR OFFSETS IN FLOOR FINISH MATERIAL WILL OCCUR UNDER A THRESHOLD, WHEN PROVIDED, OR AT THE CENTERLINE OF A DOOR TRANSITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. OTHER LOCATIONS OF THESE CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD FOR DESIGN CONFORMANCE BEFORE INSTALLING ANY MATERIAL.

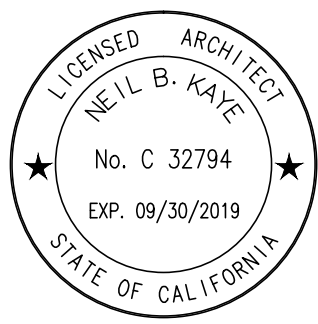
9. THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, SIMILAR PRODUCTS AND REVIEW THESE CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

10. COMPLETE ALL WORK REQUIRED TO MEET THE STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS IDENTIFIED IN THE TITLE 24 REPORT SUBMITTED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO ALL MANDATORY AND SPECIAL FEATURES, AS WELL AS ANY LOCAL ORDINANCES (CECO AND RECO) AND ANY NEW REQUIREMENTS IDENTIFIED BY THE LOCAL BUILDING FIELD INSPECTOR. IF A TITLE 24 REPORT WAS NOT REQUIRED FOR THIS PROJECT, THEN THE CONTRACTOR SHALL PROVIDE ALL MEASURES REQUIRED BY THE STATE APPROVED MANDATORY FEATURES REGULATIONS IDENTIFIED IN TITLE 24.

11. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL WHICH UTILITY TYPE (WATER, ELECTRICITY, TELEPHONE, INTERNET, ETC.) CONNECTIONS, USE AND RELATED COSTS WILL BE INCLUDED IN HIS OVERHEAD AND WHICH COSTS HE EXPECTS THE OWNER TO PROVIDE. ANY UTILITY TYPE COST WHICH IS NOT IDENTIFIED, AS AN OWNER PROVIDED ITEM, WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR’S OVERHEAD COST.

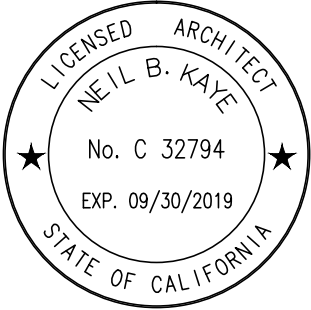
12. THE CONTRACTOR SHALL IDENTIFY AND PROVIDE THE REQUIRED SIDEWALK AND PUBLIC PASSAGE ENCLOSURE PROTECTION AT ANY AFFECTED RIGHT-OF-WAY AREAS OR PUBLIC ACCESS LOCATIONS. THE CONTRACTOR WILL REVIEW ALL INTENDED SIGNAGE WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ANY DIRECTION FROM THE OWNER OR THE ARCHITECT SHALL NOT BE CONSTRUED TO OVER RIDE THIS RESPONSIBILITY UNLESS MUTUALLY AGREED TO IN A WRITTEN DOCUMENT IDENTIFYING A SPECIFIC AREA OF WORK FOR WHICH THE CONTRACTOR WILL NOT BE RESPONSIBLE.

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<div>2100 MISSION STREET</div> <div>SAN FRANCISCO, CALIFORNIA</div>	
TITLE: <b>COVER</b>	
SET:	<b>PLANNING</b>
DATE:	<b>11-03-2017</b>
SCALE:	<b>NONE</b>
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SHEET NO: <b>A0.2</b>	




DEMOLITION NOTES	
<p>1. THE DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW WORK, WHICH IS SHOWN ELSEWHERE. THE INTENT OF THESE DRAWINGS IS TO GENERALLY SHOW THE DEMOLITION SCOPE OF WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE ANY ADDITIONAL DEMOLITION WORK AND VERIFY THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO ACCOMMODATE ANY NEW WORK.</p> <p>2. ALL THE DIMENSIONS SHOWN, OR NOT SHOWN BUT REQUIRED, MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE INFORMATION SHOWN ON THESE DRAWINGS WAS DERIVED BY THE ARCHITECT WITHOUT ANY SURVEYING OR ENGINEERING EQUIPMENT AND IS INTENDED TO BE HELPFUL, BUT NOT NECESSARILY ACCURATE.</p> <p>3. ALL BIDS OR PROPOSALS MUST CLEARLY IDENTIFY WHAT WORK WILL BE PERFORMED AND WHAT WORK WILL NOT BE PERFORMED. THE CONTRACTOR WILL ALSO IDENTIFY ANY ALLOWANCES FOR WORK TOO UNCERTAIN TO BID FROM THE INFORMATION SHOWN ON THESE DRAWINGS.</p> <p>4. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING PLUMBING FIXTURES, SPRINKLER SYSTEMS AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING ROUGH-IN SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW PLUMBING FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.</p> <p>5. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE MECHANICAL SYSTEM AND RELATED DEVICES SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING ANY NEW MECHANICAL SYSTEM AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM OR EQUIPMENT. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.</p> <p>6. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING ELECTRICAL FIXTURES AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW ELECTRICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.</p> <p>7. THE CONTRACTOR WILL PROTECT EXISTING MATERIALS TO REMAIN, AS REQUIRED. DAMAGE TO EXISTING MATERIALS TO REMAIN, BECAUSE OF INADEQUATE PROTECTION SHALL BE FIXED, REPAIRED OR REPLACED, AS REQUIRED BY THE ARCHITECT, AT THE SOLE EXPENSE OF THE CONTRACTOR INCLUDING BUT NOT NECESSARILY LIMITED TO LABOR AND MATERIALS.</p> <p>8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMITS, ENGINEERING, SHORING AND ANY CONSTRUCTION DOCUMENTS BY OTHERS RELATED TO THIS WORK, WHETHER OR NOT THEY ARE REQUIRED, FROM THE LOCAL AUTHORITIES.</p> <p>9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY STORE AND PROTECT ANY MATERIAL DESIGNATED ON THE DRAWINGS TO BE SALVAGED AND RE-INSTALLED AS PART OF THE NEW WORK INTENT.</p>	

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P L A N N I N G   D A T A

ADDRESS: 2100 MISSION STREET, SAN FRANCISCO, CA

CROSS STREET: 17TH STREET

BLOCK/LOT: 3576/001

ENVIRONMENTAL/PROP K: 98.891E/98.791K

PROJECT DESCRIPTION: BUILD NEW 6 STORY RESIDENTIAL MIXED USE BUILDING. THE PROPOSED PROGRAM IS FOR GROUND RETAIL (A–2) SPACE (2,085 SQ FT) AND 5 LEVELS OF RESIDENTIAL SPACE TOTALING 21,085 SQ FT. NET. **TOTAL GROSS SQ FT IS 28,703 SQ FT.** THE EXISTING 1 STORY NON HISTORIC COMMERCIAL BUILDING IS TO BE DEMOLISHED.

CODE USED: 2016 California Building Code, 2016 San Francisco Planning Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 California Fire Code, 2016 NFPA 72 (fire alarms), 2016 NFPA 13 / 13r (Sprinklers), California Government Code

ZONING: NCT – MISSION STREET NEIGHBORHOOD COMMERCIAL

EXISTING SITE CONDITION: 1 STORY NON HISTORIC BUILDING. HRER DETERMINATION ON FILE (8/9/2010)

OCCUPANCY: A–2 COMMERCIAL  
R–2 RESIDENTIAL

ACCESSIBILITY: PROJECT IS A COVERED, MULTISTORY, MIXED USE RESIDENTIAL AND COMMERCIAL BUILDING WITH ONE ELEVATOR. AS PER THE CALIFORNIA DISABLED ACCESS REGULATIONS BOOK SEC 11, THIS IS A MULTI–LEVEL, ELEVATOR BUILDING . IT IS IN FULL COMPLIANCE WITH CBC SECTION 11–B, ACCESSIBLE IN ALL COMMON AREAS.

NUMBER OF STORIES: 6 STORIES / 65 FEET TO ROOF. THE ENTIRE BUILDING IS TO BE FULLY SPRINKLED. THIS WILL BE UNDER SEPARATE PERMIT.  
INSTALL TYPE 1 DRY/WET COMBINATION STANDPIPE.

HEIGHT: 65 FEET TO ROOFLINE, MEASURED FROM MID POINT ON MISSION STREET THE STAIR AND PARAPET EXTEND AN ADDITIONAL 42” ABOVE THE ESTABLISHED ROOF LINE. THE ELEVATOR PENTHOUSE EXTENDS 16’ ABOVE ESTABLISHED ROOF LINE. THESE FEATURES REPRESENT LESS THAN 7% OF TOTAL ROOF AREA

LOT SIZE/AREA: THE SITE IS RECTANGULAR IN SHAPE.  
LENGTH: 91’  
WIDTH: 70’  
AREA: 6,370 SQ FT

LOT COVERAGE: THE BUILDING OCCUPIES 75% OF THE SUBJECT SITE.

YARD SETBACK: REAR YARD SETBACK: 1,638 SQ FT = 25% / 25’–9” WIDTH = 25% OF THE LOT WIDTH

IN ADDITION TO THE REAR YARD THERE ARE TWO CODE COMPLAINT MATCHING LIGHT–WELLS ADJACENT TO THE BOUNDING PROPERTY

THERE IS NO ESTABLISHED REAR YARD BLOCK PATTERN. ADJACENT BUILDINGS ARE BUILT TO 100% LOT COVERAGE

UNIT TYPES:

	3 Bedroom	2 Bedroom	2 Bedroom	1 Bedroom + Den	1 Bedroom + Den	1 Bedroom	Total
	Type 6	Type 1	Type 2	Type 3	Type 4	Type 5	
Bed Count	3	2	2	1.5	1.5	1	
Area	1000	670	645	670	645	640	
Level 2	0	2	1	1	1	1	6
Level 3	0	2	1	1	1	1	6
Level 4	2	1	0	0	1	1	5
Level 5	2	1	0	0	1	1	5
Level 6	2	1	0	0	1	1	5
Subtotal	6	7	2	2	5	5	
Total	6	9		7		5	27
Percentage	22%	33%		26%		19%	

OPEN SPACE: 27 UNITS WILL SHARE ACCESS TO A ROOFTOP COMMON OUTDOOR SPACE OF 2,900 SQ FT  
OUTDDOR SPACE REQUIRED IS 27\*100=2,700 SQ FT

PARKING: NO MOTOR VEHICLE PARKING WILL BE PROVIDED

27 BIKE STALLS HAVE BEEN PROVIDED AT A RATIO OF 1:1 BICYCLE STALLS ARE CLASS 1 LOCATED AS PER SF ORDINANCE 0183–13. STALLS ARE STACKED

6 CLASS 2 STALLS TO BE LOCATED IN PUBLIC RIGHT OF WAY  
2 CLASS 2 STALLS FOR RESIDENTIAL  
4 CLASS 2 STALLS FOR COMMERCIAL (3K/750)=3

EXTERIOR MATERIALS: STUCCO AND ALUMINUM FRAMED WINDOWS

B U I L D I N G   D A T A

GENERAL

Data	Allowed	Proposed	Notes
Construction Type	IIIA	I-IIIA	
Occupancy Group	All	R2,A2	
Building Height	85'	65'	Per CBC 504.3
Area per floor (R-2 limits)	96,000	4,843	Per CBC 506.2
No. of Stories	5	1+5	Per CBC 504.4
No. of Units	NA	27	

GROSS BUILDING AREA CALCULATION FOR TABLE 503:

OCCUPANCY	ALLOWED	PROPOSED	ALLOWED	PROPOSED
A–2	3 STOR	1 STOR	UL	3,000 SF
R–2	5 STOR	5 STOR	96,000 SF	4,832 SF

NOTE: PER TABLE 503 AREAS NOTED ARE PER FLOOR

CONSTRUCTION TYPE and BUILDING TYPE:

THE PROPOSED BUILDING IS TO BE TYPE IIIA (5 LEVELS) OVER 1 LEVEL TYPE 1  
PLEASE REFER TO ASSEMBLY DIAGRAM (A0.6) FOR DESCRIPTION OF ALL RATED ASSEMBLIES.  
AS PER TABLE 508.4 THE MAXIMUM HORIZONTAL FIRE SEPERATION BETWEEN ALL LISTED ASSEMBLIES IN A SPRINKLED BUILDING IS 2 HOUR.  
AS PER 508.4 A 1 HOUR SEPARATION IS REQUIRED BETWEEN LEVEL 1 ASSEMBLY AND LEVEL 2 (R–2). NO SINGLE AREA ON LEVEL 1 TO BE GREATER THAN 3,000 SQ FT. AREAS TO BE DIVIDED BY 2 HR SEPARATION .

FIRE RESISTANCE RATING PER CBC TABLE 601 AND 602

BUILDING ELEMENT	TYPE IIIA
PRIMARY STRUCTURAL FRAME	1
BEARING WALL EXTERIOR	2
BEARING WALL INTERIOR	1
NONBEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS & PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION & SECONDARY MEMBERS	1
ROOF CONSTRUCTION & SECONDARY MEMBERS	1

FIRE SEPARATION DISTANCE = X (FT)	OCCUPANCY: R2,B
X<5	1
5<X<10	1
10<X<30	1
X>30	0

THERE ARE NO PROPERTY LINE WINDOWS PROPOSED FOR THE PROJECT

OCCUPANCY SEPARATION: AS PER SECTION 509.5 508 AND TABLE 508.4

3 HR SLAB BETWEEN 1ST STORY A–2. FIRST FLOOR SUBDIVIDED INTO AREAS LESS THAN 3,000 SQ FT BY 2HR FIRE WALLS

1 HR SLAB BETWEEN 1ST STORY A–2 AND 2ND STORY R–2

2 HR NON COMBUSTIBLE BETWEEN A–2 EXIT LOBBY / PATHS.

1HR NON COMBUSTIBLE BETWEEN ALL RESIDENTIAL UNITS

1HR NON COMBUSTIBLE BETWEEN GAS / ELECTRICAL ROOMS AND ADJACENT OCCUPANCIES

ELEVATOR STANDBY POWER PER CBC 1009.4 NOT REQUIRED WITH A HORIZONTAL EXIT PROVIDED PER CBC 1009.2 EX.7 & 1026.1. LOCATED GRID 3 STORIES 2–6.

TYPE IIIA CONSTRUCTION 2 HR. SHAFT WALLS:

ALL STAIRS W/ 2 HR ENCLOSURE AS PER CBC SEC. 707.4 1–1/2 HR DOOR AS PER CBC SEC. 715.4

TYPE IIIA CONSTRUCTION 1 HR. WALLS:

ALL CORRIDORS LEADING TO EXIT ENCLOSURES

FLOOR AREA CALCULATIONS:

	Commercial	Residential		Total
	A-2	R-2	Accessory	
Level 1	3,000	-	1,488	4,488
Level 2	-	4,843	-	4,843
Level 3	-	4,843	-	4,843
Level 4	-	4,843	-	4,843
Level 5	-	4,843	-	4,843
Level 6	-	4,843	-	4,843
Gross Area	3,000	24,215	1,488	28,703

OCCUPANCY LOAD CALCULATIONS

Occupancy	Area	Factor	Load	Egress width	Notes
A-2	3,000	15	200.0	40.00 min	2 doors required. Door width to be 36"
R-2	4,217	200	21.1	6.33	2 exits required
O(Roof Deck)	2,900	15	193.3	58.0	2 exits required. Defines stair width for project at 48" per stair

ELEVATOR:

ELEVATOR TO BE KONE ECOSPACE 3500 MACHINEROOM–LESS ELEVATOR. ELEVATOR IS STRETCHER ACCESSIBLE.

TRASH:

TRASH ROOM SHALL COMPLY WITH SFAB–088 COLLECTION AND STORAGE OF TRASH, RECYCLING, AND COMPOSTABLE MATERIALS.

PLUMBING FIXTURES: AS PER SFBC TABLE 2902.1 GROUP A

Occupancy	Load	Toilets M	Toilets W	Lav	Notes
A-2	200.0	1.33	1.33		2 toilets and 1 lav will be provided per sex. Stub out only. Location under separat TI permit

PLUMBING ROUGH INS PROVIDED ONLY. DESIGN OF TOILET FACILITIES TO BE PERMITTED UNDER SEPARATE TI WORK

VENTILATION:

AS PER CBC 1203.4 ALL OCCUPIED SPACES SHALL BE PROVIDED WITH MECHANICAL VENTILATION.

SPRINKLER

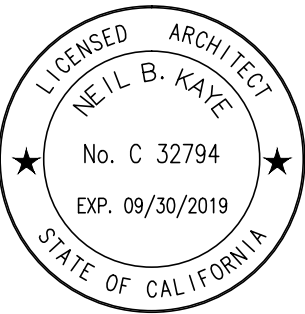
THE BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. DESIGN TO BE FILED UNDER SEPARATE PERMIT. SYSTEM IS TO BE ELECTRICALLY SUPERVISED BY A LISTED FIRE ALARM SYSTEM.  
CLASS 1 STANDPIPE TO BE LOCATED IN EACH STAIRWELL. MANUAL PULLS ARE NOT REQUIRED FOR GROUP B OR M OCCUPANCY PER CBC 907.2.2.

EMERGENCY ESCAPE

EMERGENCY ESCAPE AS PER UBC 1029 IS NOT REQUIRED AS BUILDING IS TYPE IIIA FULLY SPRINKLERD

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2100 MISSION STREET  
SAN FRANCISCO, CALIFORNIA

TITLE:  
PROJECT DATA

SET: PLANNING

DATE: 11-03-2017

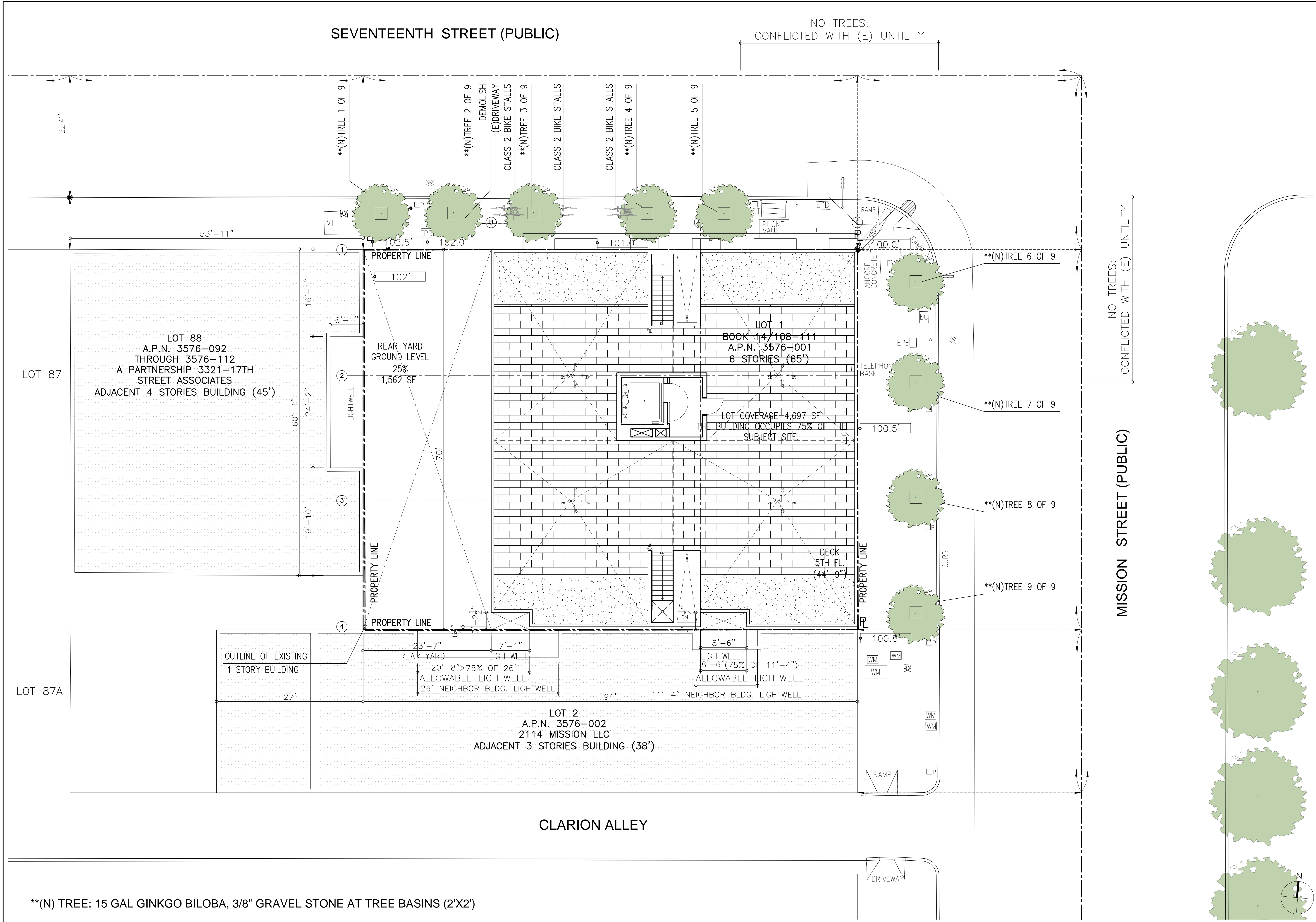
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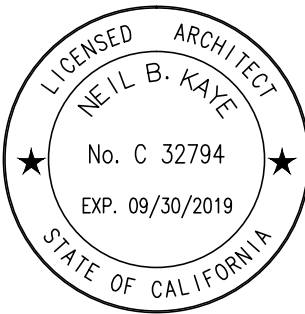




\*\* (N) TREE: 15 GAL GINKGO BILOBA, 3/8" GRAVEL STONE AT TREE BASINS (2'X2')

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TITLE: <b>PLOT PLAN</b>	
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PROJECT SITE

17 TH ST.

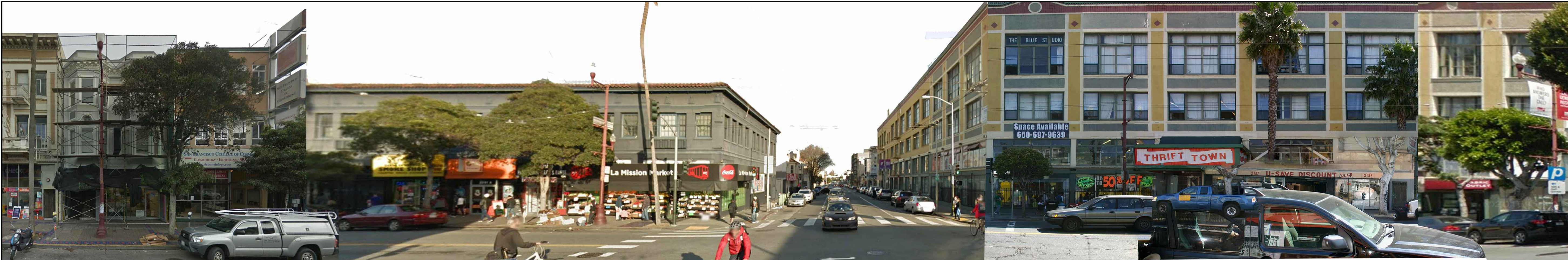


MISSION STREET SITE ELEVATION

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17 TH ST.

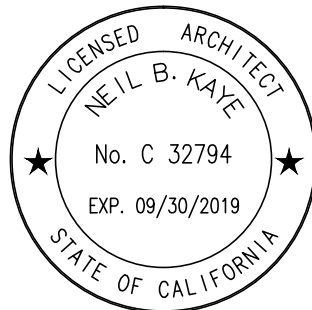


FACING MISSION STREET SITE ELEVATION

2

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# 2100 MISSION STREET

## SAN FRANCISCO, CALIFORNIA

TITLE:  
**STREET ELEVATION**

SET:	PLANNING
DATE:	11-03-2017
SCALE:	NONE
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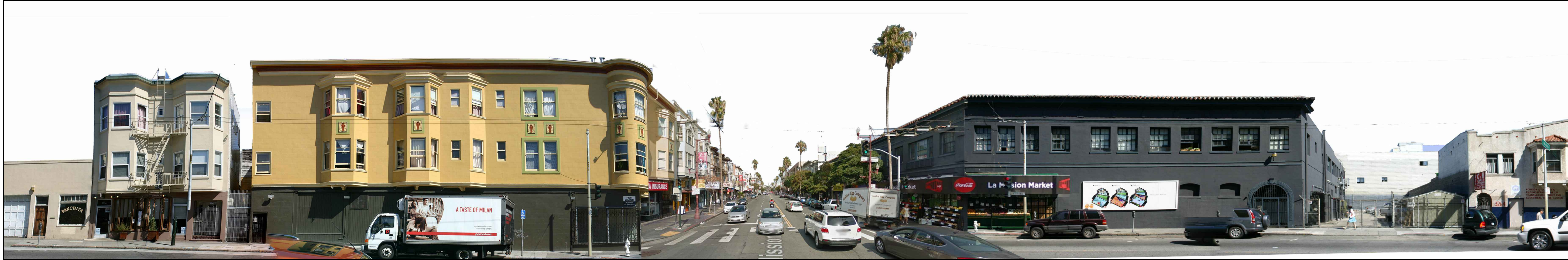
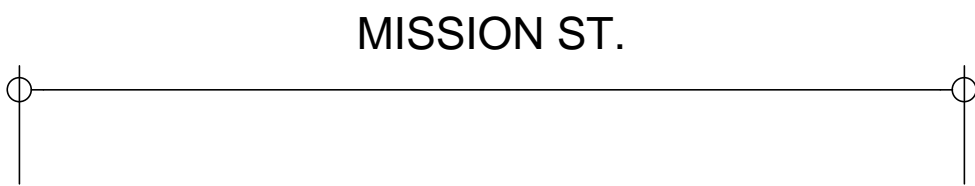
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**A0.6A**





17TH STREET SITE ELEVATION

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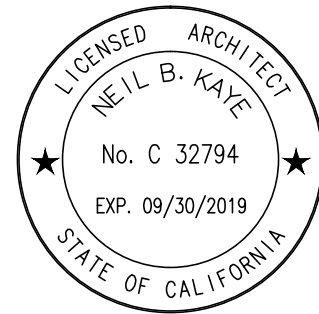


FACING 17TH STREET SITE ELEVATION

2

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**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

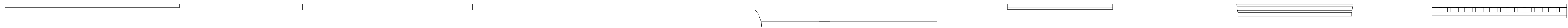
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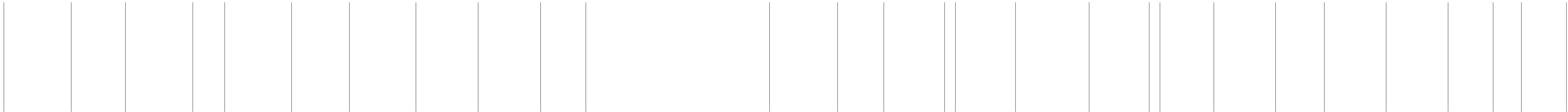
CORNICE/  
TOP MOULDING  
PROFILE



DOUBLE STACKED  
BAY WINDOW



VERTICAL RHYTHM



RESIDENTIAL  
LEVELS

COMMERCIAL/  
STOREFRONT BASE  
RECESSED CENTRAL  
ENTRY  
LOWER WINDOW SILL



2118 MISSION ST  
(HISTORIC RESOURCE)

MISSION STREET

2100 MISSION ST  
(SUBJECT PROPERTY)

17TH STREET

2098 MISSION ST  
(HISTORIC RESOURCE)

2090 MISSION ST  
(HISTORIC RESOURCE)

MISSION ST

2084 MISSION ST  
(HISTORIC RESOURCE)

2070 MISSION ST

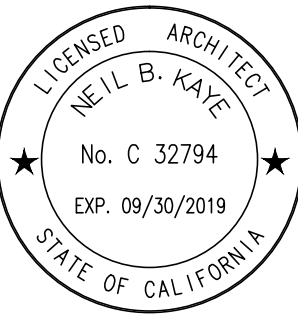
MISSION STREET ELEVATION

1

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2100 MISSION STREET  
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TITLE:

CONTEXTUAL  
ANALYSIS

SET:

PLANNING

DATE:

11-03-2017

SCALE:

3/32" = 1' - 0"

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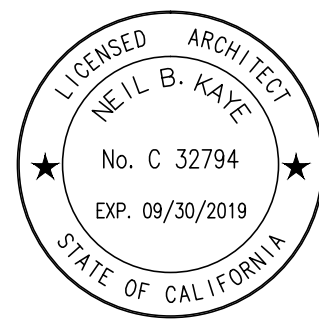




CORNER VIEW FROM THE MISSION AND 17TH STREET

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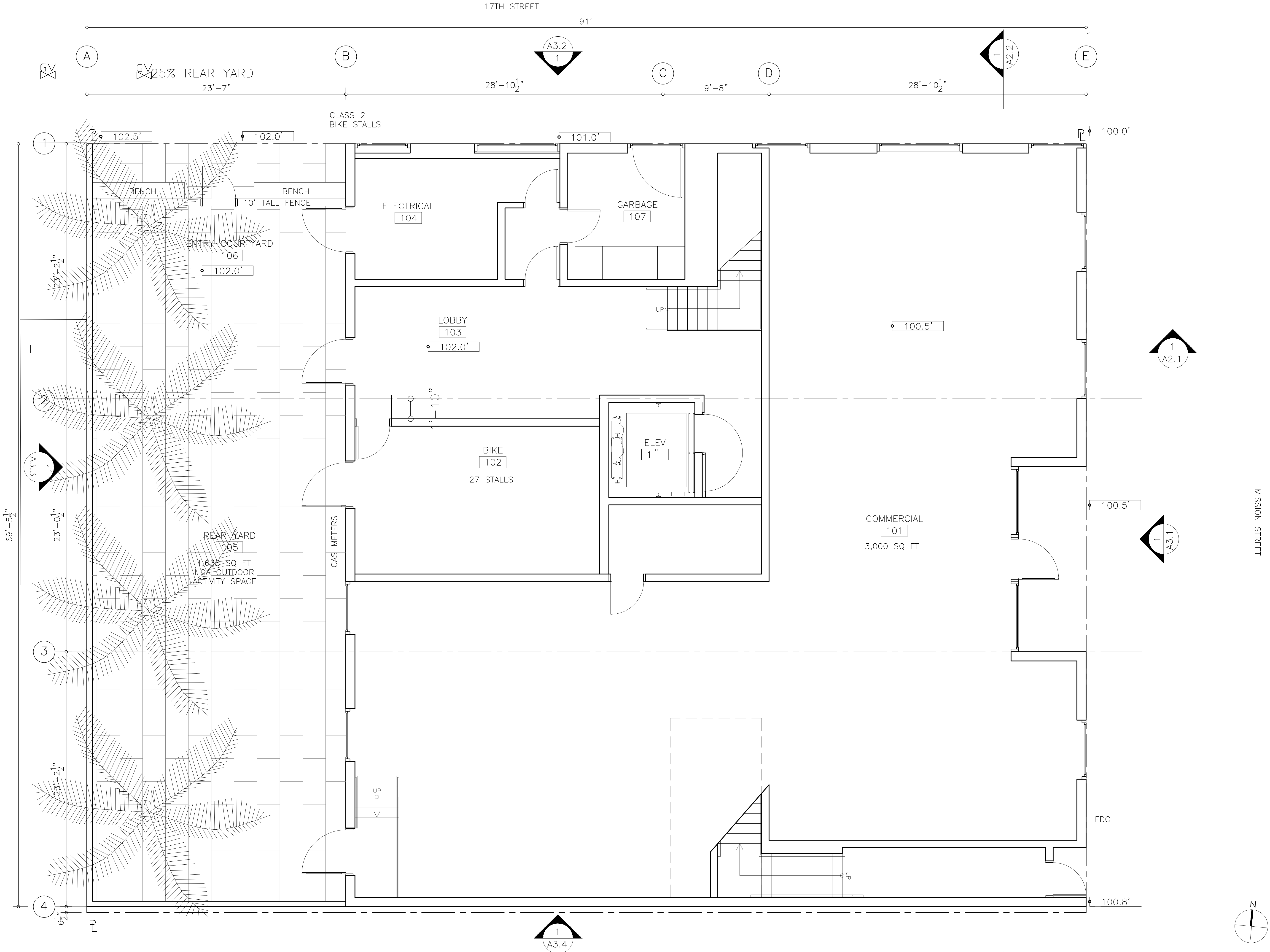
**2100 MISSION STREET**  
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TITLE:  
**RENDERING**

SET:	PLANNING
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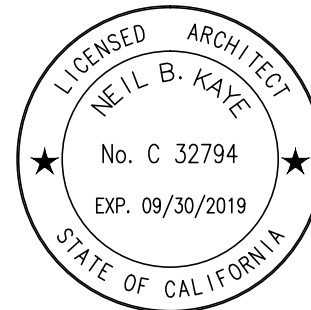




PLAN - GROUND LEVEL 1

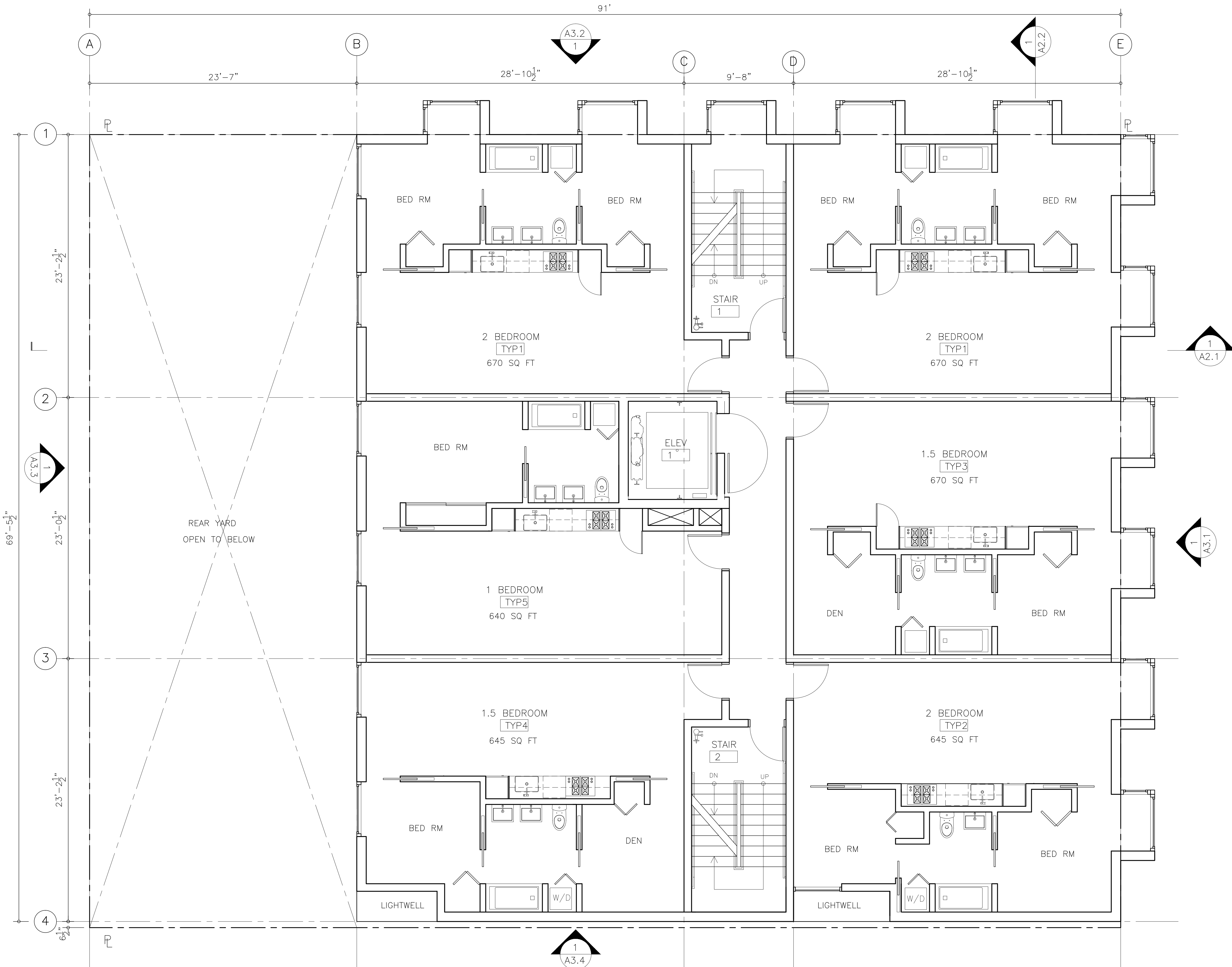
ISSUE	RECORD

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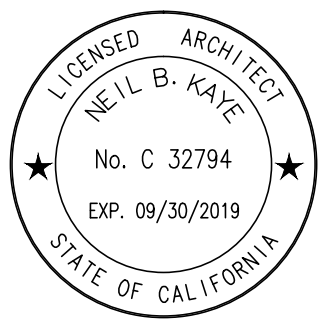


PLAN - 2ND LEVEL

1

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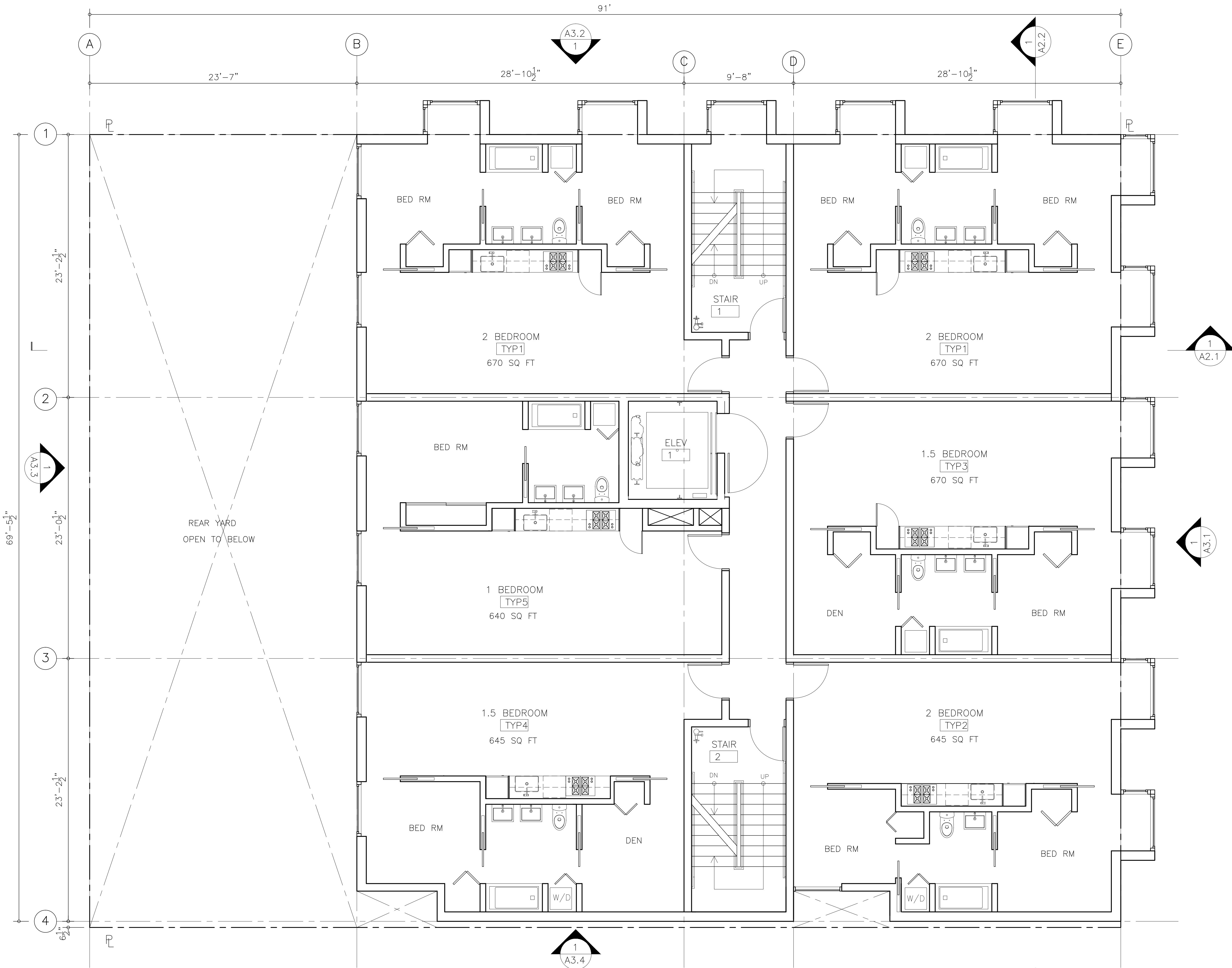


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PLAN	
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DATE:	11-03-2017
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DRAWN:	SS/NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.

SHEET NO:  
**A1.2**



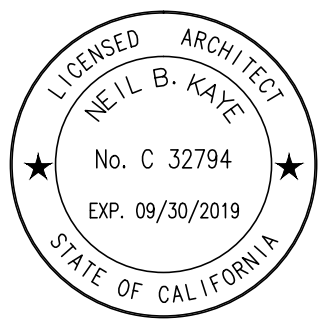


PLAN - 3RD LEVEL

1

ISSUE RECORD	

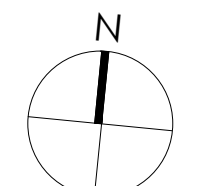
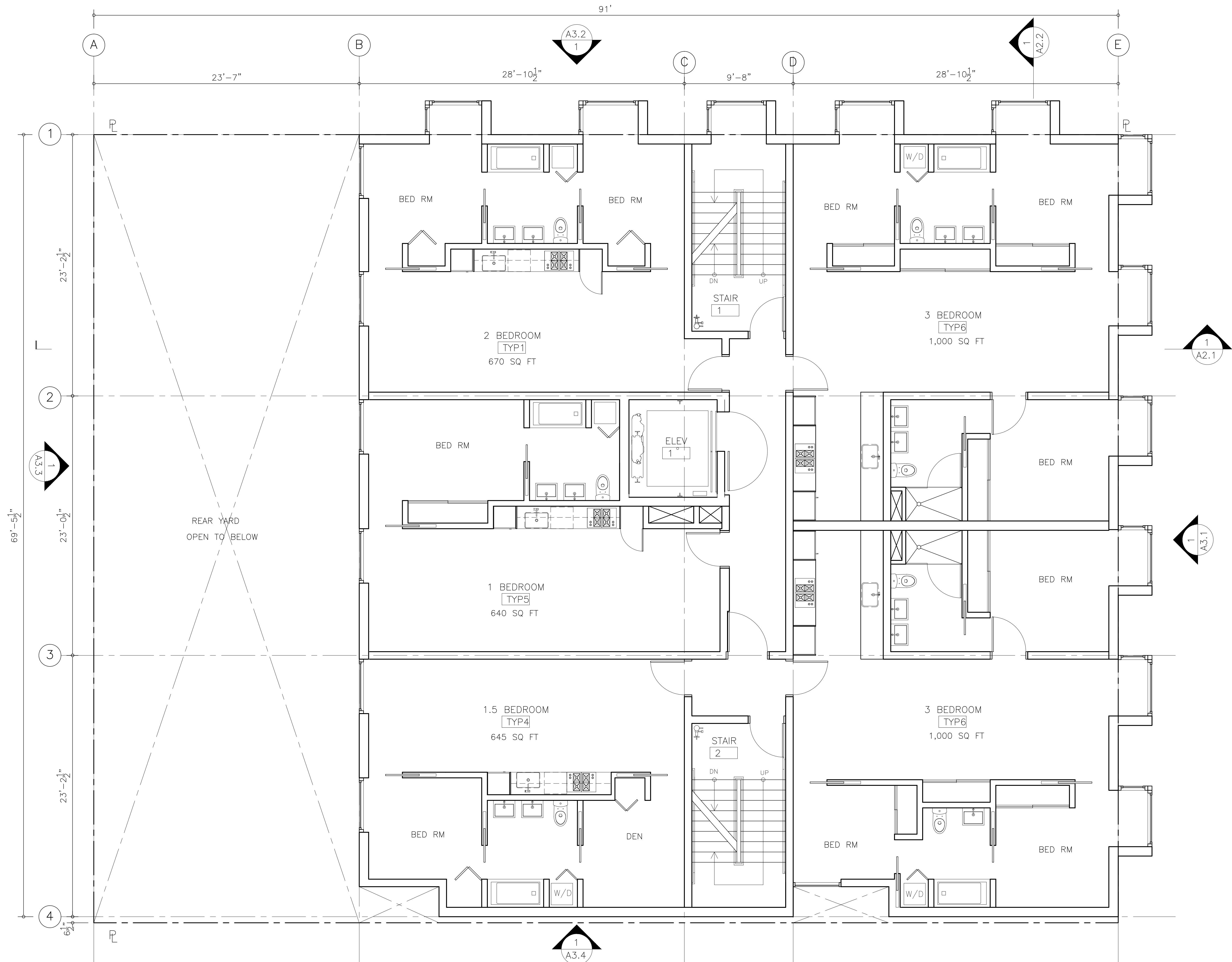
ARCHITECT:  
**STANLEY SAITOWITZ |**  
**NATOMA ARCHITECTS INC.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978



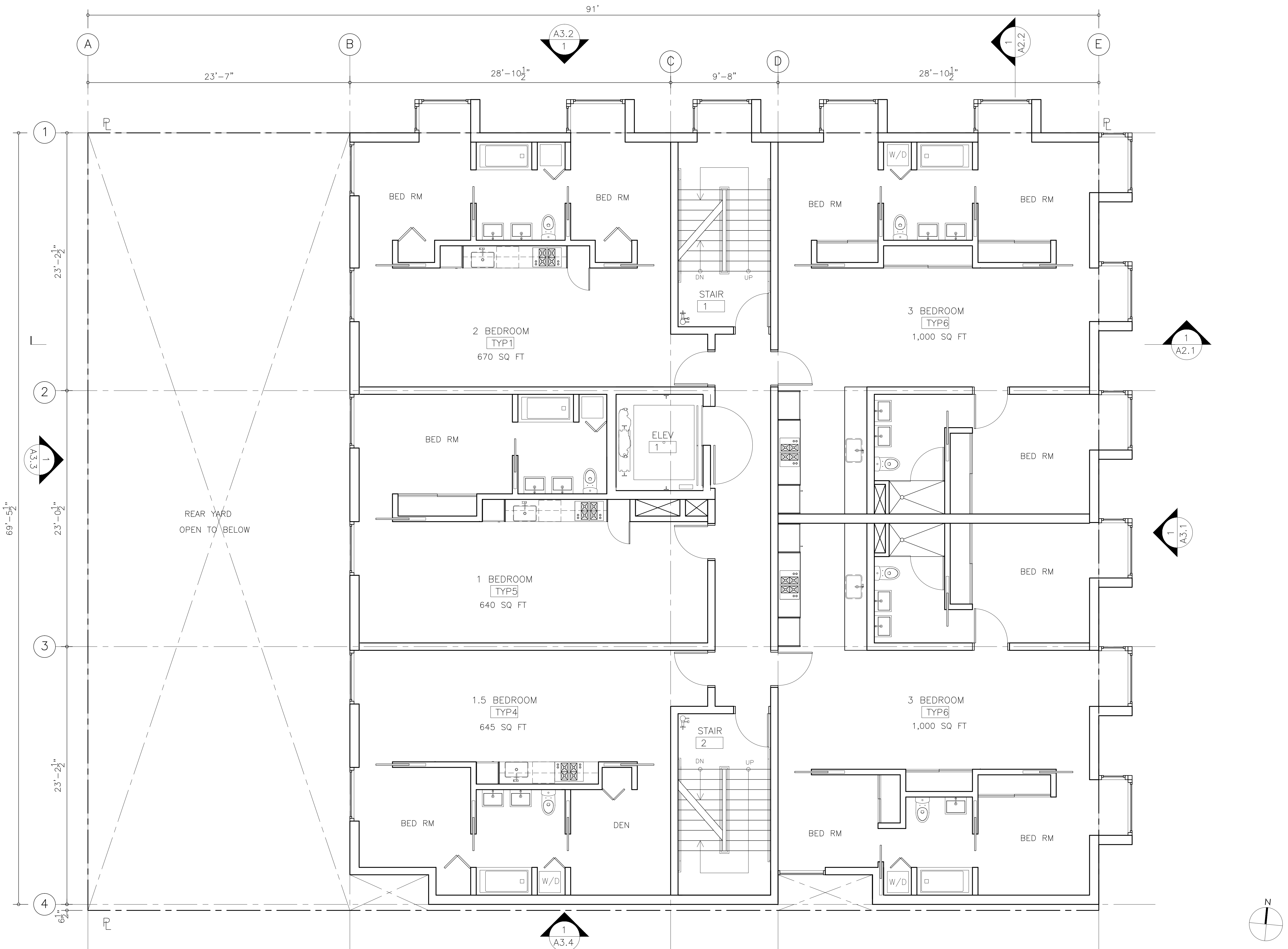
**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

TITLE:	
PLAN	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	1/4" = 1' - 0"
DRAWN:	SS/NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.

SHEET NO:  
**A1.3**

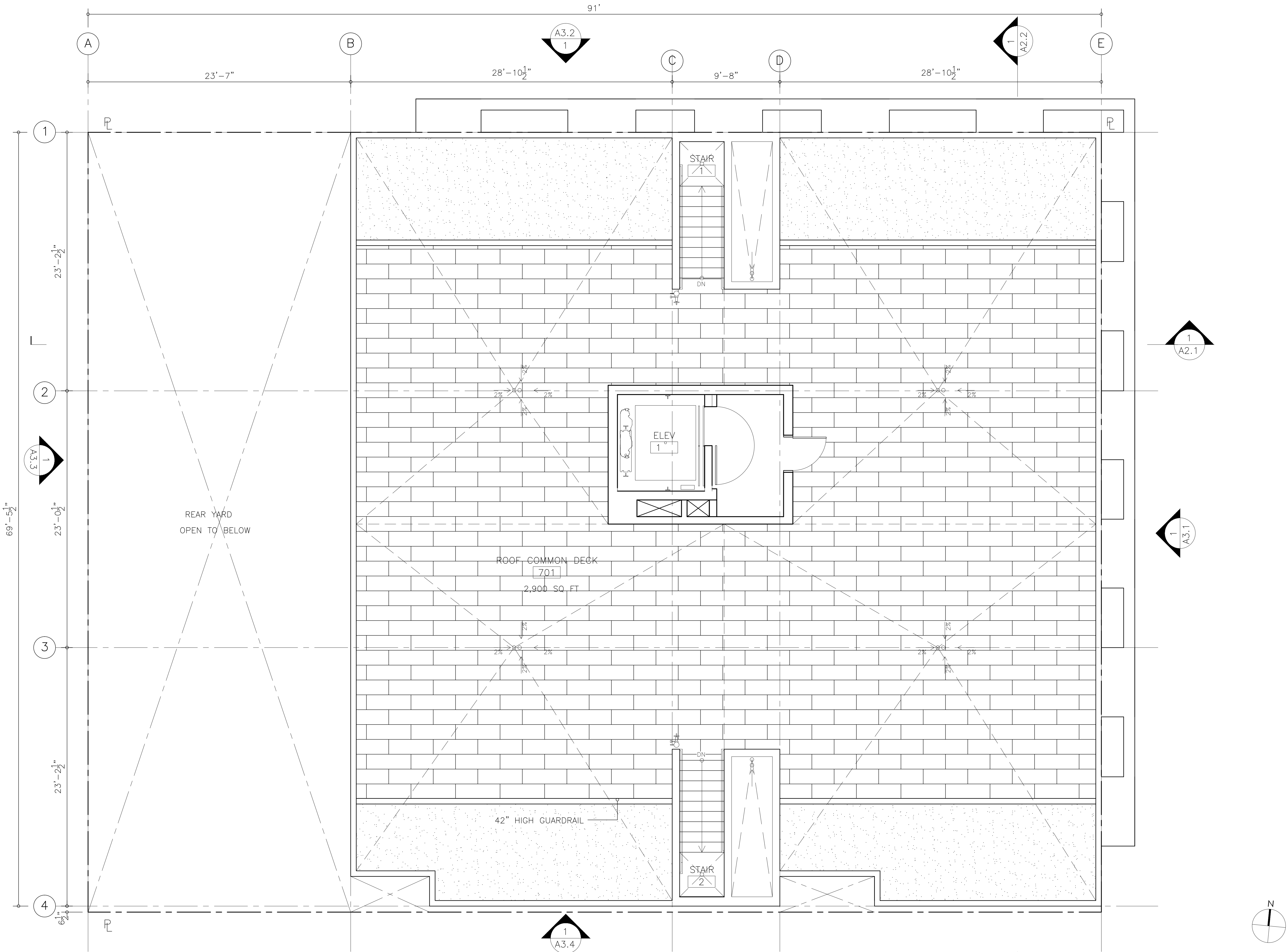


ISSUE RECORD	
ARCHITECT: <b>STANLEY SAIKOWITZ   NATOMA ARCHITECTS Inc.</b> 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
<div>LICENSED ARCHITECT NEIL B. KAYE No. C 32794 EXP. 09/30/2019 STATE OF CALIFORNIA</div>	
<div>2100 MISSION STREET SAN FRANCISCO, CALIFORNIA</div>	
TITLE: PLAN	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	1/4" = 1' - 0"
DRAWN:	SSINAI ©COPYRIGHT STANLEY SAIKOWITZ (NATOMA ARCHITECTS INC.)
SHEET NO: A1.4	



ISSUE RECORD	
ARCHITECT: STANLEY SAITOWITZ   NATOMA ARCHITECTS INC. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978	
LICENSED ARCHITECT WEIL B. KAYE No. C 32794 EXP. 09/30/2019 STATE OF CALIFORNIA	
2100 MISSION STREET SAN FRANCISCO, CALIFORNIA	
TITLE: PLAN	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	1/4" = 1' - 0"
DRAWN:	SS/NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.
SHEET NO: A1.5	



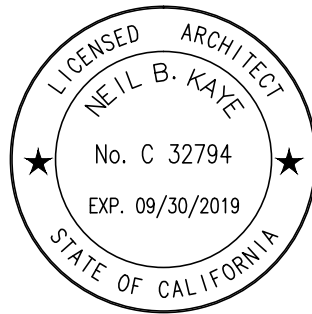


PLAN - ROOF LEVEL

1

ISSUE RECORD	

ARCHITECT:  
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**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

TITLE:

PLAN

SET: PLANNING

DATE: 11-03-2017

SCALE: 1/4" = 1' - 0"

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SHEET NO:

A1.6



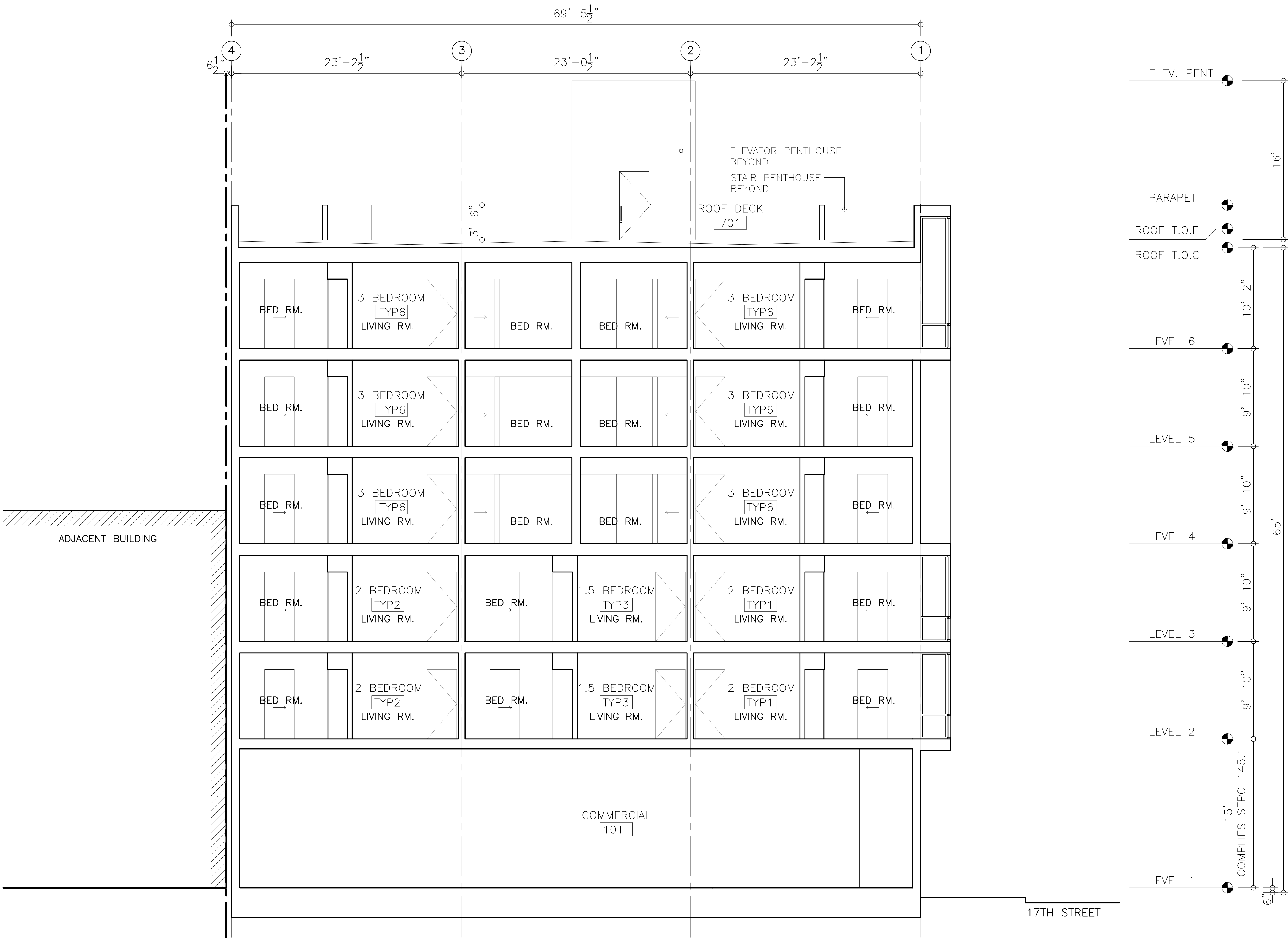
65 FEET TO ROOFLINE  
THE STAIR AND PARAPET EXTEND AN ADDITIONAL 42" ABOVE THE ESTABLISHED  
ROOF LINE. THE ELEVATOR PENTHOUSE EXTENDS 16' ABOVE ESTABLISHED ROOF  
LINE. THESE FEATURES REPRESENT LESS THAN 7% OF TOTAL ROOF AREA

ISSUE	RECORD

ARCHITECT:  
**STANLEY SAIOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
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2100 MISSION STREET  
SAN FRANCISCO, CALIFORNIA

TITLE: SECTION	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	3/16" = 1' - 0"
DRAWN:	SSINAI ©COPYRIGHT STANLEY SAIOWITZ   NATOMA ARCHITECTS INC.
SHEET NO:	A2.1



65 FEET TO ROOFLINE  
THE STAIR AND PARAPET EXTEND AN ADDITIONAL 42" ABOVE THE ESTABLISHED  
ROOF LINE. THE ELEVATOR PENTHOUSE EXTENDS 16' ABOVE ESTABLISHED ROOF  
LINE. THESE FEATURES REPRESENT LESS THAN 7% OF TOTAL ROOF AREA

CROSS SECTION

1

ISSUE RECORD	

ARCHITECT:  
**STANLEY SAIOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

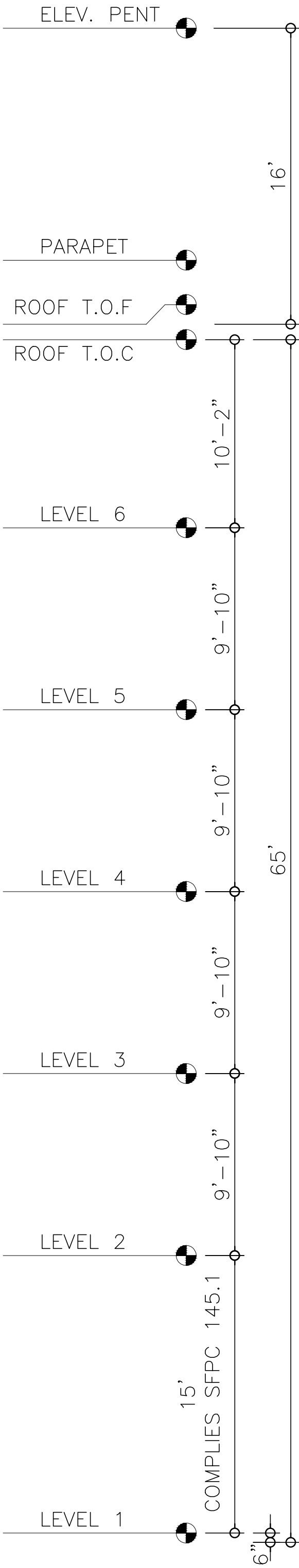
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**SAN FRANCISCO, CALIFORNIA**

TITLE:  
**SECTION**

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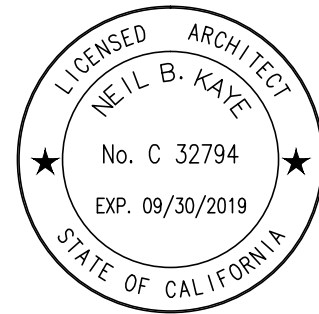
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**A2.2**





ISSUE	RECORD

ARCHITECT:  
**STANLEY SAITOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
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San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978



**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

TITLE: <b>ELEVATION</b>	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	3/16" = 1' - 0"
DRAWN:	SS NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.

SHEET NO:  
**A3.1**



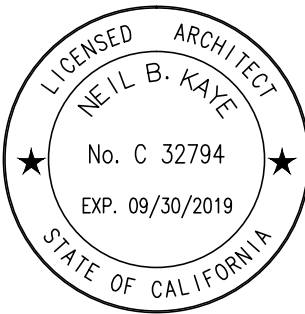


NORTH ELEVATION

1

ISSUE	RECORD

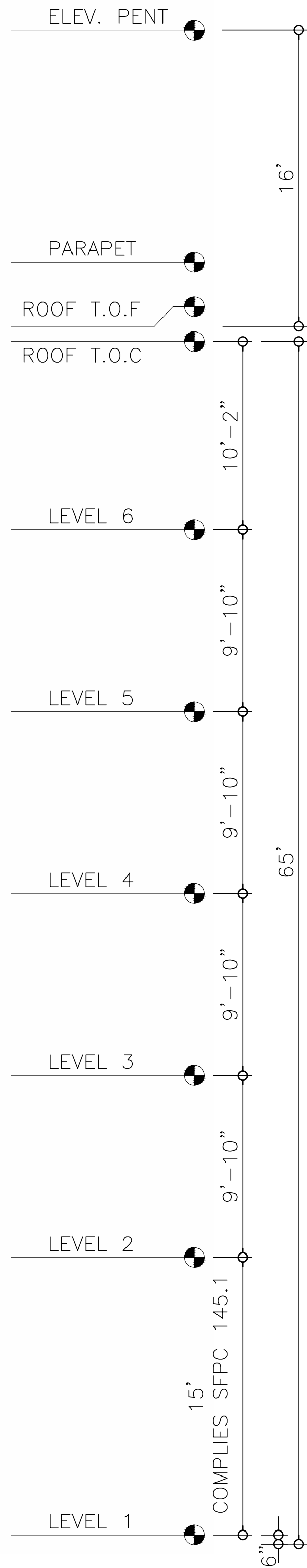
ARCHITECT:  
**STANLEY SAITOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978



**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

TITLE: <b>ELEVATION</b>	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	3/16" = 1' - 0"
DRAWN:	SS/NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.
SHEET NO: <b>A3.2</b>	



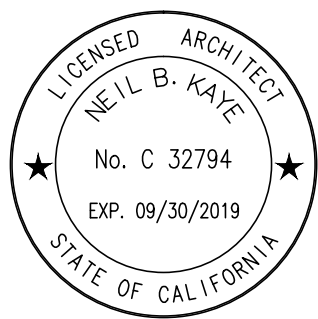


WEST ELEVATION

1

ISSUE	RECORD

ARCHITECT:  
**STANLEY SAITOWITZ |**  
**NATOMA ARCHITECTS Inc.**  
1022 Natoma Street, No. 3  
San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978

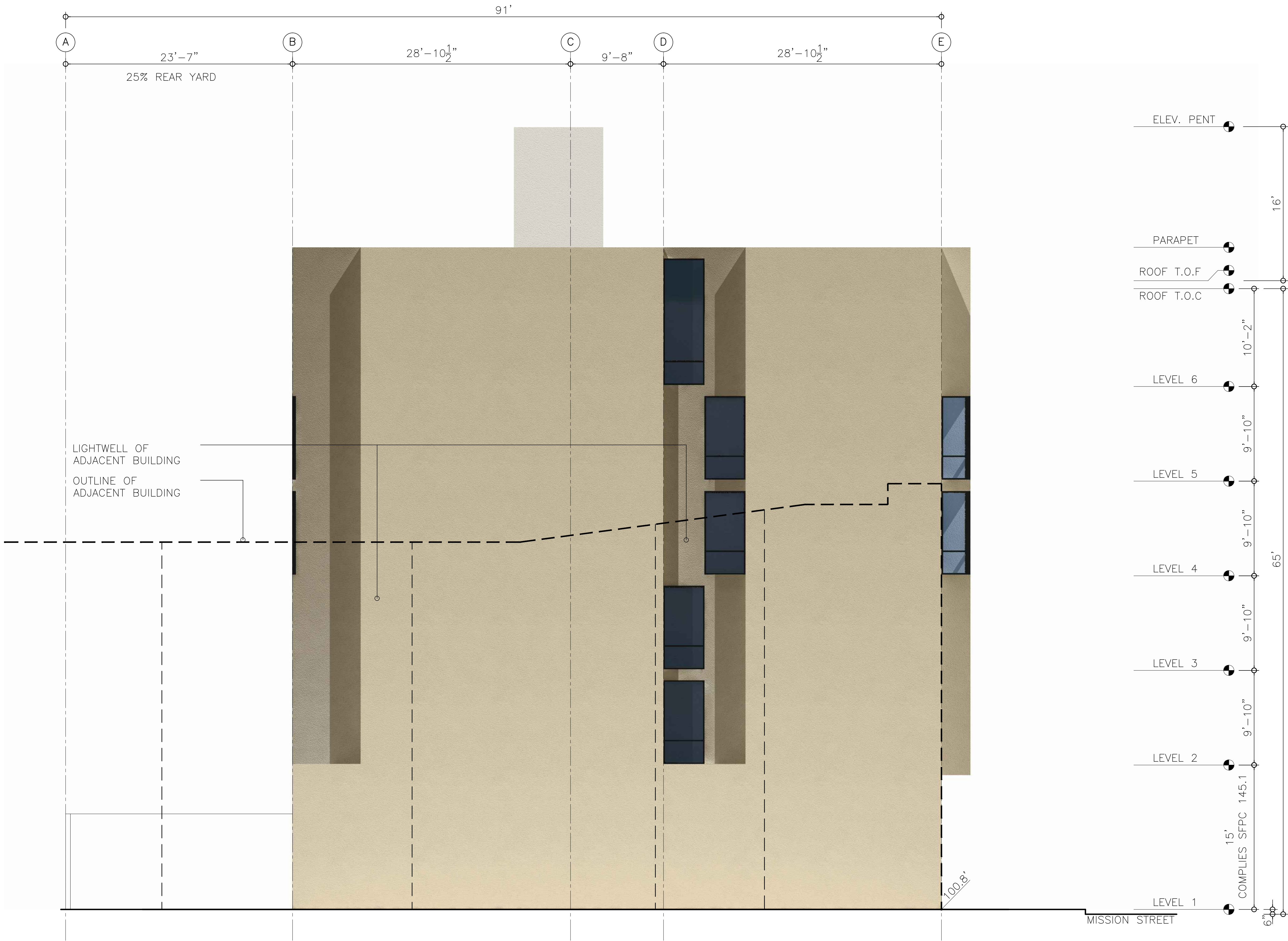


**2100 MISSION STREET**  
**SAN FRANCISCO, CALIFORNIA**

TITLE: <b>ELEVATION</b>	
SET:	<b>PLANNING</b>
DATE:	<b>11-03-2017</b>
SCALE:	<b>3/16" = 1' - 0"</b>
DRAWN:	<b>SS NAI</b> © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.

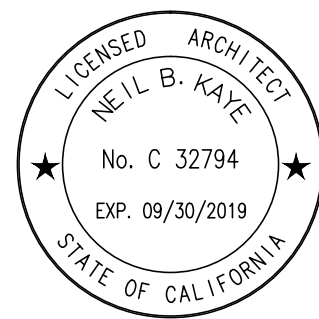
SHEET NO:  
**A3.3**





ISSUE	RECORD

ARCHITECT:  
**STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc.**  
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San Francisco, CA 94103  
T 415.626.8977 F 415.626.8978



**2100 MISSION STREET**  
SAN FRANCISCO, CALIFORNIA

TITLE: <b>ELEVATION</b>	
SET:	PLANNING
DATE:	11-03-2017
SCALE:	3/16" = 1' - 0"
DRAWN:	SS NAI © COPYRIGHT STANLEY SAITOWITZ   NATOMA ARCHITECTS INC.
SHEET NO: <b>A3.4</b>	



# DR Application

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2009.0880 DRP

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME		
Peter Papadopolous - MEDA		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
2301 Mission Street #301	94110	( 415 ) 282-3334 x185

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME		
Timothy Muller		
ADDRESS:	ZIP CODE:	TELEPHONE:
300 Montgomery Street	94104	( 415 ) 433-8600

CONTACT FOR DR APPLICATION		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		( )
E-MAIL ADDRESS:		
ppapadopoulos@medasf.org		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
2100 Mission Street	94110
CROSS STREETS:	
17th Street	

ASSESSOR'S BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ. FT.):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3576 / 001	70' x 91'	6370 SF	Mission Street NCT	65-B

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐

Present or Previous Use: Retail

Proposed Use: Residential and Ground Floor Commercial

Building Permit Application No. 201406239172

Date Filed: 06/23/2014



#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We had several meetings with the development team and discussed our a number of scenarios for the project that centered on our request for the long-term retention of the One Dollar Store. Our last offer was made to the lawyer handling this project, David Silverman, both in writing and confirmed again in person in a short discussion at City Hall. I followed up with a call on 4/24/18 to Reuben, Juneus, & Rose and was told he had left the firm. I requested that someone else from the firm get back to me regarding this project and have not heard a response.

## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

We appreciate the design team bringing forward a project that is largely in line with the neighborhood character of this Latino family corridor, with a softer stucco appearance, traditional-sized windows, and a human scale ground floor with an awning and murals to keep the building in agreement with many of the rest of the corridor spaces. We would like to ensure that each of these neighborhood-friendly elements are specifically retained with any approval of this project.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

It is important that the ground floor retain either the existing Dollar Store, or if not feasible, to retain a comparable establishment that will be granted longterm space at a price at which they can continue serving the neighborhood by offering family-serving daily goods at low price points. Maintaining this community asset is crucial to the future stability of this Latino neighborhood and the Mission St corridor. Additionally, we have been discussing with the Sponsor's team additional affordable housing above the minimum code requirements, and we think it is importat to have additional housing for our low-income families at this site.

2100 Mission St Discretionary Review Filing [Attachment]

1. This project was scheduled for a regular December 14, 2018 Planning Commission hearing. This hearing was postponed by the Planning Department only days before its hearing date because the Planning Department was waiting on a revised inclusionary housing affidavit and a corresponding letter from the Project Sponsor.

In the extended delay that ensued, the Mission St. Interim Controls that had given the Planning Commission jurisdiction over this project expired. So while this hearing is technically a Discretionary Review, we ask that the Planning Commission regard this hearing request in light of the fact that this controversial project had long been scheduled for a regular Commission hearing.

Mission St. is the backbone of the Mission District, and supports the cultural and commercial needs of the neighborhood's Latino families and low-income residents. This corridor is under extreme gentrification and displacement pressure from dozens of luxury housing projects and high-end commercial space conversions. Neighborhood retail is flipping from low-price-point community-serving retail shops to upscale destination shops, restaurants, coffee shops, and bars that serve principally tourists and wealthy newer inhabitants of the city.

This trend is gravely threatening the ability of our low-income residents to remain in the neighborhood. This influx of high-income residents and pricey destination sites is a self-reinforcing loop that in turn accelerates the residential and commercial price pressure on the remaining residents and spaces that support them.

This 2100 Mission St. project represents extraordinary and exceptional circumstances that require the Planning Commission to exercise its discretion because low-price-point retail stores such as this important, sizable One Dollar Store are critical to maintaining the stability of the surrounding families that rely on them to meet their daily needs as they fight to stay in their neighborhood. This store is a major cultural asset to the community and if it is not retained in a permanent fashion this would negatively impact the stability of our low-income families and add to the price pressure on the surrounding shops.

The proposed principally luxury housing units will speed up the process of bringing in more high-income earners averaging many times the income of our existing families. Their buying power and differing shopping preferences will only further increase the gentrification and displacement pressures on the surrounding businesses resulting in more small business losses, and further low-income family displacement. A 2016 survey from Mission Promise Neighborhood revealed that existing Mission families in the program earned significantly less than San Francisco's median household income, with 77% of families surveyed earning less than \$35,000 annually, and 30% of these families falling below the federal poverty threshold of \$24,250.



The permanent loss of this dollar store or comparable replacement would contribute to this destabilizing trend - in violation of numerous elements of the City Code, and most notably Planning Code Priority Policy 1, "that existing neighborhood-serving uses be preserved," Planning Code Priority 2, "neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods," and Mission Area Plan Objective 7.3, "Reinforce the importance of the Mission as the center of Latino life in San Francisco."

Conflicting Planning Code Priority Policies:

Planning Code Priority Policy 1 - *That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.*

Planning Code Priority Policy 2 - *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.*

Conflicting City General Plan Objectives:

Mission Area Plan Objective 1.8 - *Maintain and strengthen the Mission's neighborhood commercial areas.*

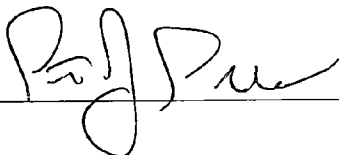
Mission Area Plan Objective 6.1 - *Support the economic wellbeing of a variety of businesses in the eastern neighborhoods.*

Mission Area Plan Objective 7.3 - *Reinforce the importance of the Mission as the center of Latino life in San Francisco.*

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 5/2/18

Print name, and indicate whether owner, or authorized agent:

Peter Papadopoulos

Owner ☒ Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material.
- ☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By:

*EDUAR GONZALEZ*

**RECEIVED**

Date: MAY 2 2018

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

#3576 001  
Muller Timothy  
300 Montgomery St #800  
San Francisco, CA 94104

#3570 020  
Avenue 9 Media Inc  
2091 Mission St  
San Francisco CA 94110-1217

#3575 091  
Mission Street Sf LLC  
90 S Park St  
San Francisco, CA 94107

#3576 001  
Nabi Ahmad  
2100 Mission St  
San Francisco CA 94110

#3570 020  
Hernandez Enrique/macha Dina  
2097 Mission St  
San Francisco CA 94110-1217

#3575 091  
Garrett Mark M  
4421 20th St  
San Francisco CA 94114

#3569 016A  
Wong Fmly Trust  
1950 36 Ave  
San Francisco, CA 94116

#3570 020  
Cabello Ernesto  
2093 Mission St  
San Francisco CA 94110-1217

#3569 017  
M Dattani Credit Tr  
3232 22 St  
San Francisco, CA 94110

#3569 016A  
Fred Loya Insurance Agency Inc  
1800 N Lee Trevino Dr #201  
El Paso TX 7993

#3570 020  
Apoyo Financiero  
3100 Oak Road, Suite 210  
Walnut Creek CA 94597-2037

#3570 020  
All Latino Distribution Inc  
2091 Mission St  
San Francisco CA 94110-1217

#3569 016A  
Juarez J Ricardo  
2098 Mission St  
San Francisco CA 94110-1218

3570 020  
Latino Servicios Inc  
1450 Fruitvale Av #G  
Oakland CA 94601-2315

#3575 091  
Healthy Labs Inc  
2111 Mission St Ste 302  
San Francisco CA 94110

#3569 016A  
Ammouri Ahmad  
2098 Mission St  
San Francisco CA 94110-1218

#3570 020  
Lee Gene W & Mary H  
1 Davey Glen Rd  
Belmont CA 94002-2100

#3575 091  
Ahmadyar Abdul K  
1011 Folsom Avenue  
Hayward CA 94544-5703

#3569 017  
Maverick Restaurant Group Llc  
3316 17th Street  
San Francisco CA 94110

#3570 020  
Garcia Carmen  
2093 Mission St  
San Francisco CA 94110-1217

#3575 091  
Donald Robert & Gizella  
846 Arkansas St  
San Francisco CA 94107-3356

#3570 020  
Meda Haf Small Properties LLC  
2081 Mission St.  
San Francisco, CA 94110

#3570 020  
Domingo Gonzalez  
2081 Mission St.  
San Francisco, CA 94110

#3575 091  
Covert Molly J  
2111 Mission Street  
San Francisco CA 94110-1274

#3570 020  
Alkanawi Khalil Kh  
4120 Mission St  
San Francisco CA 94112-1518

#3570 020  
Maria Nochez  
2081 Mission St.  
San Francisco, CA 94110

#3575 091  
Crowdflower Inc  
2111 Mission Street, Suite 302  
San Francisco CA 94110

#3570 020  
Elmakhzoumi A, Shohatra W, Maka  
2097 Mission St  
San Francisco CA 94110

#3570 020  
Martha Nunez  
2081 Mission St.  
San Francisco, CA 94110

#3575 091  
Fabric Mart Inc  
2109 Mission St  
San Francisco CA 94110-1219



#3575 091  
Funroutine Inc  
2111 Mission St #302  
San Francisco CA 94110-6350

#3576 002  
Luis Interian  
2114 Mission St.  
San Francisco, CA 94110

#3576 100  
Sugihara Teruaki  
3321 17 St #19  
San Francisco, CA 94110

#3575 091  
Lewis Kristina N  
626 Hampshire St  
San Francisco CA 94110-2115

#3576 002  
2114 Mission LLC  
2114 Mission St.  
San Francisco, CA 94110

#3576 100  
Moody Stewart Fmly Revoc Tr  
670 Arimo Ave  
Oakland, CA 94610

#3575 091  
Castaneda Elizabeth A  
2111 Mission St #300  
San Francisco CA 94110-6351

#3576 100  
Rhodes Doug Franklin  
3321 17 St #3  
San Francisco, CA 94110

#3576 100  
Ruelas Andres P  
843 Bosworth St  
San Francisco, CA 94131

#3575 091  
Overmann Rebecca P  
20 Beaver St #A  
San Francisco CA 94114-1515

#3576 100  
Potu Prabhakar  
3321 17 St #4  
San Francisco, CA 94110

#3576 100  
Obien Jose  
3559 17 St  
San Francisco, CA 94110

#3575 091  
Zhang David Zhi Yuan  
621 Cambridge St  
San Francisco CA 94134-1637

#3576 100  
Gueleta Milla  
671 23 Ave  
San Francisco, CA 94121

#3576 100  
Cook Douglas  
3321 17 St #13  
San Francisco, CA 94110

#3575 091  
Peter Perrino Inc  
2125 Mission St  
San Francisco CA 94110-1219

#3576 100  
Pacariem Remigia C  
3321 17 St #6  
San Francisco, CA 94110

#3576 100  
Dolen Matthew  
408 Utah St  
San Francisco, CA 94110

#3575 091  
Ahmadyar Abdul/Arman Mohamme  
1180 Paladin St  
Pleasanton CA 94566-2210

#3576 100  
Lindsey Thomas P  
3321 17 St #7  
San Francisco, CA 94110

#3576 100  
Malekafzali Shireen  
3321 17 St #15  
San Francisco, CA 94110

#3576 002  
Feng Ruo Fen  
2118 Mission St  
San Francisco CA 94110-1220

#3576 100  
Michele Ronsen 2006-Revoc Trust  
3321 17<sup>th</sup> St  
San Francisco, CA 94110

#3576 100  
Gueleta Milla  
671 23 Ave  
San Francisco, CA 94121

#3576 002  
Kong Simon & Yin-Ah  
823 42nd Ave  
San Francisco CA 94121-3324

#3576 100  
Gueleta Milla  
671 23 Ave  
San Francisco, CA 94121

#3576 100  
Fong Jim M & Alice  
1134 Clay St  
San Francisco, CA 94108

#3576 002  
Felix Mis-Mis  
2114 Mission St.  
San Francisco, CA 94110

#3576 100  
Chin Gen Fee & Ming  
3321 17 St #10  
San Francisco, CA 94110

#3576 100  
Isakson Steven M  
3321 17 St #18  
San Francisco, CA 94108

#3576 100  
Lindquist Karla  
340 18 Ave  
San Francisco, CA 94121

Cultural Action Network  
2940 16<sup>th</sup> St. Ste. 200-1  
San Francisco CA, 94103

Peter Popodopolous  
MEDA  
2301 Mission Street Suite 301  
San Francisco CA, 94110

May 2, 2018

San Francisco Planning Department

To Whom it may concern:

The purpose of this letter is to authorize Peter Papadopoulos to file for a Discretionary Review before your Department on behalf of Mission Economic Development Agency (MEDA). Mr. Papadopoulos is a MEDA employee and is our Land Use Policy Analyst.

Should you have any questions, please feel free to contact me.

Sincerely,



Norma P. Garcia

Director of Policy & Advocacy

Mission Economic Development Agency

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# Project Sponsor Response to DR Application



# REUBEN, JUNIUS & ROSE, LLP

May 31, 2018

**Delivered by Email** (commissions.secretary@sfgov.org)

President Rich Hillis and Commissioners  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94107

**Re: 2100 Mission Street**  
**Planning Case Number: 2009.0880D**  
**Hearing Date: June 14, 2018**  
**Our File No.: 5634.02**

Dear President Hillis and Commissioners:

This office represents Tim Muller (“**Project Sponsor**”), which proposes to replace the one-story retail building with a new six-story, 65-foot tall, 28,703 square foot building with 27 mixed-income residential units above 3,000 square foot retail space (the “**Project**”). The Project will take advantage of its transit-rich location at the corner of 17<sup>th</sup> and Mission Streets, and will not have any off-street parking. It will provide inclusionary units on-site.

## **A. Project Benefits**

The benefits of the Project include the following:

1. **The Project will retain a neighborhood-serving retail store.** The current building is occupied by a neighborhood-serving retail store (d.b.a. “One \$ Store”). This retailer has been asked to remain on the site once the new building is completed (with reduced rent), but has voluntarily decided to close the store. (See letter attached as **Exhibit A.**) The project sponsor has worked hard to find another neighborhood-serving use for the space, and is expected to lease the space to Goodwill, who will operate their retail store at the site.
2. **The Project contributes housing to the city, including affordable units on-site.** The Project will comply with the inclusionary housing ordinance by providing on-site affordable ownership units. 4 of its 27 total units will be affordable to low-income households. The Project proposes a diverse mix of one-to-three-bedroom units and will add 15 family-friendly units to the city’s housing stock.
3. **The Project is completely code compliant.** Unlike the vast majority of projects that come before the Planning Commission—and in particular new ground-up projects on relatively

small lots in dense parts of the city—the Project is completely code compliant. The Project is before the Commission through a Discretionary Review Request, even though the project does not request any exceptions from the Planning Code.

4. **The Project has undergone significant neighbor and community vetting.** The Project Sponsor has been committed to neighborhood engagement since the outset of the entitlement process. It has conducted numerous community meetings and follow-up discussions with interested parties.

## **B. Community and Neighborhood Outreach**

From the outset, the Project Sponsor—a San Francisco based company—has been committed to transparency and to community engagement. The Sponsor has held three separate community meetings and numerous smaller meetings to listen to feedback and comments about the project.

Residents that live near the Project site, as well as registered neighborhood groups, were invited to community outreach meetings, with the latest occurring on July 25, 2017. This was held at the Planning Department offices with twenty members of the community attending. At this meeting, neighbors asked questions and received answers about design and construction impacts. The Project Sponsor’s outreach and engagement included the larger Mission community.

## **C. A Code Compliant Project**

Unlike the vast majority of projects that require a Planning Commission hearing, Project is completely code compliant. This is partially a result of working with the neighbors and with Planning Department staff in response to concerns about the compatibility of the design with the adjacent buildings on both Mission and 17<sup>th</sup> Street. The Project Sponsor wanted to ensure that the Project had a code-complying rear yard so that all of the rear-facing units meet the Planning Code’s relatively strict requirements for dwelling unit exposure.

Code compliance also indicates that the building is appropriate for comfortable occupancy by its residents with regards to health, safety, and livability features such as open space and ground floor ceiling height. The Project does not have any off-street parking, so there will be no increase in traffic. The ground-floor meets “active use” requirements of the Code.

## **E. Conclusion**

The Project proposes to transform an underutilized one-story space into a mixed-use, mixed-income project featuring a neighborhood-serving commercial use at the ground floor, on-site affordable housing, and 50% family-sized units. The careful design is completely code compliant and will provide an active and granular street frontage and represent a net benefit along the Project site’s stretch of Mission and 17<sup>th</sup> Streets. We look forward to presenting this Project to you on June 14, 2017. Please let me know if you have any questions.

President Hillis  
San Francisco Planning Commission  
May 31, 2018  
Page 3

Sincerely,

**REUBEN, JUNIUS & ROSE, LLP**

A handwritten signature in blue ink, appearing to read "John Kevlin". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Kevlin".

John Kevlin

cc: Myrna Melgar, Commission Vice-President  
Rodney Fong, Commissioner  
Christine D. Johnson, Commissioner  
Joel Koppel, Commissioner  
Kathrin Moore, Commissioner  
Dennis Richards, Commissioner  
Esmeralda Jardines, Project Planner

# **Project Sponsor's Submittal: Dollar Store Letter**



May 22, 2018

Rich Hillis, President  
San Francisco Planning Commission  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Planning Department Case no. 2009.0880DRP  
2100 Mission Street

Dear Commissioner Hillis:

I am the owner of the National Dollar Store, located at the corner of 17<sup>th</sup> and Mission Streets. I am writing this letter to express my support for the project at 2100 Mission Street, which will tear down the building to construct a new building with retail space on the ground floor.

Along with my support for the project, I want to include my history and the difficulties of my business. I've been a tenant at 2100 Mission Street for over 15 years. My landlord, Tim Muller, has always treated me and my business with respect. It's a good relationship and he worked with me over the years on many issues. There may be concerns this development is pushing out my business but nothing could be further from the truth. I have been in business for several decades. During that time, the prices of wholesale products, which my store stocks at discount prices, has increased a lot and my business is no longer profitable. Tim has agreed to many rent reductions over the years to help me to stay here. Tim even gave me a chance to move back into the new building once it's finished. He has offered me several incentives to stay, including reduced rent at the new space. While I have enjoyed my years in the Mission community, I am choosing to leave. I must close my business as it is just not profitable for me anymore. I am not leaving because of the new building but on my own decision.

I feel Tim has proposed a project that will improve the neighborhood. So, I ask that you approve the proposal. Tim's project will be a wonderful addition to the neighborhood.

Sincerely,

OWNER OF DOLLARS STORE



. The new building has been designed with all planning code requirements, including all building height and set back requirements, with no variances from current code requirements.

# CEQA Categorical Exemption



# SAN FRANCISCO PLANNING DEPARTMENT

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## Initial Study – Community Plan Evaluation

*Case No.:* 2009.0880E  
*Project Address:* 2100 Mission Street  
*Zoning:* Mission Street NCT (Neighborhood Commercial Transit)  
Mission Street Formula Retail Restaurant Subdistrict  
Mission Alcoholic Beverage Restricted Use District  
Fringe Financial Services Restricted Use District  
65-B Height and Bulk District  
*Block/Lot:* 3576/001  
*Lot Size:* 6,370 square feet  
*Plan Area:* Mission Subarea of the Eastern Neighborhoods Plan  
*Project Sponsor:* David Silverman  
Reuben, Junius & Rose  
415-567-9000  
*Staff Contact:* Diane Livia, 415-575-8758  
diane.livia@sfgov.org

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Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project site is located at the southwest corner of the intersection of Mission Street and 17th Street in the Mission District neighborhood (Figure 1). The proposed project would demolish the existing one story plus mezzanine, 7,630 square-foot building that covers the entire site. The building was constructed in 1963 and was occupied by 4-Wheel Brake Service for automobile repair from 1965 through 2005; it has been in retail use since 2005. The building is currently occupied by the One \$ Store. The retail store entrance fronts on Mission Street and the building has a ground-level loading/garage entrance on 17th Street. Buildings adjacent to the site include a three-story residential-over-commercial building to the south, and a four-story residential building to the west. The site vicinity consists of similar mixed residential and commercial uses.

The proposed project would construct a 28,703 square-foot, six-story, approximately 65-foot-tall, mixed-use building with 29 residential units and approximately 3,000 square feet of ground-floor commercial space. An elevator and stair penthouse would extend up to 16 feet above the building's 65 foot roof. The proposed project would include a 1,638 square foot rear yard the full width of the lot, and a 2,900 square foot rooftop deck. The retail store would be accessed on Mission Street. A 500 square foot residential lobby would be accessed from 17th Street through the rear yard. The residential unit mix would consist of 5 one-bedroom units, 9 one-and-a-half-bedroom units, 13 two-bedroom units, and 2 three-bedroom units. A secure bike storage room would provide 29 class one bicycle parking spaces. Six class-two bicycle parking spaces would be available for retail customers and employees on 17th Street. Landscaping would include nine street trees (four on Mission Street and five on 17th Street) and landscaping of the rear yard. Figures 2 through 9 present the proposed site plans and elevations. The proposed project would not include vehicle parking.

Project construction is anticipated to take about 15 months overall and include the following phases: demolition of existing building and existing mat foundation; excavation and soil disturbance, and grading; building construction; architectural coating; landscaping (2 weeks). Project construction would include excavation of an 8-foot by 8-foot, 3-foot deep elevator pit, soil disturbance of the entire site to a depth of approximately 6 inches below ground surface for a mat slab building foundation.



2100 Mission Street

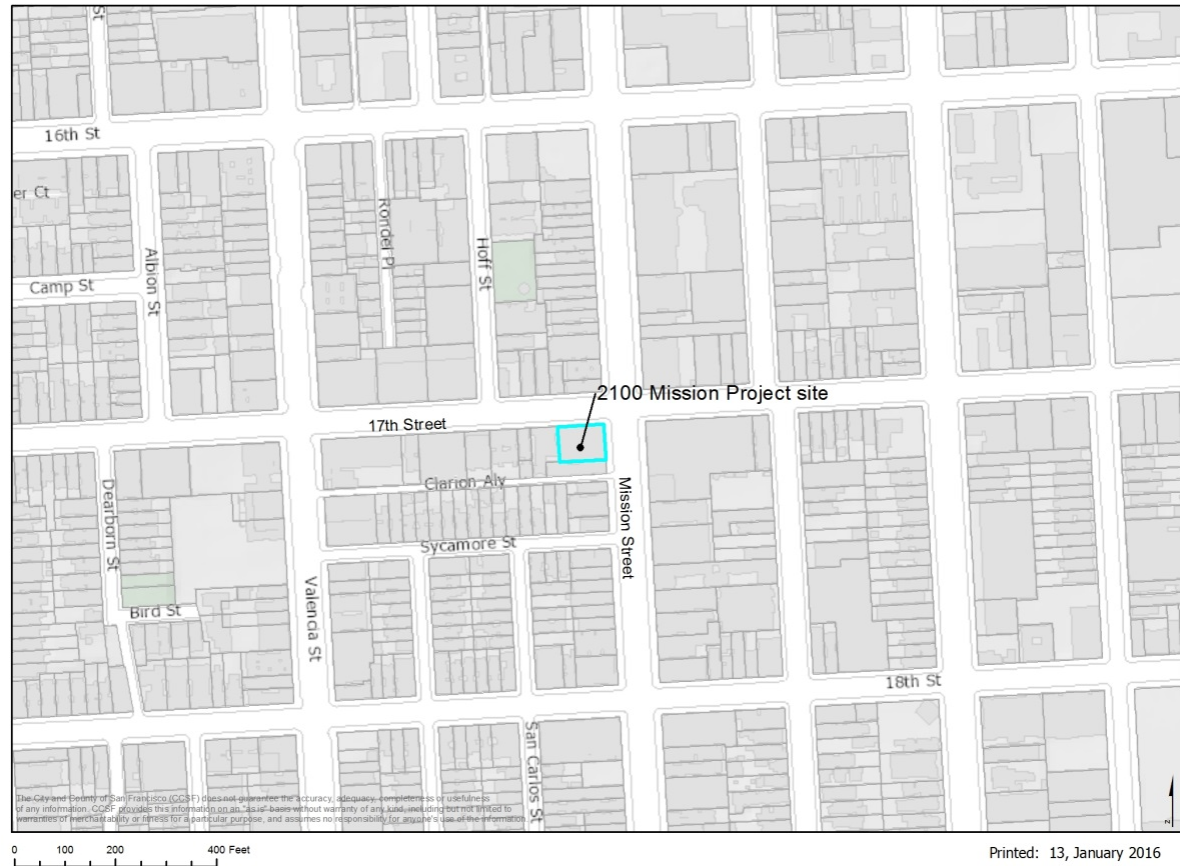


FIGURE 1 – PROJECT LOCATION





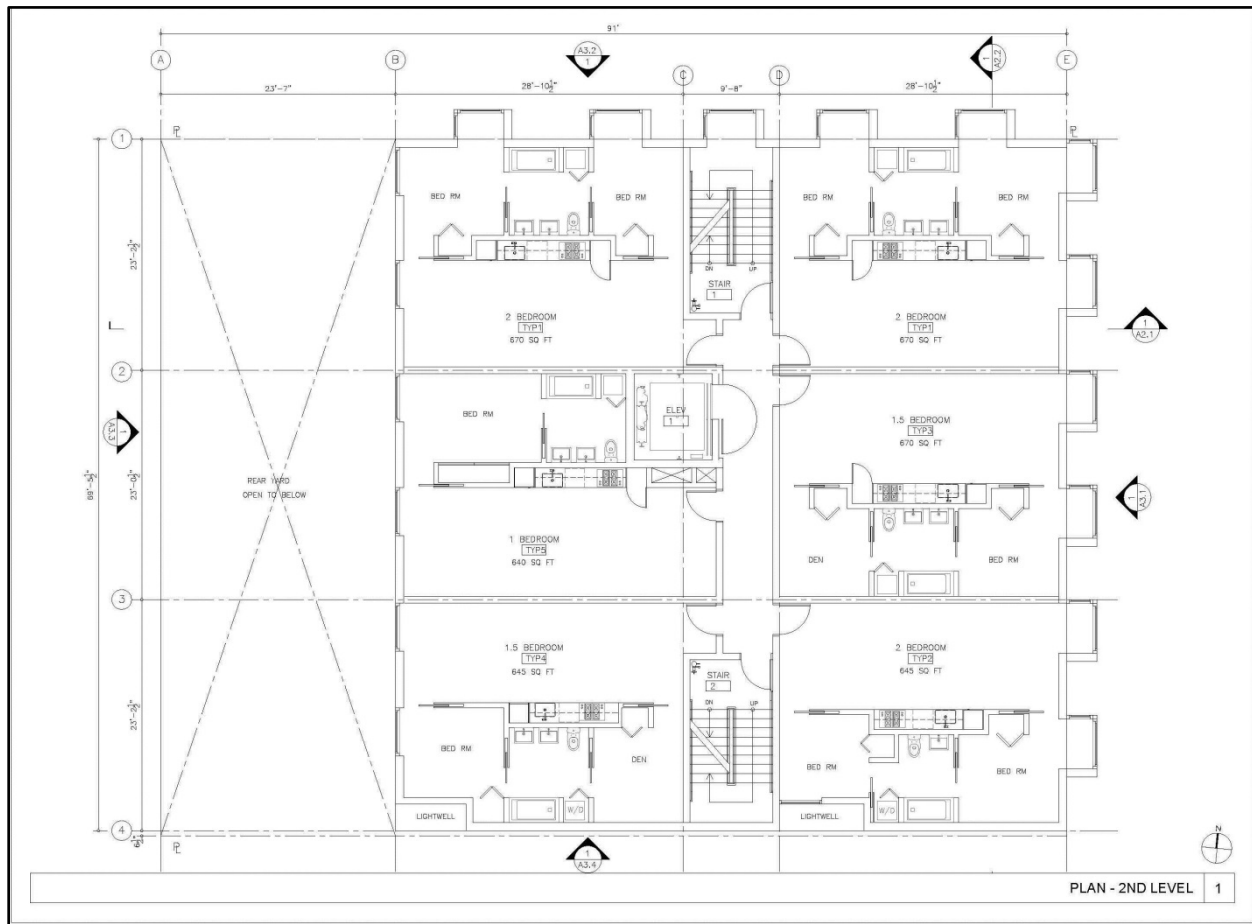


FIGURE 3. SECOND AND THIRD LEVELS PLAN

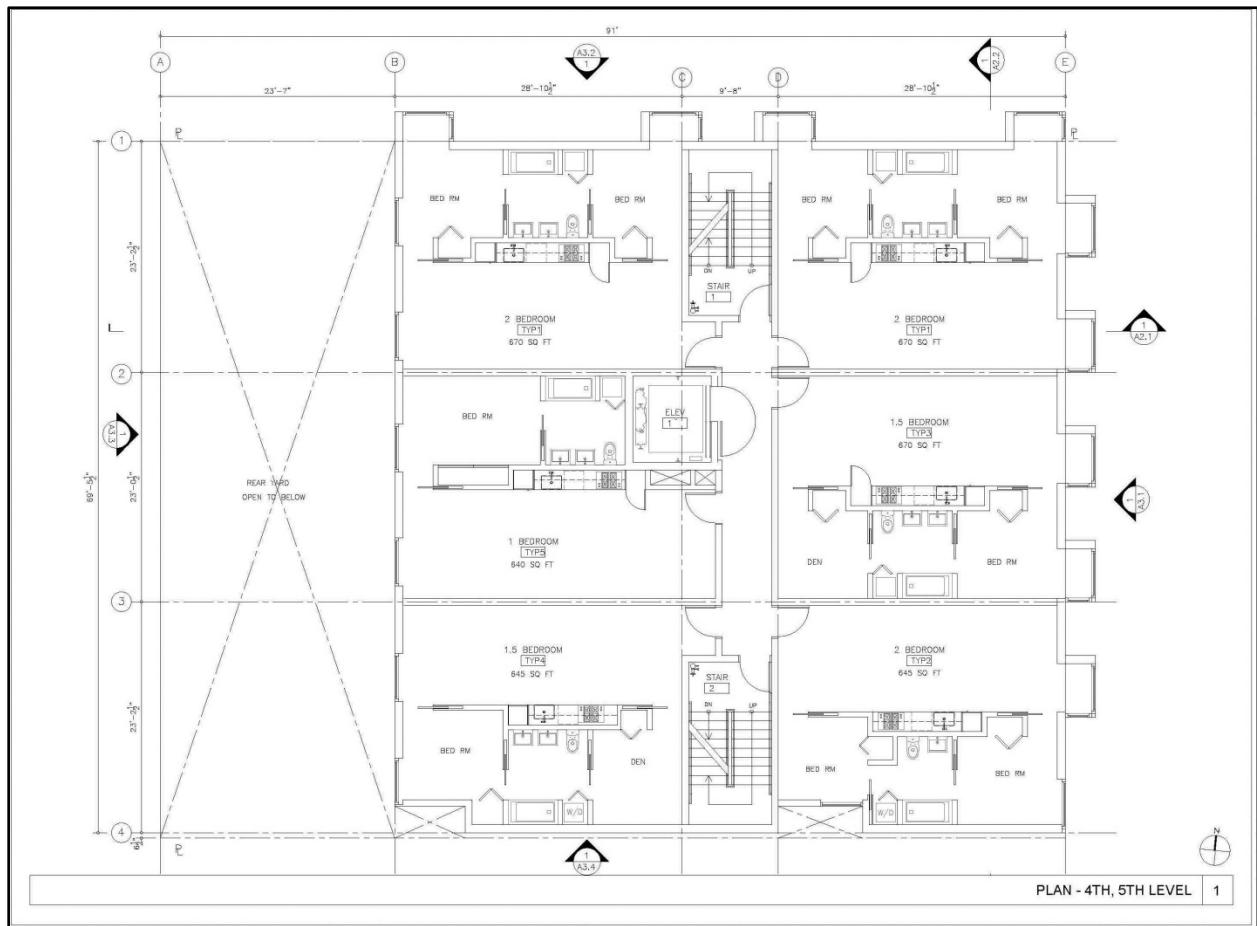


FIGURE 4. FOURTH AND FIFTH LEVELS PLAN



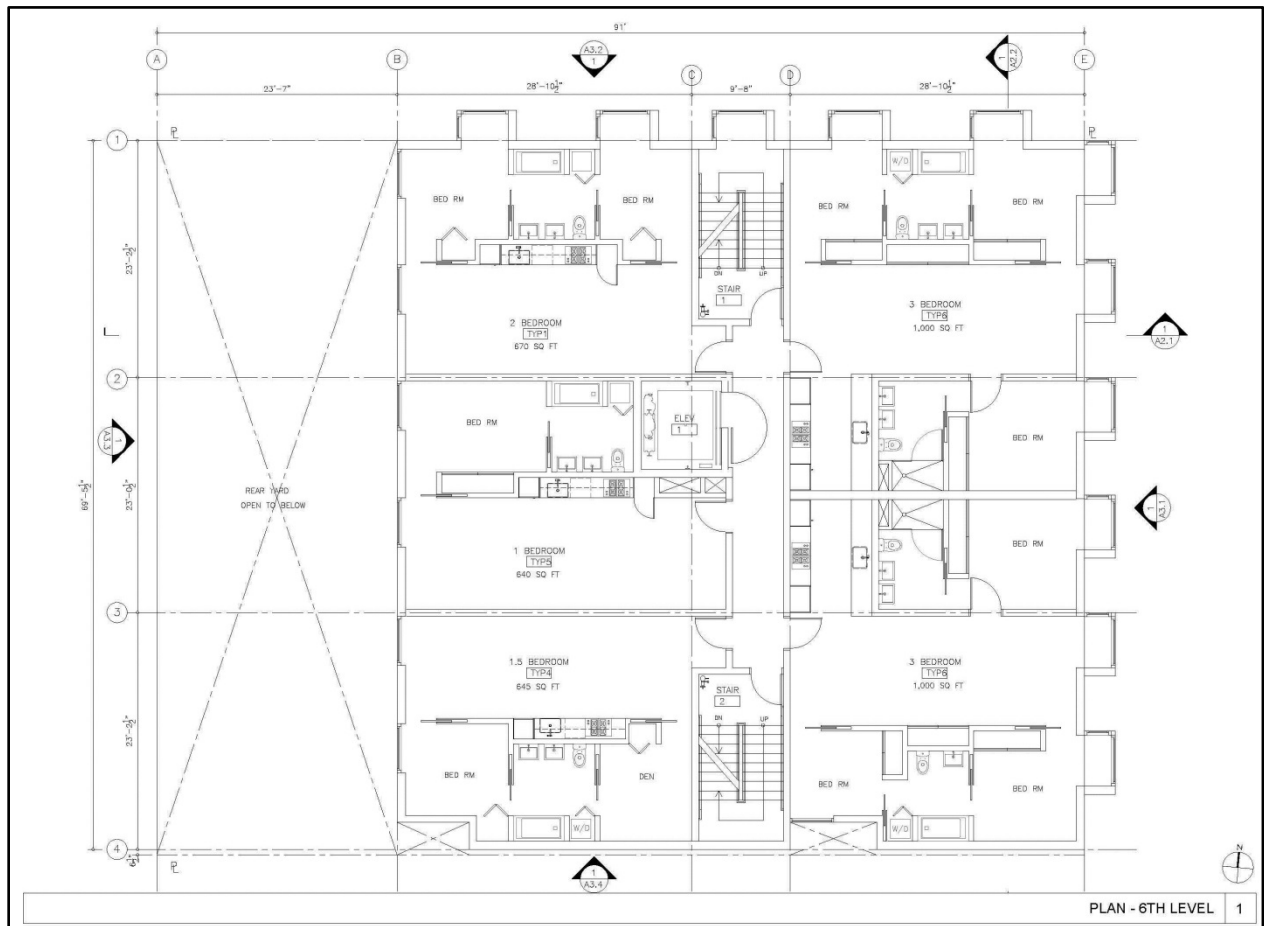


FIGURE 5. SIXTH LEVEL PLAN

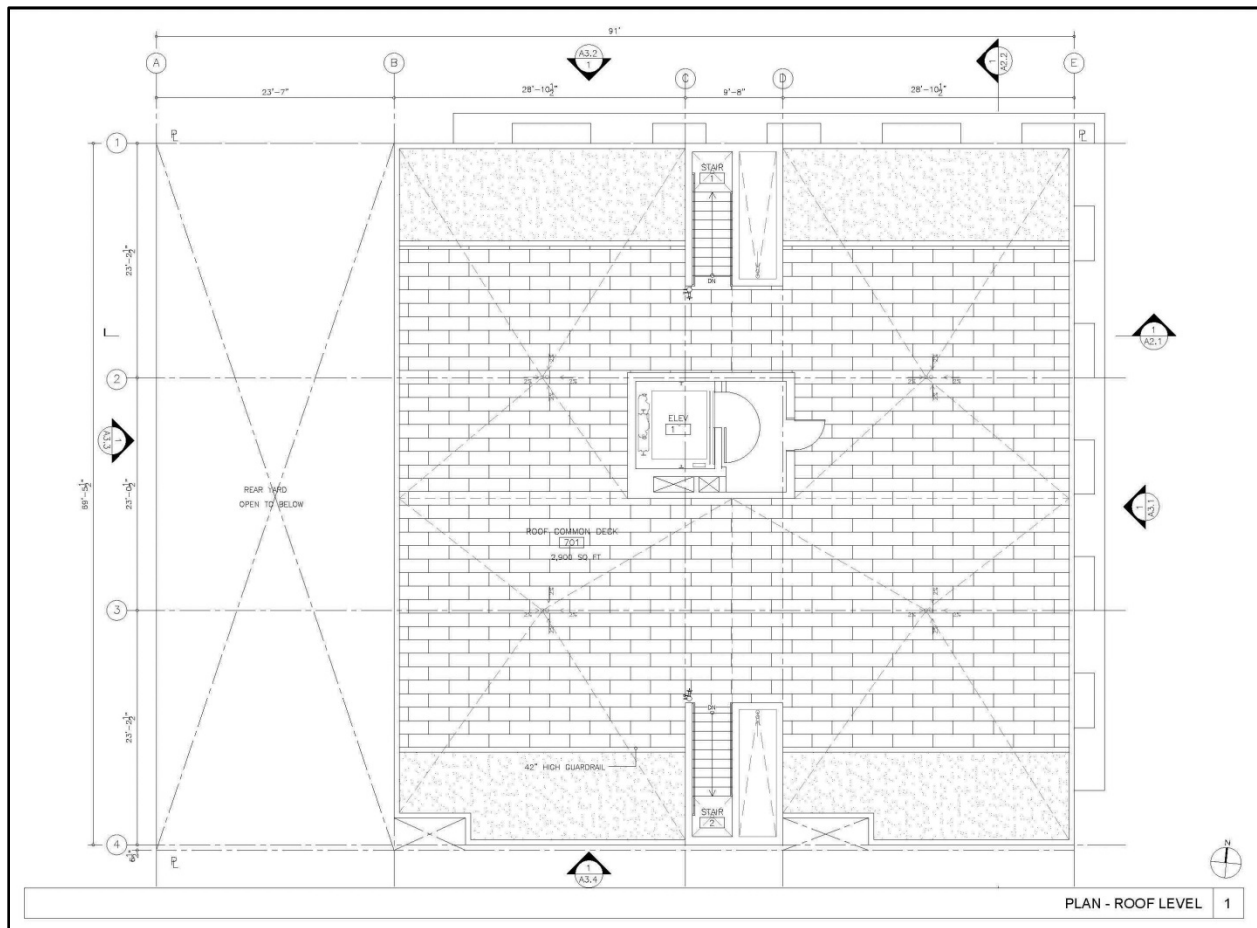


FIGURE 6. SIXTH LEVEL PLAN





FIGURE 7. EAST ELEVATION, FRONTING MISSION STREET



## PROJECT APPROVALS

The proposed 2100 Mission Street project would require the following approvals:

### Action by the Planning Commission

Large Project Authorization pursuant to Planning Code Section 329 for new construction of more than 25,000 gross square feet (gsf), as required by Mission 2016 Interim Zoning Controls, Planning Commission Resolution No. 19548

### Actions by other City Departments

- Demolition and Building Permits (Department of Building Inspection) for the demolition of the existing building and construction of the proposed project
- Site Mitigation Plan (Department of Public Health) for treatment of potentially hazardous soils and groundwater
- Street and Sidewalk Permits (Bureau of Streets and Mapping, Department of Public Works) for modifications to public sidewalks and street trees



- Stormwater Control Plan (San Francisco Public Utilities Commission), ground disturbance of an area greater than 5,000 square feet

The Large Project Authorization approval by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## EVALUATION OF ENVIRONMENTAL EFFECTS

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).<sup>1</sup> The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific, focused mitigated negative declaration or environmental impact report. If no such impacts are identified, no additional environmental review shall be required for the project beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include construction of a six-story, residential building with ground floor retail. As discussed below in this checklist, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

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<sup>1</sup> San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

## CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have implemented or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State legislation amending CEQA to eliminate consideration of aesthetics and parking impacts for infill projects in transit priority areas, effective January 2014.
- State legislation amending CEQA and San Francisco Planning Commission resolution replacing level of service (LOS) analysis of automobile delay with vehicle miles traveled (VMT) analysis, effective March 2016 (see “CEQA Section 21099” heading below).
- San Francisco Bicycle Plan update adoption in June 2009, Better Streets Plan adoption in 2010, Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, and the Transportation Sustainability Program (see initial study Transportation section).
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses near Places of Entertainment effective June 2015 (see initial study Noise section).
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, amended December 2014 (Topic 6, Air Quality section).
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see Topic 9, Recreation section).
- Urban Water Management Plan adoption in 2011 and Sewer System Improvement Program process (see initial study Utilities and Service Systems section).
- Article 22A of the Health Code amendments effective August 2013 (see initial study Hazardous Materials section).

### **Aesthetics and Parking**

In accordance with CEQA Section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

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



The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA. Project elevation drawings are included in the project description.

### **Automobile Delay and Vehicle Miles Traveled**

In addition, CEQA Section 21099(b)(1) requires that the State Office of Planning and Research develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA.

In January 2016, the State Office published for public review and comment a [\*Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA\*](#)<sup>2</sup> recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted State Office recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as transit, walking, and bicycling.) Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist, including PEIR Mitigation Measures E-1: Traffic Signal Installation, E-2: Intelligent Traffic Management, E-3: Enhanced Funding, and E-4: Intelligent Traffic Management. Instead, a VMT analysis is provided in the Transportation section.

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<sup>2</sup> This document is available online at: [https://www.opr.ca.gov/s\\_sb743.php](https://www.opr.ca.gov/s_sb743.php).

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>1. LAND USE AND LAND USE PLANNING—Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that adoption of the rezoning and area plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The proposed project would not remove any existing PDR uses and would therefore not contribute to any impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. In addition, the project site was zoned Neighborhood Commercial (NC-3) prior to the rezoning of Eastern Neighborhoods, which did not encourage PDR uses and the rezoning of the project site did not contribute to the significant impact. The Eastern Neighborhoods PEIR determined that implementation of the area plans would not create any new physical barriers in the Eastern Neighborhoods because the rezoning and area plans do not provide for any new major roadways, such as freeways that would disrupt or divide the plan area or individual neighborhoods or subareas.

The Citywide Planning and Current Planning divisions of the planning department have determined that the proposed project is permitted in the Mission Neighborhood Commercial Transit District and is consistent with the bulk, height, density, and land uses as specified in the Mission Subarea of the Eastern Neighborhoods Area Plan.<sup>3,4</sup> The zoning district is meant to encourage higher density transit-oriented development with ground floor commercial uses and residential or office uses above. In addition, the zoning district calls for reduced parking requirements in acknowledgement of the area's good transit service. As a residential building with ground floor retail uses and no vehicle parking, the project is consistent with both the zoning designations and the General Plan. Because the proposed project is consistent with the development density established in the Eastern Neighborhoods Rezoning and Area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

<sup>3</sup> San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2100 Mission Street, 2009.0880E.

<sup>4</sup> San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 2100 Mission Street, May 21, 2010.



Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>2. POPULATION AND HOUSING –</b>				
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods area plans is to identify appropriate locations for housing in the City's industrially zoned land to meet the citywide demand for additional housing. The PEIR assessed how the rezoning actions would affect housing supply and location options for businesses in the Eastern Neighborhoods and compared these outcomes to what would otherwise be expected without the rezoning, assuming a continuation of development trends and ad hoc land use changes (such as allowing housing within industrial zones through conditional use authorization on a case-by-case basis, site-specific rezoning to permit housing, and other similar case-by-case approaches). The PEIR concluded that adoption of the rezoning and area plans: "would induce substantial growth and concentration of population in San Francisco." The PEIR states that the increase in population expected to occur as a result of the proposed rezoning and adoption of the area plans would not, in itself, result in adverse physical effects, and would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's transit first policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the area plan neighborhoods. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not directly result in significant adverse physical effects on the environment. However, the PEIR identified significant cumulative impacts on the physical environment that would result indirectly from growth afforded under the rezoning and area plans, including impacts on land use, transportation, air quality, and noise. The PEIR contains detailed analyses of these secondary effects under each of the relevant resource topics, and identifies mitigation measures to address significant impacts where feasible.

The PEIR determined that implementation of the rezoning and area plans would not have a significant impact from the direct displacement of existing residents, and that each of the rezoning options considered in the PEIR would result in less displacement as a result of unmet housing demand than would be expected under the No-Project scenario because the addition of new housing would provide some relief to housing market pressure without directly displacing existing residents. However, the PEIR also noted that residential displacement is not solely a function of housing supply, and that adoption of the rezoning and area plans could result in indirect, secondary effects on neighborhood character through gentrification that could displace some residents. The PEIR discloses that the rezoned districts could transition to higher-value housing, which could result in gentrification and displacement of lower-income

households, and states moreover that lower-income residents of the Eastern Neighborhoods, who also disproportionately live in crowded conditions and in rental units, are among the most vulnerable to displacement resulting from neighborhood change.

Pursuant to CEQA Guidelines 15131 and 15064(e), economic and social effects such as gentrification and displacement are only considered under CEQA where these effects would cause substantial adverse physical impacts on the environment. Only where economic or social effects have resulted in adverse physical changes in the environment, such as “blight” or “urban decay” have courts upheld environmental analysis that consider such effects. But without such a connection to an adverse physical change, consideration of social or economic impacts “shall not be considered a significant effect” per CEQA Guidelines 15382. While the Eastern Neighborhoods PEIR disclosed that adoption of the Eastern Neighborhoods Rezoning and Area Plans could contribute to gentrification and displacement, it did not determine that these potential socio-economic effects would result in significant adverse physical impacts on the environment.

The proposed project would not result in the displacement or elimination of any existing residential dwelling units. The proposed project would result in an increase of 29 dwelling units and about 3,000 sf of retail space in the Mission neighborhood of the Eastern Neighborhoods Plan, equating to about 65 residents.<sup>5</sup> Based on the Transportation Impact Analysis Guidelines for Environmental Review, October 2002, retail uses generate approximately one employee for every 350 gsf, which would result in about 9 employees. The proposed retail use, however, would be smaller than the existing 7,630 sf retail use which is estimated to have about 22 employees, resulting in a net loss of about 14 employees from the current project site. The displacement of this relatively small number of jobs from the project would not necessitate the construction of replacement housing.

These direct effects of the proposed project on population and housing would not result in new or substantially more severe significant impacts on the physical environment beyond those identified in the Eastern Neighborhoods PEIR. The project’s contribution to indirect effects on the physical environment attributable to population growth are evaluated in this initial study under land use, transportation and circulation, noise, air quality, greenhouse gas emissions, recreation, utilities and service systems, and public services.

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<sup>5</sup> Based on the average household size of 2.15 persons identified in the Eastern Neighborhoods PEIR



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>3. CULTURAL AND PALEONTOLOGICAL RESOURCES— Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

#### *2010 Department Response to Historic Resources Evaluation*

In 2010, Knapp Architects performed a historic resources evaluation of the proposed project and the subject property, and found that the existing one-story reinforced concrete building at 2100 Mission was constructed in 1963 for use as an auto service facility, replacing a one-story commercial building that had been constructed in 1910. The existing building was originally occupied by Four Wheel Brake Service (1963-2005) and is currently occupied by One \$ Store (2005-Present).<sup>6</sup> In its response to the evaluation,<sup>7</sup> the department noted that the subject property is located within the area documented in the “Inner Mission North Historic Resource Survey” (2004), which was endorsed by the Landmarks Preservation

<sup>6</sup> Knapp Architects, Historic Resource Evaluation, 2100 Mission Street, July 23, 2010.

<sup>7</sup> San Francisco Planning Department Historic Resource Evaluation Response, August 9, 2010.

Advisory Board. At the time of the survey, the subject property was not assessed because it was constructed in 1963 and was not yet 50 years old. The area surrounding the subject property was identified in the survey as two, overlapping, potential historic districts eligible for local listing, the Mission Reconstruction District and the Inner Mission Commercial Corridor District. The periods of significance for both potential districts was identified as 1906 to 1913. Based on age of construction as well as the previous survey, the subject building is considered a "Category C" (Not a Historical Resource) property as defined by CEQA.

*2017 Department Response to Historic Resources Evaluation*

Due to the adoption of the Eastern Neighborhoods Area Plan, the Inner Mission North Historic Resource Survey was further refined and studied by Department staff. In June 2011, the San Francisco Historic Preservation Commission adopted a revised "Inner Mission Historic Resource Survey" per Historic Preservation Commission Motion No. 0124. As part of this survey, the previous eligible historic districts were refined, and the survey found one eligible historic district in the vicinity of the project site, the "Mission Miracle Mile at 17<sup>th</sup> Street Historic District." This eligible historic district was found to be eligible for listing in the California Register of Historical Resources under California Register Criteria 1 and 3 for the period from 1906 to 1924 and circa 1925 to 1960. A map of the Miracle Mile is provided in the survey, and on it the project site is designated as a non-contributor to the district.

As a result of the new survey, the Department required an updated evaluation of the subject property in order to assess the project's compatibility with the Mission Miracle Mile at 17th Street Historic District. Thus, the Department required revisions to the project's previous Historic Resource Evaluation, which was revised by Knapp Architects on November 5, 2016. The Department prepared a second response to the revised evaluation in October 2017. The department determined the existing one-story commercial building at 2100 Mission Street is not a historic resource for the purposes of CEQA, and is not a contributor to the surrounding eligible historic district.<sup>8</sup> The existing building was constructed in 1963, after the district's period of significance, and does not appear to possess any historical merit to qualify it for individual listing in any local, state or national historical register. This determination is affirmed by the consultant report. The department concurs with most of the information contained within the provided consultant report.

In addition, department staff finds that the proposed project would not cause a significant adverse impact upon a historic resource (i.e., the surrounding historic district) such that the significance of the surrounding historic district would be materially impaired. The department finds that the new construction is consistent with the historic character of the surrounding eligible historic district, and provides compatible, yet differentiated, new construction within the district boundaries. The project reinforces the mixed-use character of this portion of Mission Street by providing a massing and form which relate to nearby contributing resources.

The proposed new construction draws from the material palette and fenestration pattern found within nearby historic buildings, and offers a ground floor that is consistent with the character of Mission Street.

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<sup>8</sup> San Francisco Planning Department Historic Resource Evaluation Response, October 23, 2017.



Overall, the proposed new construction is consistent with the district's mixed character and does not adversely affect the district character-defining features. Therefore, the proposed project would not cause a substantial adverse change in a historic resource, and would be consistent with the Secretary of the Interior's Standards for Rehabilitation.

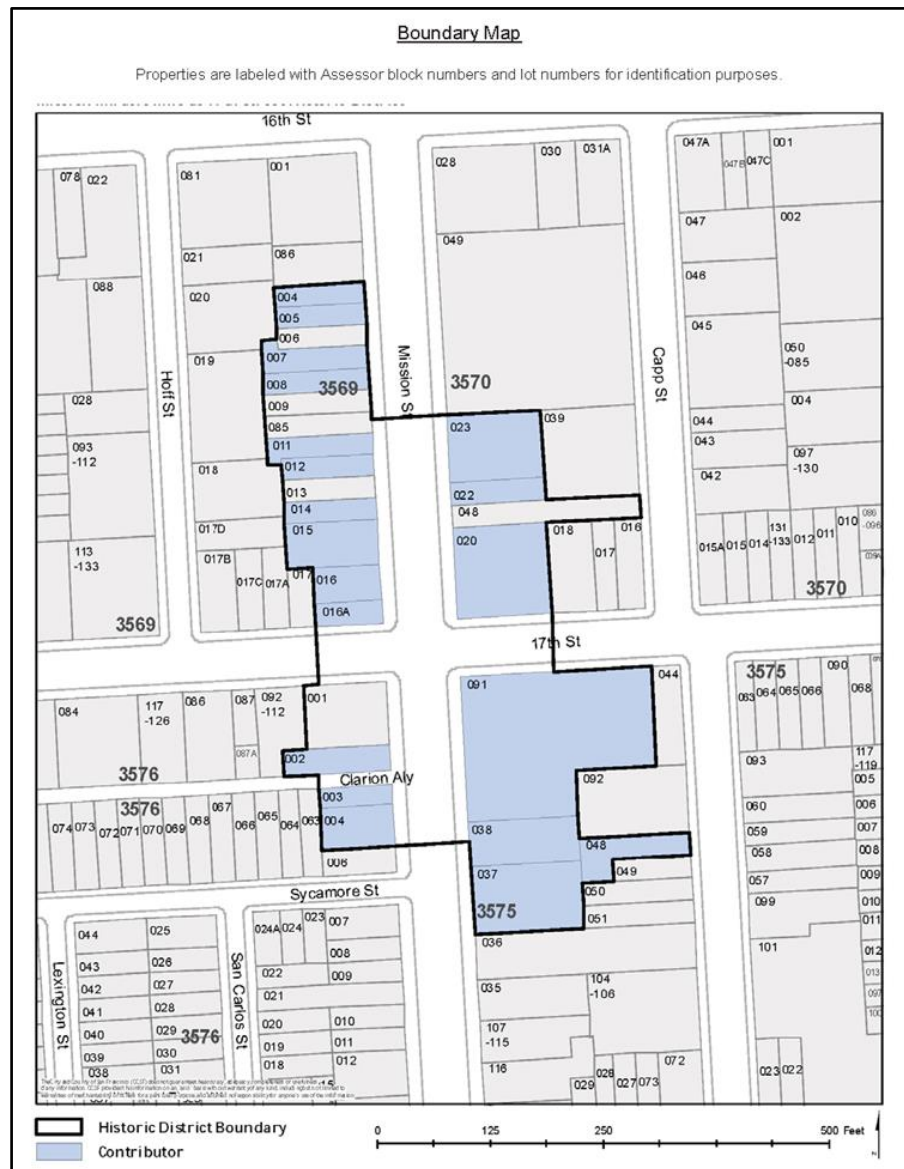


FIGURE 9. MISSION MIRACLE MILE HISTORIC DISTRICT

### Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to

properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The proposed project at 2100 Mission Street would demolish the existing mat foundation and disturb soil to a depth of approximately 6 inches, plus 3 feet of excavation for an 8-foot by 8-foot elevator pit in an area where no previous archeological studies have been prepared. In accordance with the Eastern Neighborhoods FEIR Mitigation Measure J-2, the Planning Department therefore conducted a Preliminary Archeological Review<sup>9</sup> of the proposed project and determined that it has a low potential to adversely affect archeological resources if Project Mitigation Measure 1 (Accidental Discovery) is implemented. This measure requires distribution of an "ALERT" sheet to the prime and all subcontractors prior to the start of any soils disturbing work within the project site. The "ALERT" sheet provides procedures to mitigate impacts to a potential archeological resource should one be unearthed during soils disturbing work (see Mitigation Measure 1 in the Mitigation Measures section below).

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>4. TRANSPORTATION AND CIRCULATION—Would the project:</b>				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>9</sup> San Francisco Planning Department, Environmental Planning Preliminary Archeological Review: 2100 Mission Street, July 9, 2010.

<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, or construction traffic. The PEIR states that in general, the analyses of pedestrian, bicycle, loading, emergency access, and construction transportation impacts are specific to individual development projects, and that project-specific analyses would need to be conducted for future development projects under the Eastern Neighborhoods Rezoning and Area Plans.

Accordingly, the planning department conducted project-level analysis of the pedestrian, bicycle, loading, and construction transportation impacts of the proposed project.<sup>10</sup> Based on this project-level review, the department determined that the proposed project would not have significant impacts that are peculiar to the project or the project site.

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on transit ridership, and identified seven transportation mitigation measures, which are described further below in the Transit sub-section. Even with mitigation, however, it was anticipated that the significant adverse cumulative impacts on transit lines could not be reduced to a less than significant level. Thus, these impacts were found to be significant and unavoidable.

As discussed above under “SB 743”, in response to state legislation that called for removing automobile delay from CEQA analysis, the Planning Commission adopted resolution 19579 replacing automobile delay with a VMT metric for analyzing transportation impacts of a project. Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist.

The Eastern Neighborhoods PEIR did not evaluate vehicle miles traveled. The VMT presented below evaluates the project’s transportation effects using the VMT metric.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Initial Study Checklist topic 4c is not applicable.

<sup>10</sup> A transportation study determination was made finding that no transportation study was required.



## Vehicle Miles Traveled (VMT) Analysis

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City have lower VMT ratios than other areas of the City. These areas of the City can be expressed geographically through transportation analysis zones. Transportation analysis zones are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would over-estimate VMT.<sup>11,12</sup>

For residential development, the existing regional average daily VMT per capita is 17.2.<sup>13</sup> For retail development, regional average daily retail VMT per employee is 14.9.<sup>14</sup> Average daily VMT for both land

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<sup>11</sup> To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

<sup>12</sup> San Francisco Planning Department, Executive Summary: Resolution Modifying Transportation Impact Analysis, Appendix F, Attachment A, March 3, 2016.

<sup>13</sup> Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

uses is projected to decrease in future 2040 cumulative conditions. Refer to Table 1: Daily Vehicle Miles Traveled, which includes the transportation analysis zone in which the project site is located, 205.

**Table 1 Daily Vehicle Miles Traveled**

<u>Land Use</u>	<u>Existing</u>			<u>Cumulative 2040</u>		
	<u>Bay Area Regional Average</u>	<u>Bay Area Regional Average minus 15%</u>	TAZ 205	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 205
Households (Residential)	17.2	14.6	5.1	16.1	13.7	8.7
Employment (Retail)	14.9	12.6	8.7	14.6	12.4	9.3

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a transportation analysis zone that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The State Office recommends that residential and retail, as well projects that are a mix of these uses, proposed within ½ mile of an existing major transit stop (as defined by CEQA Section 21064.3) or an

<sup>14</sup> Retail travel is not explicitly captured in SF-CHAMP, rather, there is a generic "Other" purpose which includes retail shopping, medical appointments, visiting friends or family, and all other non-work, non-school tours. The retail efficiency metric captures all of the "Other" purpose travel generated by Bay Area households. The denominator of employment (including retail; cultural, institutional, and educational; and medical employment; school enrollment, and number of households) represents the size, or attraction, of the zone for this type of "Other" purpose travel.

existing stop along a high quality transit corridor (as defined by CEQA 21155) would not result in a substantial increase in VMT. However, this presumption would not apply if the project would: have a floor area ratio of less than 0.75; (2) include more parking for use by residents, customers, or employees of the project than required or allowed, without a conditional use; or (3) is inconsistent with the applicable Sustainable Communities Strategy.<sup>15</sup> The proposed project site is on a Transit Preferential Street, i.e., Mission Street, and would not meet any of the disqualifying criteria, therefore, the proposed project would not cause substantial additional VMT and impacts would be less-than-significant impact.

### **Trip Generation**

The proposed mixed-use project would include 29 residential units and approximately 3,000 square feet of ground floor commercial space. No vehicle parking would be provided. The project would provide 29 class one bicycle parking spaces on site, and six class-two bicycle parking spaces on 17th Street.

Localized trip generation of the proposed project was calculated using a trip-based analysis and information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* developed by the San Francisco Planning Department.<sup>16</sup> The proposed project would generate an estimated 708 person trips (inbound and outbound) on a weekday daily basis, consisting of 368 person trips by auto, 187 transit trips, 121 walk trips and 32 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 43 person trips and 25 vehicle trips based on occupancy data for this Census Tract, 22 transit trips, 4 walk trips and 4 trips by other modes.

### **Transit**

Mitigation Measures E-5 through E-11 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding transit and complete streets. In addition, San Francisco Board of Supervisors approved amendments to the San Francisco Planning Code, referred to as the Transportation Sustainability Fee (Ordinance 200-154, effective December 25, 2015).<sup>17</sup> The fee updated, expanded, and replaced the prior Transit Impact Development Fee, which is in compliance with portions of Mitigation Measure E-5: Enhanced Transit Funding. The proposed project would be subject to the fee. The City is also currently conducting outreach regarding Mitigation Measures E-5: Enhanced Transit Funding and Mitigation Measure E-11: Transportation Demand Management. Both the Transportation Sustainability Fee and the transportation demand management efforts are part of the Transportation Sustainability Program.<sup>18</sup> In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements and Mitigation Measure E-10: Transit

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<sup>15</sup> A project is considered to be inconsistent with the Sustainable Communities Strategy if development is located outside of areas contemplated for development in the Sustainable Communities Strategy.

<sup>16</sup> San Francisco Planning Department, Transportation Calculations for 2100 Mission Street.

<sup>17</sup> Two additional files were created at the Board of Supervisors for TSF regarding hospitals and health services, grandfathering, and additional fees for larger projects: see Board file nos. 151121 and 151257.

<sup>18</sup> <http://tsp.sfplanning.org>



Enhancement, the SFMTA is implementing the Transit Effectiveness Project (now called Muni Forward), which was approved by the SFMTA Board of Directors in March 2014. Muni Forward includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16<sup>th</sup> Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes with the Eastern Neighborhoods Plan area; for instance the implemented new Route 55 on 16<sup>th</sup> Street.

Mitigation Measure E-7 also identifies implementing recommendations of the Bicycle Plan and Better Streets Plan. As part of the San Francisco Bicycle Plan, adopted in 2009, a series of minor, near-term, and long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The San Francisco Better Streets Plan, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The Better Streets Plan requirements were codified in Section 138.1 of the Planning Code and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, dependent on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is located within a quarter mile of several local transit lines including Muni lines 14-Mission, 22-Fillmore, 12-Folsom and 33-Ashbury lines. The proposed project would be expected to generate 187 daily transit trips, including 28 during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 28 p.m. peak hour transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines.<sup>19</sup> Of those lines, the project site is located within a quarter-mile of Muni lines 14-Mission, 22-Fillmore, 12-Folsom and 33-Ashbury. The proposed project would not contribute considerably to these conditions as its minor contribution of 26 p.m. peak hour transit trips would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project would also not contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts.

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<sup>19</sup> 9-San Bruno, 22-Fillmore, 26-Valencia, 27-Bryant, 33-Stanyan. 48-Quintara, 49-Van Ness-Mission.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transportation and circulation and would not contribute considerably to cumulative transportation and circulation impacts that were identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>5. NOISE— Would the project:</b>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that implementation of the Eastern Neighborhoods Area Plans and Rezoning would result in significant noise impacts during construction activities as well as conflicts between noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. The Eastern Neighborhoods PEIR also determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant. The Eastern Neighborhoods PEIR identified six noise mitigation measures, three of which may be applicable to subsequent

development projects.<sup>20</sup> These mitigation measures would reduce noise impacts from construction and noisy land uses to less-than-significant levels.

### Construction Noise

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). The geotechnical report prepared for the proposed project provides recommendations for the use and installation of various types of foundations (spread footings, mat, drilled piers, etc.). None of these foundation types would involve the use of pile-driving and Eastern Neighborhoods PEIR Mitigation Measure F-1 would not apply. Construction of the proposed project would result in temporary elevated noise levels at adjacent residences. Project construction phases are expected to include demolition, excavation, shoring, landscaping and sidewalk improvements. In addition, project building construction would include structural framing, exterior finishes, interior framing, and interior finishes. The noisiest of these activities is typically excavation and grading, when heavy machinery would be in use. The project sponsor has therefore agreed to implement Eastern Neighborhoods PEIR Mitigation Measure F-2 as Project Mitigation Measure 2, as provided under the Mitigation Measures Section below. Compliance with this mitigation measure would result in a less-than-significant impact with regard to construction noise.

In addition, all construction activities for the proposed project (approximately 15 months) would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires construction work to be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of Public Works (PW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of PW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 15 months, occupants of the nearby properties could be disturbed by construction noise.

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<sup>20</sup> Eastern Neighborhoods PEIR Mitigation Measures F-3, F-4, and F-6 address the siting of sensitive land uses in noisy environments. In a decision issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents except where a project or its residents may exacerbate existing environmental hazards (*California Building Industry Association v. Bay Area Air Quality Management District*, December 17, 2015, Case No. S213478. Available at: <http://www.courts.ca.gov/opinions/documents/S213478.PDF>).



Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the Noise Ordinance and Eastern Neighborhoods PEIR Mitigation Measure F-2, which would reduce construction noise impacts to a less-than-significant level.

### **Operational Noise**

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity. The proposed project does not include such noise-generating uses and Mitigation Measure F-5 is not applicable to the project.

The proposed project would be subject to the following interior noise standards, which are described for informational purposes. The California Building Standards Code (Title 24) establishes uniform noise insulation standards. The Title 24 acoustical requirement for residential structures is incorporated into Section 1207 of the San Francisco Building Code and requires these structures be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. In compliance with Title 24, DBI would review the final building plans to ensure that the building wall, floor/ceiling, and window assemblies meet Title 24 acoustical requirements. If determined necessary by DBI, a detailed acoustical analysis of the exterior wall and window assemblies may be required.

The *Eastern Neighborhoods PEIR* determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant, and thus would not exacerbate the existing noise environment. Therefore, Eastern Neighborhoods Mitigation Measures F-3, F-4, and F-6 are not applicable. Nonetheless, for all noise sensitive uses, the general requirements for adequate interior noise levels of Mitigation Measures F-3 and F-4 are met by compliance with the acoustical standards required under the California Building Standards Code (California Code of Regulations Title 24).

Additionally, the proposed project would be subject to the Noise Regulations Relating to Residential Uses Near Places of Entertainment (Ordinance 70-15, effective June 19, 2015). The intent of these regulations is to address noise conflicts between residential uses in noise critical areas, such as in proximity to highways and other high-volume roadways, railroads, rapid transit lines, airports, nighttime entertainment venues or industrial areas. In accordance with the adopted regulations, residential structures to be located where the day-night average sound level or community noise equivalent level exceeds 60 decibels shall require an acoustical analysis with the application of a building permit showing that the proposed design would limit exterior noise to 45 decibels in any habitable room.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topics 12e and f from the CEQA Guidelines, Appendix G are not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>6. AIR QUALITY—Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses<sup>21</sup> as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the Bay Area 2005 Ozone Strategy, the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.<sup>22</sup>

### Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco

<sup>21</sup> The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

<sup>22</sup> The Eastern Neighborhoods PEIR also includes Mitigation Measure G-2, which has been superseded by Health Code Article 38, as discussed below, and is no longer applicable.

Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping and other measures.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is no longer applicable to the proposed project.

### **Criteria Air Pollutants**

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that “Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD’s quantitative thresholds for individual projects.”<sup>23</sup> The BAAQMD’s *CEQA Air Quality Guidelines* provide screening criteria<sup>24</sup> for determining whether a project’s criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria as the project’s 29-unit residential building would be well below the 451 dwelling unit screening criteria for operational air pollutants and the 240 dwelling unit criteria for construction-related air pollutants. Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

### **Health Risk**

Since certification of the PEIR, San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, amended December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. An Air Pollutant Exposure Zone, as defined in Article 38, is an area that, based on modeling of all known air pollutant

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<sup>23</sup> San Francisco Planning Department, Eastern Neighborhood’s Rezoning and Area Plans Final Environmental Impact Report. See page 346. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>. Accessed June 4, 2014.

<sup>24</sup> Bay Area Air Quality Management District, CEQA Air Quality Guidelines, updated May 2011. See pp. 3-2 to 3-3.



sources, exceeds health protective standards for cumulative PM<sub>2.5</sub> concentration and cumulative excess cancer risk, and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

### Construction

The project site is not located within an identified Air Pollutant Exposure Zone. Therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project.

### Siting New Sources

The proposed project would not be expected to generate 100 trucks per day or 40 refrigerated trucks per day. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-3 is not applicable. In addition, the proposed project would not include any sources that would emit DPM or other TACs. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-4 is not applicable and impacts related to siting new sources of pollutants would be less than significant.

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts that were not identified in the PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>7. GREENHOUSE GAS EMISSIONS—</b>				
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the Mission Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO<sub>2</sub>E<sup>25</sup> per

<sup>25</sup> CO<sub>2</sub>E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

service population,<sup>26</sup> respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a proposed project's GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project's GHG impact is less than significant. San Francisco's *Strategies to Address Greenhouse Gas Emissions*<sup>27</sup> presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,<sup>28</sup> exceeding the year 2020 reduction goals outlined in the BAAQMD's *2010 Clean Air Plan*,<sup>29</sup> Executive Order S-3-05<sup>30</sup>, and Assembly Bill 32 (also known as the Global Warming Solutions Act).<sup>31,32</sup> In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05<sup>33</sup> and B-30-15.<sup>34,35</sup> Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would increase the intensity of use of the site by adding 29 residential units. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of

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<sup>26</sup> Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

<sup>27</sup> San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at [http://sfmea.sfplanning.org/GHG\\_Reduction\\_Strategy.pdf](http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf), accessed March 3, 2016.

<sup>28</sup> ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

<sup>29</sup> Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed March 3, 2016.

<sup>30</sup> Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed March 3, 2016.

<sup>31</sup> California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at [http://www.leginfo.ca.gov/pub/05-06/bill\\_asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill_asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf), accessed March 3, 2016.

<sup>32</sup> Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

<sup>33</sup> Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO<sub>2</sub>E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO<sub>2</sub>E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO<sub>2</sub>E).

<sup>34</sup> Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed March 3, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

<sup>35</sup> San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

increased vehicle trips (mobile sources) and residential operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, waste disposal, wood burning, and use of refrigerants.

Compliance with the City's Commuter Benefits Program, Emergency Ride Home Program, transportation management programs, Transportation Sustainability Fee, Jobs-Housing Linkage Program, bicycle parking requirements, low-emission car parking requirements, and car sharing requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would be required to comply with the energy efficiency requirements of the City's Green Building Code, Stormwater Management Ordinance, Water Conservation and Irrigation ordinances, and Energy Conservation Ordinance, which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions. Additionally, the project would be required to meet the renewable energy criteria of the Green Building Code, further reducing the project's energy-related GHG emissions.

The proposed project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy<sup>36</sup> and reducing the energy required to produce new materials.

Compliance with the City's Street Tree Planting requirements would serve to increase carbon sequestration. Other regulations, including those limiting refrigerant emissions and the Wood Burning Fireplace Ordinance would reduce emissions of GHGs and black carbon, respectively. Regulations requiring low-emitting finishes would reduce volatile organic compounds (VOCs).<sup>37</sup> Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.<sup>38</sup>

Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations. Furthermore, the proposed project is within the scope of the development evaluated in the PEIR and would not result in impacts associated with GHG emissions

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<sup>36</sup> Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

<sup>37</sup> While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

<sup>38</sup> San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 2100 Mission Street, January 22, 2016.



beyond those disclosed in the PEIR. For the above reasons, the proposed project would not result in significant GHG emissions that were not identified in the Eastern Neighborhoods and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>8. WIND AND SHADOW—Would the project:</b>				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Wind

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Although the proposed 65-foot-tall building would be taller than the immediately adjacent buildings, it would be similar in height to existing buildings in the surrounding area. For the above reasons, the proposed project is not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

### Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposals could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would construct a 65-foot-tall building. Therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to

cast new shadow on nearby parks.<sup>39</sup> Based on the preliminary shadow fan prepared by the Department, the proposed project would not cast new shadow on nearby parks subject to Planning Code Section 295, or schools in the project vicinity

The proposed project would also shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>9. RECREATION—Would the project:</b>				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR. However, the PEIR identified Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities. This improvement measure calls for the City to implement funding mechanisms for an ongoing program to repair, upgrade and adequately maintain park and recreation facilities to ensure the safety of users.

As part of the Eastern Neighborhoods adoption, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond

<sup>39</sup> Cite preliminary shadow analysis.

providing the Recreation and Parks Department an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element of the General Plan was adopted in April 2014. The amended open space element provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended open space element identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where new open spaces and open space connections should be built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. Two of these open spaces, Daggett Park and at 17<sup>th</sup> and Folsom, are both set to open in 2017. In addition, the amended open space element identifies the role of both the Better Streets Plan (refer to “Transportation” section for description) and the Green Connections Network in open space and recreation. Green Connections are special streets and paths that connect people to parks, open spaces, and the waterfront, while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

Furthermore, the Planning Code requires a specified amount of new usable open space (either private or common) for each new residential unit. Some developments are also required to provide privately owned, publicly accessible open spaces. The Planning Code open space requirements would help offset some of the additional open space needs generated by increased residential population to the project area.

As the proposed project would not degrade recreational facilities and is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>10. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since certification of the PEIR, the San Francisco Public Utilities Commission adopted the 2010 Urban Water Management Plan in June 2011. The management plan update includes city-wide demand projections to the year 2035, compares available water supplies to meet demand and presents water demand management measures to reduce long-term water demand. Additionally, the management plan update includes a discussion of the conservation requirement set forth in Senate Bill 7 passed in November 2009 mandating a statewide 20% reduction in per capita water use by 2020. The management plan includes a quantification of the utilities commission water use reduction targets and plan for meeting these objectives. The management plan projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the utilities commission is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>11. PUBLIC SERVICES – Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a substantial adverse physical impacts associated with the provision of or need for new or physically altered public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, the project would not result in new or substantially more severe impacts on the physical environment associated with the provision of public services beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>12. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
d) Interfere substantially with the movement of 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site is located within Mission Plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project would not result in significant impacts to biological resources not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>13. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A geotechnical investigation was prepared for the proposed project.<sup>40</sup> The geotechnical study found that the project site is not crossed by an active fault and is not within an Alquist-Priolo Earthquake Fault Zone or an area subject to land sliding as identified and mapped by the California Division of Mines and Geology (CDMG) for the City and County of San Francisco; however, the site is within an area mapped by CDMG as a liquefaction zone. Based on dense clayey sand deposits encountered in soil borings at the site, the geotechnical study found the site to have a relatively low potential for liquefaction. The study provides recommendations for excavation, seismic design, foundations, retaining walls, and site drainage based on the site conditions and the proposed structure. These findings, with the recommendations, indicate the project could be built to conform to Building Code requirements.

The project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the project-specific geotechnical report during its review of the building permit for the project. In addition, DBI may require additional site specific soils report(s) through the building permit application process, as needed. The DBI requirement for a geotechnical

<sup>40</sup> Earth Mechanics Consulting Engineers, Geotechnical Investigation Report, Planned Development at 2100 Mission Street, September 22, 2009.

report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils, seismic or other geological hazards.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

<b>Topics:</b>	<b><i>Significant Impact Peculiar to Project or Project Site</i></b>	<b><i>Significant Impact not Identified in PEIR</i></b>	<b><i>Significant Impact due to Substantial New Information</i></b>	<b><i>No Significant Impact not Previously Identified in PEIR</i></b>
<b>14. HYDROLOGY AND WATER QUALITY—Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The existing 6,370 sf project site is entirely covered by impervious surfaces (the existing building). The proposed building would cover 75% of the existing lot, and provide 1,562 sf of rear yard open space in the remaining area. As a result, the proposed project would not increase stormwater runoff.

Therefore, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<b>Topics:</b>	<b>Significant Impact Peculiar to Project or Project Site</b>	<b>Significant Impact not Identified in PEIR</b>	<b>Significant Impact due to Substantial New Information</b>	<b>No Significant Impact not Previously Identified in PEIR</b>
<b>15. HAZARDS AND HAZARDOUS MATERIALS—Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project's rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

### **Hazardous Building Materials**

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce effects to a less-than-significant level. Because the proposed development includes demolition of an existing building, Mitigation Measure L-1 would apply to the proposed project. See full text of Mitigation Measure L-1 in the Mitigation Measures Section below.

### **Soil and Groundwater Contamination**

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the City where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with industrial uses or underground storage tanks, sites with historic bay fill, and sites in close proximity to freeways or underground storage tanks. The over-arching goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal, and when necessary, mitigation of contaminated soils that are encountered in the building construction process. Projects that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater within Eastern Neighborhoods Plan area are subject to this ordinance.

The proposed project would disturb more than 50 cubic yards of soil on the former site of an automobile repair facility. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved mitigation plan prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH. In addition, the sponsor has submitted a Phase I ESA,<sup>41</sup> Subsurface Investigation Report, Site Mitigation Plan, and Subsurface Investigation and Hoist Removal Report to assess the potential for site contamination.<sup>42</sup> Five automotive hoists were removed from the site, along with associated fluid reservoirs and piping. Confirmatory soil samples were analyzed for petroleum hydrocarbons as diesel and motor oil, PCBs, and metals; all reported concentrations were below San Francisco Regional Water Quality Control Board Environmental Screening Levels. Based on indications that an underground storage tank may have been located beneath the sidewalk in the past, soil samples were also collected beneath the sidewalk to investigate the potential presence of contamination. The soil samples did not contain petroleum hydrocarbons or volatile organic compounds, and all metals concentrations were below screening levels. The DPH has indicated that no further site investigation or remediation work is required at this time, but that the project sponsor should submit for DPH review a contingency plan that describes procedures for controlling, containing, remediating, testing, and disposing of any unexpected contaminated soil, water or other material and a site-specific health and safety plan prior to project excavation and grading activities.

The proposed project would be required to remediate potential soil and/or groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

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<sup>41</sup> Environmental Site Assessment, 2100 Mission Street, San Francisco, California 94110, Allwest Project 29079.20, September 21, 2009.

<sup>42</sup> San Francisco Department of Public Health, Environmental Health Division, Review of Site Investigation and Hoist Removal Report, Letter to Harrigan Weidenmuller Company dated October 10, 2012.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>16. MINERAL AND ENERGY RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>17. AGRICULTURE AND FOREST RESOURCES: – Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

## MITIGATION MEASURES

### Project Mitigation Measure 1 - Archeology (Accidental Discovery) – Archeological Resources (Eastern Neighborhoods PEIR Mitigation Measure J-2)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

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

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is

of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; 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.

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.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD 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 Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

## **Project Mitigation Measure 2 - Construction Noise (Eastern Neighborhoods PEIR Mitigation Measure F-2)**

The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;

- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

**Project Mitigation Measure 3 - Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)**

In order to minimize impacts to public and construction worker health and safety during demolition of the existing structure, the sponsor shall ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any florescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.



EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<b>MITIGATION MEASURES</b> <b>Project Mitigation Measure 1 - Archeology (Accidental Discovery) – Archeological Resources (Eastern Neighborhoods PEIR Mitigation Measure J-2)</b>	Project sponsor, contractor, and Environmental Review Officer (ERO).	Prior to and during construction activities.	Project sponsor and contractor.	Considered complete upon end of excavation/soil disturbance and submission of FARR
<p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, 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.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological</p>				

## EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<p>consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological 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> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD 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</p>				
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**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM**

Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.				
<b>Project Mitigation Measure 2 - Construction Noise (Eastern Neighborhoods PEIR Mitigation Measure F-2)</b>	Project sponsor, contractor, and Environmental Review Officer (ERO).	Prior to construction activities.	Project sponsor and contractor.	Considered complete upon submission of site-specific noise attenuation plan to DBI.
<p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> <li>• Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;</li> <li>• Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;</li> <li>• Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;</li> <li>• Monitor the effectiveness of noise attenuation measures by taking noise measurements; and</li> <li>• Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of</li> </ul>				



EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

a problem, with telephone numbers listed.				
<b>Project Mitigation Measure 3 - Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</b>	Project sponsor, contractor, and Environmental Review Officer (ERO).	Before and during demolition activities.	Project sponsor and contractor.	Considered complete upon demolition, disposal, and adherence to measure.
In order to minimize impacts to public and construction worker health and safety during demolition of the existing structure, the sponsor shall ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any florescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.				