



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Downtown Project Authorization, General Plan Referral

HEARING DATE: AUGUST 14, 2014

Date: August 1, 2014
Case No.: **2013.0154EKRUVX**
Project Name: **MOSCONE CENTER EXPANSION PROJECT**
Project Address: 747 HOWARD STREET
Zoning: C-3-S (Downtown Support)
340-I Height and Bulk District
Block/Lot: 3734/091; 3723/115
Applicant: John Noguchi
Director of Convention Facilities Department
City and County of San Francisco
747 Howard Street, 5th Floor
San Francisco, CA 94103
Staff Contact: Elizabeth Watty – (415) 558-6620
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Recommendation: Approve with conditions

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PROJECT DESCRIPTION

The proposed Moscone Center Expansion Project would increase the size of the convention center facility by about 22.33 percent, from approximately 945,200 gsf to 1,156,300 gsf, and through renovation and repurposing of the existing facility, the Project would result in an approximately 42 percent increase in functional space. The Project is focused primarily on Moscone North and South, and no changes are proposed at Moscone West. Improvements to the Moscone North and South building would occur both below grade and above grade.

The Moscone Center Expansion Project is being undertaken jointly between the Moscone Expansion District (MED), managed by the San Francisco Tourism Improvement District (SFTID) Management Corporation, and the City. Construction is expected to commence in December 2014 and last approximately 44 months.

The Moscone Center Expansion Project includes the following key components:

- **Maximize Contiguous Exhibition Space.** A primary goal of the Expansion Project is to maximize contiguous exhibition space below grade. Additional contiguous exhibition space would be created by excavating in one location under Howard Street and repurposing below-grade spaces between the existing North and South exhibition halls. Currently, the largest contiguous exhibition space is located at Moscone South, at 260,000 sf. The proposed project would create a total of approximately 515,000 sf of contiguous exhibition space below ground.

- **Moscone South & Esplanade Ballroom Expansion.** The proposed above-grade Moscone South improvements would consist of two elements: the Moscone Esplanade Ballroom Expansion and the Moscone South Expansion; the South Expansion and Esplanade Expansion would function and appear as one building. Above grade, Moscone South and the Esplanade functional space would expand by a combined 277 percent, from approximately 71,100 square feet to approximately 267,700 square feet. The completed building would be approximately 96 feet in height above Howard Street, but would include setbacks to break-up the perceived massing at the street. An additional 70-foot setback would be provided along the southwest side of the building in order to reduce the relative height of the southern wall relative to the Children's Garden, from approximately 82 feet to approximately 57 feet. The setbacks would be used as programmable rooftop terraces for the Convention Center.
- **Moscone North Expansion.** The Project includes minimal above-grade expansion of the Moscone North building. The Moscone North expansion is primarily an expansion to the existing lobby, with a two-story vertical circulation lobby at the east, providing access to meetings rooms located in Moscone South, via the proposed bridge over Howard Street. The remainder of the roof of the Moscone North expansion would be a new public terrace, adding 8,000 square feet of new public open space and access to Yerba Buena Gardens through the Sisters' Cities Gardens.
- **Pedestrian Bridges.** Two pedestrian bridges would connect the proposed expansions between Moscone North and South above Howard Street, framing-in the main public arrival space at grade between the two buildings. The eastern bridge would be partially enclosed (naturally ventilated) to provide enhanced internal circulation for Moscone convention attendees, while the western bridge would remain an uncovered public walkway intended for use by pedestrians moving between the two Yerba Buena blocks located north and south of Howard Street. This public walkway would replace the existing circuitous pedestrian bridge located north of the existing Carousel for an improved circulation. The replacement western bridge be an expansion of the public open spaces, and would touch down in the Children's Garden directly across from the existing amphitheater, leaving an area between the bridge and the western façade of Moscone South for planting. The ramp location on the south side of Howard Street has been reconfigured to create more open space at the Carousel level for public programming.
- **Public Realm/Open Space Enhancements.** The Project includes significant public realm improvements throughout and adjacent to the Site. Howard Street would be improved to include a reconfigured bus pick-up and drop-off facilities to reduce pedestrian and vehicular conflicts. Similarly, Third Street would be improved through the relocation of the off-street loading access south, allowing for widened sidewalks and to minimize pedestrian and vehicular conflicts. A new paseo would be created behind the Moscone South Building to help break-up the length of the Third Street block, to activate the south block of Moscone, and to increase the access points to various activities located within the interior of the lot. The Project would also create a new public open space in the form of an elevated terrace above Moscone North, which connects directly to existing public open space that is occupied by restaurants at Yerba Buena Gardens.
- **Yerba Buena Children's Garden Improvements.** The Project includes improvements to the Children's Garden south of Howard Street, including a new plaza located between the children's carousel and the proposed western pedestrian bridge, a tot lot with play equipment for children

under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing improved views points throughout the garden, reconfiguration of the existing lawn, additional restrooms and garden storage, an enlarged café and a public plaza alongside the Esplanade Ballroom.

SITE DESCRIPTION AND PRESENT USE

The Moscone Center North and South Halls are located on Howard Street between Third and Fourth Streets in the South of Market and Yerba Buena Gardens neighborhoods. The Convention Center also includes the Moscone West exhibition hall, which is located across Fourth Street, north of Howard Street; however, the Project does not include any changes to Moscone West. The Project Site spans portions of parcels on both sides of Howard Street, between Third and Fourth Streets (Block 3734, Lot 091; Block 3723, Lot 115). The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north. The Project Site is generally flat along Howard Street. However, other than the Moscone South Lobby building and Esplanade Ballroom entries on Howard Street, the majority of developed buildings and public open spaces sit atop the roof of the below-grade Moscone South Exhibition Halls A, B & C. That roof is approximately 12 feet above Howard Street. A pedestrian bridge over Howard Street connects the two blocks.

In combination, the total footprint of the Project Site is approximately 827,500 square feet below grade, and approximately 131,400 square feet above grade. All of the function space at Moscone North and South is under ground, with the exception of the street-level North and South lobbies and the Esplanade Ballroom, located at grade along the Third Street frontage of Moscone South.

Currently, two bus loading plazas front the south side of Moscone North and the north side of Moscone South on Howard Street, creating a separation of approximately 250 feet between the two lobby door entries. The north bus loading plaza is approximately 180 feet in length, three lanes wide, and is able to accommodate up to 7 buses. The south bus loading plaza is approximately 275 feet in length, three lanes wide, and also is able to accommodate up to 7 buses.

Truck access to the Project Site is provided via a one-way ramp located mid-way along Third Street between Howard and Folsom Streets. Eighteen loading spaces are located at the lower level. Trucks exit the Project Site via a one-way ramp located mid-way along Fourth Street between Howard and Folsom.

Moscone Center—including Moscone North, South, and West—is the largest convention, exhibition, and meeting facility in San Francisco, hosting about 90 to 100 events during a typical year. It is owned by the City and County of San Francisco. Some of the large events that have taken place at Moscone Center include Oracle OpenWorld, American Bar Association's annual meeting, the Game Developers Conference, the Apple Worldwide Developers Conference, Google I/O, and JavaOne. Moscone Center also hosted the Democratic National Convention in 1984. Most events take place over 2 to 5 days and attract an average of 6,426 attendees per event-day. The two annual events that attract the greatest number of attendees are Oracle Open World and Salesforce, both of which take place annually in October to November. These each attract up to 45,000 attendees.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The C-3-S District includes Yerba Buena Gardens, hotels, museums and cultural facilities, housing, retail, and offices arranged around public gardens and plazas. The Central Subway's new Moscone Station is under construction and located west of the Project Site.

The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north.

In addition to Moscone North, the project block north of Howard Street shares Lot 115 with other buildings and uses above grade, including the large Yerba Buena Garden (a public park that contains the Sister Cities Garden, the Martin Luther King, Jr. Memorial, and various art installations), the Yerba Buena Center for the Arts Galleries and Forum building, and the Yerba Buena Center for the Arts Theater. The Metreon—a 4-story, 115-foot-tall retail center housing shops, restaurants, and movie theater—is adjacent to the site to the northwest.

In addition to the Moscone Center, the project block south of Howard Street shares Lot 91 with a variety of other buildings and uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, and the restored 1905 Carousel.

Nearby buildings range in height from a few stories to 40 stories. Across Mission Street to the north are the Contemporary Jewish Museum and St. Patrick's Church, both of which are only a few stories tall. That block also includes the 39 story Marriott Marquis Hotel and the 40-story (398 feet) Four Seasons Hotel and Residences, which together provide a dense concentration of hotel and residential uses. Buildings between 5 and 20 stories front Market Street.

To the east of Moscone North, across Third Street, is the 42-story St. Regis Hotel and Residences, the five-story San Francisco Museum of Modern Art (SFMOMA) and 8-story SFMOMA parking garage, the 29-story (315 feet) W hotel, and the 26-story Pacific Telephone and Telegraph Building. Farther south, on Third Street between Howard and Folsom Streets, is Convention Plaza, which comprises a 12-story office building and the 4-story Moscone garage.

South of the Project Site, across Folsom Street, are a nine-story senior housing building (which includes an adult day health center), a 12-story residential building, and an 8-story senior housing building in the interior of the block, all of which are relatively dense residential uses. Also south of the Project Site is a five-story commercial building. The block south of Howard Street contains low-rise buildings housing uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, and the restored 1905 Carousel.

To the west of Moscone South are an eight-story senior housing building and two-story commercial building that has been approved to accommodate a 12-story hotel. Farther north, on Fourth Street between Howard and Mission Streets, is the 3-story Moscone West building, as well as the 5-story San Francisco Metropolitan Transportation Agency 5th and Mission Parking Garage.

Market Street, a major east-west roadway in downtown San Francisco, is located two blocks north of the Project Site. Union Square is located approximately three-quarters of a mile to the north, and the Civic Center is located about 1 mile to the west (north of Market Street).

ENVIRONMENTAL REVIEW

On October 02, 2013, the Department published a Draft Environmental Impact Report (“DEIR”) for the Moscone Center Expansion Project for public review (Case No. 2013.0154E). The DEIR was available for public comment until November 18, 2013. On November 07, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On April 30, 2014, the Department published a Comments and Responses document, responding to comments made regarding the DEIR for the Project.

On August 14, 2014, the Commission will be asked to certify as adequate, accurate and complete the FEIR for the Moscone Center Expansion Project. Certification of the FEIR must occur prior to action on the Project’s entitlements.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	N/A	N/A	July 23, 2014	22 days
Posted Notice	20 days	July 25, 2014	July 25, 2014	20 days
Mailed Notice	10 days	August 04, 2014	July 25, 2014	20 days

PUBLIC COMMENT

The Department has heard from 270 people or organizations in support of the Project, and from one person in opposition to the Project.

ISSUES AND OTHER CONSIDERATIONS

There were several questions raised during the informational presentation on the Moscone Center Expansion Project on July 17, 2014. Below are responses to several of those questions:

- **Pedestrian Safety Plan:** Although Moscone Convention Center does not have a specific Pedestrian Safety Plan, they have prepared a traffic management program, as described in the EIR. This program includes requirements for additional parking control officers along Howard Street during at large events.
- **Public Open Space Funding:** The public open space improvements included as part of the Project include the Children’s Garden with a new “tot lot”, the allée of trees and the paseo, the western pedestrian bridge, the west plaza and the elevated terrace above Moscone North, which connects to the existing terrace-level restaurants. All of these public open space improvements will be funded and built as part of this project.
- **Green Wall facing Children’s Garden:** The intent of the planted green wall is to soften the face of the new South Building facing the Children’s Garden, creating a lush, landscaped feature that adds to the experience of the Children’s Garden users. The wall itself will consist of a light metal framework supporting a metal screen, set away from the cement plaster building face an

appropriate distance to accommodate planting on the metal screen. The project sponsor will accept input from the Garden user groups to help determine the specific type of planting for the green wall.

- **Bicycle Circulation on Howard Street:** Bicycle circulation conditions on Howard Street will not be significantly affected or worsened from the current condition as part of this Project. The current bike lane runs along the north side of Howard Street, and currently buses must cross the bike lane to access the bus drop-off area at Moscone North. The proposed Project maintains the existing bike lane on the north side of Howard Street, and also maintains bus drop-offs at Moscone North. There is no substantial change to the current condition.
- **Other Public Realm Improvements:** Although not part of the Moscone Center Expansion Project, DPW and MTA have agreed to fund an expansion of Fourth Street's east sidewalk between Market and Howard streets by five to seven feet, resulting in sidewalk widths of between 15 and 25 feet. This work is contingent upon the certification of the Central SoMa Plan EIR and approval of the Central SoMa Plan.

REQUIRED COMMISSION ACTION

In order for the Moscone Center Expansion Project to proceed, the Commission must (a) Certify the FEIR; (b) adopt CEQA Findings; (c) approve the Determination of Compliance pursuant to Planning Code Section 309 with exceptions from the ground-level wind current requirements in C-3 Districts (Section 148) and from the access to off-street loading requirement (Section 155(r)(4)); and (d) adopt findings relating to the Project's consistency with the General Plan and the Priority Policies of Planning Code Section 101.1 as part of the General Plan Referral.

BASIS FOR RECOMMENDATION

- The Project will make the City's convention center more competitive with other convention centers in the nation. It is currently the 25th largest convention center in the nation, and after the expansion, it would become the 17th largest convention center.
- The Project is expected to generate 3,400 construction and 3,500 permanent jobs within the City.
- The Project is expected to capture \$734 in future economic impact and generate \$20 million in tax revenue
- The Project will improve the public realm and will re-urbanize the convention center structures, making them more a part of the City's existing urban fabric.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map

Sanborn Map

Zoning Map

Aerial Photographs

Project Sponsor Submittal, including:

- Site Photographs

- Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

EW
Planner's Initials

EW: G:\Documents\PLANNER WORK\Moscone Expansion\PC Documents\Action Hearing_8.14.14\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion CEQA Findings

HEARING DATE: AUGUST 14, 2014

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Project Address: 747 HOWARD STREET
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340-I Height and Bulk District
Block/Lot: 3734/091; 3723/115
Applicant: John Noguchi
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ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT AND EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES RELATED TO APPROVALS FOR THE MOSCONE CENTER EXPANSION PROJECT, AT 747 HOWARD STREET WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND THE 340-I HEIGHT AND BULK DISTRICT.

In determining to approve the revised Moscone Center Expansion Project described in Section I, Project Description ("Project"), below, the San Francisco Planning Commission ("Commission") makes and adopts the following findings of fact regarding the Project and mitigation measures and alternatives, and adopts the Mitigation Monitoring and Reporting Program, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("Guidelines"), particularly Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code.

This Motion is organized as follows:

Section I provides a description of the Project, the Project Objectives, the environmental review process for the Project, the approval actions to be taken, and the location of records;

Section II identifies the impacts found not to be significant that do not require mitigation;

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

Section IV confirms that there are no significant, unavoidable impacts of the Project that cannot be avoided or reduced to less-than-significant levels through Mitigation Measures;

Section V evaluates the different project alternatives and the economic, legal, social, technological, and other considerations that support approval of the Project as revised and the rejection of the alternatives; and

Section VI sets forth the benefits of the Project that support the approval of the Project and rejection of the project alternatives.

The **Mitigation Monitoring and Reporting Program (“MMRP”)** for the mitigation measures that have been proposed for adoption is attached with these findings as Exhibit 1. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report for the Project (“Final EIR”) that is required to reduce or avoid a significant adverse impact. The MMRP also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in the MMRP.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (“Draft EIR” or “DEIR”) or the Responses to Comments (“RTC”), which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

MOVED, that the Commission has reviewed and considered the Final EIR and the record associated therewith, including the comments and submissions made to this Commission, and based thereon hereby adopts these findings under CEQA, including rejecting alternatives as infeasible and adopting the MMRP attached as Exhibit 1 to this Motion No. _____ based on the following findings:

I. PROJECT DESCRIPTION

The project sponsor refined the project design following publication of the Draft EIR, which includes modifications to the proposed configuration of the Moscone South expansion and the western pedestrian bridge previously described and analyzed in the Draft EIR. The project description below describes the revised project. Briefly, there are two major revisions to the Project. First, the top level of the refined Moscone South expansion would be set back an additional 35 feet, for a total of 70 feet, from the southern façade of the building facing the Children’s Garden. This façade would consist of a light metal screen over plaster walls, which would facilitate planting of a green wall directly north of the Children’s Garden. Second, the placement of the western pedestrian bridge has been revised to touch down in the Children’s Garden directly across from the existing amphitheater, leaving an area between the bridge and the western façade of Moscone South for landscaping.

A. The Moscone Center Expansion Project

The Moscone Center is San Francisco’s primary convention, exhibition, and meeting facility. The project site spans portions of two separate blocks: Assessor’s Block 3723, Lot 115, and Assessor’s Block 3734, Lot 91 and is made up of three main halls: Moscone North and Moscone South, which are located across Howard Street from each other between Third and Fourth Streets, and the Moscone West exhibition hall, located across Fourth Street, north of Howard Street. In combination, the total footprint of the project site

is approximately 827,500 square feet below grade, and approximately 131,400 square feet above grade. The project site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north.¹

The proposed project is focused primarily on Moscone North and South, and no changes are proposed at Moscone West. Moscone North and South currently encompass a total of approximately 440,000 square feet of exhibition space (180,000 square feet at Moscone North and 260,000 square feet at Moscone South). All of the functional space at Moscone North and South is underground, with the exception of the street-level North and South lobbies and the Esplanade Ballroom, located at grade along the Third Street frontage of Moscone South.

The proposed project would increase the gross square footage of the Moscone North and South combined facility by about 20 percent, from 1.2 million square feet to 1.5 million square feet. Through this expansion, as well as through renovation and repurposing of the existing facility, the project would result in an approximately 42 percent increase in functional space, to about 888,300 square feet from 625,600 square feet, as well as reconfigured support space.

Improvements to the Moscone North and South building would occur both below grade and above grade. On the lower level, the proposed project would combine the exhibition area of Moscone South (Halls A, B, and C) with the existing Moscone South Gateway Ballroom, and expand this area to the north beneath Howard Street to create a better connection with the exhibition area of Moscone North (Halls D and E). Several "back-of-house" facilities including the existing kitchen and loading docks would be reconfigured as well. At completion, the lower level would span a total area of 827,500 gross square feet. Exhibition space would be expanded by about 32 percent (140,000 square feet), to 580,000 square feet. Expansion and reconfiguration of the lower level would require the excavation of an existing unexcavated area contained by concrete walls under Howard Street, which is approximately 60 feet by 185 feet.

Above grade, the functional space in the Moscone North portion of the project would expand by 117 percent, from 15,500 square feet to 33,600 square feet over two levels. The proposed Moscone North building would be approximately 54 feet in height above Howard Street, approximately 10 feet taller than the existing Moscone North structure. At level 1, the Moscone North lobby would extend south from its current location and would contain circulation space with registration and back-of-house support areas. The Moscone North expansion would be primarily an expansion to the existing lobby, with a two-story vertical circulation lobby at the east, providing access to Moscone South via the proposed level 2 bridge over Howard Street for a total height of approximately 54 feet. This building would be approximately 10 feet taller than the existing Moscone North lobby and restaurant structure. The remainder of the roof of the Moscone North expansion would be a new public terrace, adding 8,000 square feet of new public open space to the Sister Cities Gardens.

¹ The Yerba Buena Gardens were created as part of the development that occurred under the Yerba Buena Redevelopment Area, which expired in 2010.

The proposed above-grade Moscone South improvements would consist of two elements: the Moscone Esplanade Expansion and the Moscone South Expansion. These two elements would be built in successive construction phases, and upon project completion, they would exist as one connected building. Above grade, Moscone South and the Esplanade functional space would expand by a combined 277 percent, from 71,100 square feet to 267,700 square feet. The completed building would be approximately 95 feet in height above Howard Street. The top level of the South Expansion would be set back approximately 70 feet from its southern edge for a roof terrace, which would result in a 57-foot-high roofline relative to the Children's Garden. The Esplanade Expansion would add an enlarged lobby, a mezzanine level, and two full stories, for a total height of approximately 95 feet, with a mechanical penthouse above topping out at 110 feet. For both the South and Esplanade Expansion, a terrace would run along Howard Street with a 25-foot setback. At project completion, the South Expansion and Esplanade Expansion would function and appear as one building. In addition, the second story of the Moscone South Howard Street façade would extend over the ground level lobby by approximately 23 feet, creating an overhang above the pedestrian space below. The south façade of the proposed expansion would be constructed of a light metal screen over plaster walls, which would include a south-facing planted green wall directly north of the Children's Garden. The inclusion of a metal screen allows for air and light circulation, as well as water drainage from the green wall, supporting the health of landscape materials growing on the wall.

At level 1 (street level), the lobby, with an approximately 25-foot clear ceiling height, would contain a mix of registration space, offices, meeting space, circulation space, retail space, back-of-house space, and multi-purpose space (flexible space to be used based on the needs of certain events).

A mezzanine level would be located approximately 12 feet above the lobby level, occupying space across the southern portion of the lobby. The mezzanine primarily would contain circulation space, with office and support space located along its southern edges. This mezzanine level would connect south to the existing Esplanade Ballroom Building, whose ballroom would remain (and would not be altered by the proposed project). Escalators would connect from the mezzanine level up to levels 2 and 3.

At level 2, the south building would include a new column-free ballroom with a 27-foot clear ceiling height. This ballroom could also be used as several smaller meeting rooms or for other multi-purpose functions. A circulation area would run along the edges of the ballroom. Support space would occupy the remainder of the floor.

Also on level 2, two pedestrian bridges would span Howard Street, connecting the two proposed expansions between Moscone North and Moscone South and framing the main public arrival space at grade between the two new buildings. The eastern bridge would be fully enclosed to provide enhanced circulation for Moscone convention attendees while the western bridge would contain an uncovered public walkway intended for use by pedestrians moving between the Yerba Buena blocks. This public walkway would replace the existing pedestrian bridge located north of the Carousel. The replacement western bridge would touch down in the Children's Garden directly across from the existing amphitheater, leaving an area between the bridge and the western façade of Moscone South for landscaping.

The proposed project would also reconfigure the existing adjacent bus pick-up and drop-off facilities and create two pedestrian bridges spanning Howard Street, which would connect Moscone North and South expansions above grade. As noted above, the proposed project would not affect the existing Moscone West building located at the northwest corner of the intersection of Howard Street and Fourth Street.

The proposed project also includes improvements to the Children's Garden south of Howard Street, including a new plaza located between the children's carousel and the proposed bridge, a tot lot with play equipment for children under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing views throughout the garden, reconfiguration of the existing lawn, restrooms, and garden storage, and a public plaza alongside the Esplanade Ballroom.

Project implementation would occur using a coordinated, phased construction schedule that would maintain Moscone's convention operations during the construction period. Construction of the Moscone Center Expansion project would last approximately 44 months, beginning in November 2014. No pile driving is anticipated. The estimated cost for constructing the proposed project is approximately \$350 million.

B. Project Sponsor's Objectives

The Moscone Center Expansion project is being undertaken jointly between the Moscone Expansion District (MED), managed by the San Francisco Tourism Improvement District (SFTID) Management Corporation, the City and County of San Francisco's Convention Facilities Department, the Mayor's Office of Economic and Workforce Development (OEWD), and the San Francisco Department of Public Works (DPW). These entities collectively compose the project sponsor team. The objectives for the proposed project include the following:

1. Maximizing the economic value of Moscone Center by attracting new clients and maintaining existing clients by creating contiguous exhibition space of up to approximately 580,000 square feet and increasing the quantity of flexible meeting and ballroom spaces.
2. Increasing the amount of efficient, contiguous exhibition space and providing more functional, flexible meeting space.
3. Maintaining continuous operations and revenue during improvement and expansion.
4. Capitalizing on Moscone Center's unique location in the city by improving its connections and relationship to the city's fabric, by:
 - o Improving Moscone Center's civic presence on Howard Street by creating an iconic and architecturally significant arrival experience.
 - o Enhancing pedestrian circulation and interest by reintroducing lost mid-block passageways and reducing the length of uninterrupted frontages.
 - o Activating streets by redesigning or relocating vehicular and service functions to create uninterrupted pedestrian-favored sidewalks fronted by active uses wherever possible.
 - o Reinforcing and improving connections among existing public open spaces in the MED.

It is intended that, following project implementation, Moscone Center could more efficiently hold two or more events simultaneously, and the time required to set up or break down events would be reduced.

C. Planning and Environmental Review Process

The Project Sponsor submitted an Environmental Evaluation application for the project on March 1, 2013. The San Francisco Planning Department (the "Department") determined that an Environmental Impact Report was required, and published and distributed a Notice of Preparation of an EIR ("NOP ") on January 22, 2014. The NOP is Appendix A to the Draft EIR. The public review period on the NOP began on January 22, 2014 and ended on February 21, 2014.

The Department published a Draft Environmental Impact Report (DEIR) on April 30, 2014. The Commission held a public hearing to solicit testimony on the DEIR on June 5, 2014. The Department received written comments on the DEIR from April 30, 2014 to June 16, 2014. During the Draft EIR public review period, the Planning Department received comments from two public agencies, six non-governmental organizations, and five individuals (or groups of individuals). The Department published the Responses to Comments on July 30, 2014. The DEIR, together with the Responses to Comments, constitute the Final EIR. The FEIR was certified by Planning Commission on August 14, 2014, by Motion No. _____.

D. Project Approvals Required

Implementation of the Moscone Center Expansion project would require the following approvals and other actions (with acting bodies shown in italics), with approval of a Planning Code Section 309 Downtown Project Authorization identified as the Approval Action for the project.

- Certification of the EIR and adoption of CEQA findings (*Planning Commission*).
- Approval of a Planning Code Section 309 Downtown Project Authorization (*Planning Commission*), including an exception to allow a Reduction of Ground Level Wind Currents in C 3 Districts (Planning Code Section 148), and an exception relating to access to off-street loading (155(r)).
- Adoption of a General Plan Referral concerning the construction of pedestrian bridges over Howard Street, improvements to City-owned property, and changes to sidewalks and street widths (*Planning Commission*).
- Variance from the *Zoning Administrator* for deviation from the permitted obstruction limitations (Planning Code Section 136), Street Frontages in Commercial District requirements (Planning Code Section 145.1), and the off-street loading opening limitation (Planning Code Section 155(s)(5)).
- Remedial Action Agreement per Article 22 of the Health Code with the *San Francisco Department of Public Health (SFDPH)*, if contamination is identified.
- Review of exterior design of structures on City property by *San Francisco Arts Commission (SFAC)*, Civic Design Review Committee.
- Approval of any necessary construction permits for work within roadways by *San Francisco Department of Public Works (DPW)*.

- Approval of any necessary construction permits for work within roadways by *San Francisco San Francisco Municipal Transit Agency (SFMTA)*.
- Review of any construction-related changes to transit service or facilities by the *SFMTA*, MUNI Street Operations Division.
- Review and approval of a monitoring plan by *SFPUC* for construction activities near susceptible utilities.
- Erosion and Sediment Control Plan Approval by *SFPUC* in accordance with Article 4.1 of the San Francisco Public Works Code for construction activities.
- Batch Wastewater Discharge Permit Approval by *SFPUC* in accordance with Article 4.1 of the San Francisco Public Works Code for discharges of groundwater during dewatering.
- Approval of the Non-Potable Project Water Budget Application by *SFPUC* and associated Non-Potable Engineering Report by *SFDPH* for on-site reuse of groundwater and stormwater for non-potable purposes.
- Approval of Stormwater Control Plan by *SFPUC* demonstrating compliance with San Francisco's Stormwater Design Guidelines.
- Revision of Certificate of Registration from *SFDPH* and Hazardous Materials Business Plan for the storage and use of hazardous materials.
- Demolition and building permits from *Department of Building Inspection (DBI)* and *Planning Department*.
- Approval for new water, sewer, and street light utility connections by *SFPUC*.
- Approval for any proposed curb or street modifications by *SFMTA* Sustainable Streets Division.
- Approval by the *Board of Supervisors* of changes to streets and sidewalk widths.
- Approvals by the *Office of Community Investment and Infrastructure* may be required for any improvements owned by OCII.

E. Modifications to the Project

The project sponsor has refined the project design since publication of the Draft EIR and, as a result, has updated the Moscone South expansion and western pedestrian bridge previously described and analyzed in the Draft EIR. These changes are described in the RTC document, which also evaluates the environmental effects of implementing these project description revisions. The evaluation considers whether incorporating the project description revisions would alter the impact analysis or conclusions presented in the Draft EIR; the Responses to Comments evaluation also describes how the project updates are accounted for in the Draft EIR and indicates any appropriate adjustments to the Draft EIR analysis.

In general, and as detailed in the RTC, the project description revisions would not substantially change the environmental impacts identified in the Draft EIR, with one exception: Shadow Impacts WS-2 and C-WS-2 were considered to be significant and unavoidable in the Draft EIR. The revised Project reduces these impacts to less than significant. In some instances the project description revisions would result in

small reductions in the type of or duration of construction activities required; however, these revisions would not affect the impact conclusions presented in the Draft EIR. Finally, the project description revisions would not require any changes to the No Project Alternative or the range of alternatives already addressed in the Draft EIR.

In summary, the environmental analysis of the project description revisions presented in the RTC indicates that no significant new information has been added to the EIR. Consistent with CEQA Guidelines Section 15088.5, the supplemental environmental analysis of the project description revisions concludes that: no significant impacts would result from the project description revisions or from a new mitigation measure proposed to be implemented; there is no substantial increase in the severity of an environmental impact with the implementation of mitigation measures; and there are no additional alternatives or mitigation measures considerably different than those analyzed in the Draft EIR. More specifically, the Planning Commission concurs with the conclusions set forth in the RTC as follows:

- Transportation and Circulation. The change in building massing and westward relocation of the western pedestrian bridge would not affect the transportation impact analyses presented in the Draft EIR.
- Shadow. The change in the Moscone South Expansion building massing reduces the shadows on the Children's Garden. Shadows cast on the Children's Garden during the late spring and early summer months would be reduced as compared to those described in the Draft EIR. The expanded 70-foot setback on the Moscone South building and the mechanical penthouse rising to 110 feet above Howard Street on the Esplanade building would cast additional shadow onto the Children's Playground, but not to such an extent that its use would be significantly affected. The shadow effects of the revised massing would be similar to those of the Modified Massing Alternative analyzed in EIR Chapter VI. The revised project massing is determined to have a less than significant project-level shadow impact (Impact WS-2) and cumulative-level shadow impact (Impact C-WS-2).
- Topics Considered in the Initial Study. The change in building massing and westward relocation of the western pedestrian bridge would not affect the analysis of any impact topic presented in the Initial Study. Wind impacts would continue to be less-than-significant because the changes in the massing would not redirect additional wind downward to street level. Recreation impacts would continue to be less-than-significant because the relocation of the western pedestrian bridge would not substantially affect the Children's Garden, where the children's play area would increase in size as a result of the proposed project.

The revisions to Moscone Center Expansion project analyzed in the Draft EIR would result in similar impacts or impacts of a slightly decreased magnitude. In no case would these updates result in new or substantially more severe impacts than those previously disclosed in the Draft EIR; change the impact conclusions presented in the Draft EIR; or require new or modified mitigation measures. Thus, inclusion of the project description revisions into the EIR does not require recirculation of the EIR.

F. Location and Custodian of Records

The public hearing transcript, a copy of the letters regarding the Draft EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the Planning Department, 1650 Mission Street, San Francisco. The Commission Secretary is the custodian of records for the Planning Department and the Commission.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The record upon which all findings and determinations related to the Program are based includes the following:

- The proposed Project descriptions and analyses provided by Project Sponsor.
- The Final EIR, and all documents referenced in or relied upon by the Final EIR. (The EIR include both the Draft EIR and the Responses to Comments documents.)
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the EIR, the proposed Moscone Center Expansion project, and the alternatives set forth in the EIR.
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and sub-consultants who prepared the EIR, or incorporated into reports presented to the Planning Commission.
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Moscone Center Expansion Project and the EIR.
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Moscone Center Expansion Project and the PEIR.
- For documentary and information purposes, all locally-adopted land use plans and ordinances, including, without limitation, general plans, specific plans and ordinances, together with environmental review documents, findings, mitigation monitoring programs and other documentation relevant to planned growth in the area.
- The Mitigation Monitoring and Reporting Program.
- All other documents available to the Planning Commission and the public, comprising the administrative record pursuant to Public Resources Code Section 21167.6(e).

The Commission has relied on all of the documents listed above in reaching its decision on the proposed project, even if not every document was formally presented to the Commission. Without exception, any documents set forth above not so presented fall into one of two categories. Many of them reflect prior planning or legislative decisions with which the Commission was aware in approving the Moscone Center Expansion Project. Other documents influenced the expert advice provided to Planning Department and staff or consultants, who then provided advice to the Commission. For that reason, such documents form part of the underlying factual basis for the Commission's decisions relating to the approval of the proposed Moscone Center Expansion Project.

All files have been available to the Commission and the public for review in considering these findings and whether to approve the Moscone Center Expansion Project.

G. Findings about Impacts and Mitigation Measures

The following Sections set forth the Commission's findings about the Final EIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the Final EIR and

adopted by the Planning Commission and other City decision makers as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the Final EIR, these findings will not repeat the complete analysis and conclusions in the Final EIR, but instead summarizes and incorporates them by reference herein and relies upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of City staff and experts, other agencies and members of the public. The Commission finds that the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; the significance thresholds used in the EIR are supported by substantial evidence in the record, including the expert opinion of the EIR preparers and City staff; and the significance thresholds used in the EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project.

II. IMPACTS FOUND NOT TO BE SIGNIFICANT AND THUS DO NOT REQUIRE MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Res. Code, § 21002; CEQA Guidelines, § 15126.4, subd. (a)(3), 15091). As more fully described in the Final EIR and based on substantial evidence in the whole record of this proceeding, the Commission hereby finds that implementation of the Project would not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation.

Land Use

Impact LU-1: The proposed project would not physically divide an established community.

Impact LU-2: The proposed project would not conflict with any applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

Impact LU-3: The proposed project would not have a substantial impact upon the existing character of the vicinity.

Impact C-LU: The proposed project would not make a considerable contribution to any cumulative significant land use impacts.

Population and Housing

Impact PH-1: The proposed project would not induce substantial population growth in San Francisco, either directly or indirectly.

Impact PH-2: The proposed project would not displace existing housing units or substantial numbers of people, or create substantial demand for additional housing, necessitating the construction of replacement housing.

Impact C-PH: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not make a considerable contribution to any cumulative population and housing impacts.

Cultural and Paleontological Resources

Impact CP-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5 including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code.

Impact CP-3: The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Transportation and Circulation

Impact TR-1: The proposed project would have less than significant impacts at 24 study intersections under Existing plus Project conditions. The increased number of event attendees and increased frequency of events would have less-than-significant traffic impacts. Therefore, the proposed project's traffic impacts would be less than significant.

Impact TR-2: The proposed project would not result in a substantial increase in transit demand that could not be accommodated by adjacent Muni transit capacity; nor would it cause a substantial increase in delays or costs such that significant adverse impacts to Muni transit service could occur.

Impact TR-3: The proposed project would not result in a substantial increase in transit demand that could not be accommodated by regional transit capacity; nor would it cause a substantial increase in delays or costs such that significant adverse impacts to regional transit service could occur.

Impact TR-4: The proposed project would not result in a substantial overcrowding on public sidewalks, nor create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Overall, while the addition of the project-generated pedestrian trips would increase pedestrian volumes on the crosswalks, sidewalks and corners adjacent to the project site and on nearby streets, the additional trips would not substantially affect pedestrian flows, create potentially hazardous conditions for pedestrians or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, the proposed project's Existing plus Project impact on pedestrians would be less than significant.

Impact TR-5: The proposed project would not result in potentially hazardous conditions for bicyclists, or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.

Impact TR-7: The proposed project would not result in significant impacts on emergency vehicle access.

Impact TR-8: The proposed project would not result in construction-related transportation impacts because of their temporary and limited duration.

Impact C-TR-1: Impact C-TR-1: The proposed project would not result in a considerable contribution to significant cumulative traffic impacts at 22 study intersections that would operate at LOS E or LOS F under 2040 Cumulative conditions, and would result in less-than-significant cumulative impacts at two study intersections that would operate at LOS D or better under 2040 Cumulative conditions.

Impact C-TR-2: The proposed project would not result in a considerable contribution to significant 2040 Cumulative transit impacts at Muni screenlines.

Impact C-TR-3: The proposed project would result in less-than-significant regional transit impacts on AC Transit, Caltrain, Golden Gate Transit, SamTrans and other regional ferry service under 2040 Cumulative conditions.

Impact C-TR-4: The proposed project would not result in a considerable contribution to significant 2040 Cumulative pedestrian impacts.

Impact C-TR-5: The proposed project would result in less-than-significant cumulative bicycle impacts.

Impact C-TR-6: The proposed project would result in less-than-significant cumulative loading impacts.

Impact C-TR-7: The proposed project would result in less-than-significant cumulative emergency vehicle access impacts.

Impact C-TR-8: The proposed project would result in less-than-significant cumulative construction-related transportation impacts.

Noise

Impact NO-1: The proposed Moscone Center Expansion project would not result in a substantial permanent increase in ambient noise or vibration levels, would not expose persons to noise levels in excess of standards in the San Francisco General Plan and Noise Ordinance (Article 29 of the Police Code), and would not be substantially affected by existing noise levels.

Impact NO-2: During construction, the proposed Moscone Center Expansion project would not result in a substantial temporary increase in ambient noise levels and vibration in the project vicinity above levels existing without the project, and would not expose persons to substantial noise levels in excess of standards established in the Noise Ordinance (Article 29 of the Police Code).

Impact C-NO: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in cumulative noise impacts.

Air Quality

Impact AQ-3: During project operations, the proposed project would result in emissions of criteria air pollutants, but not at levels that 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.

Impact AQ-4: During project operations, the proposed project would result in emissions of carbon monoxide, but not at levels that 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.

Impact AQ-5: During project operations, the proposed project would generate toxic air contaminants, including diesel particulate matter, but would not expose sensitive receptors to substantial air pollutant concentrations.

Impact AQ-6: The proposed project would not conflict with, or obstruct implementation of the 2010 Clean Air Plan.

Impact AQ-7: The proposed project would not create objectionable odors that would affect a substantial number of people.

Greenhouse Gases

Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment.

Impact C-GG-2: The proposed project would not conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.

Wind and Shadow

Impact WS-1: The proposed project would not alter wind in a manner that substantially affects public areas.

Impact WS-2: The proposed project would not create new shadow in a manner that would affect the use of any park or open space under the jurisdiction of, or designated for acquisition by, the Recreation and Park Department. The change in the Moscone South Expansion building massing reduces the shadows on the Children's Garden. Shadows cast on the Children's Garden during the late spring and early summer months would be reduced as compared to those described in the Draft EIR. The expanded 70-foot setback on the Moscone South building and the mechanical penthouse rising to 110 feet above Howard Street on the Esplanade building would cast additional shadow onto the Children's Playground, but not to such an extent that its use would be significantly affected. The shadow effects of the revised massing would be similar to those of the Modified Massing Alternative analyzed in EIR Chapter VI. The revised project massing is determined to have a less than significant project-level shadow impact (Impact WS-2) and cumulative-level shadow impact (Impact C-WS-2).

Impact WS-3: The revised project would create new shadow in a manner that would not substantially affect the use of other existing publicly accessible open space or outdoor recreation facilities or other public areas.

Impact C-WS: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not alter wind in a manner that substantially affects public areas.

Impact C-WS-2: The revised project, in combination with past, present, or reasonably foreseeable future projects, would not create new shadow in a manner that would affect the use of any park or open space under the jurisdiction of the Recreation and Park Department, and it would not create new shadow in a manner that could substantially affect the use of other existing publicly accessible open space or outdoor recreation facilities or other public areas.

Recreation

Impact RE-1: The proposed project would increase the use of existing neighborhood parks or other recreational facilities, but not to the extent that substantial physical deterioration or degradation of the facilities would occur or be accelerated.

Impact RE-2: The proposed project would not require the construction or expansion of recreational facilities that would have a significant effect on the environment.

Impact C-RE: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not result in considerable contribution to cumulative recreation impacts.

Utilities

Impact UT-1: Implementation of the proposed project would not result in significant impacts to wastewater collection and treatment facilities or require or result in the construction of new wastewater facilities, the construction of which could cause significant environmental impacts.

Impact UT-2: Implementation of the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Impact UT-3: The San Francisco Public Utilities Commission (SFPUC) has sufficient water supply and entitlements to serve the proposed project, and implementation of the proposed project would not require expansion or construction of new water treatment facilities.

Impact UT-4: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

Impact UT-5: Construction and operation of the proposed project would follow all applicable statutes and regulations related to solid waste.

Impact C-UT: In combination with past, present, and reasonably foreseeable future development in the project site vicinity, the proposed project would have a less-than-significant cumulative impact on utilities and service systems.

Public Services

Impact PS-1: The proposed project would increase demand for police protection and fire protection, but not to an extent that would require new or physically altered governmental facilities, the construction of which could cause significant environmental impacts.

Impact PS-2: The proposed project would not substantially increase the population of school-aged children and would not require new or physically altered school facilities.

Impact PS-3: The proposed project would not increase demand for other government services to the extent that it would require new or physically altered government facilities.

Impact C-PS: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in a less than cumulatively considerable impact to public services.

Biological Resources

Impact BI-1: The proposed project would not have a substantial adverse effect on special-status species or interfere with native resident or migratory wildlife.

Impact BI-2: The proposed project would not conflict with the City's local tree ordinance.

Impact C-BI-1: The proposed project in combination with other past, present or reasonably foreseeable projects, would not result in a considerable contribution to cumulative impacts on biological resources.

Geology and Soils

Impact GE-1: The proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic groundshaking, seismically induced ground failure, or landslides.

Impact GE-2: The proposed project would not result in substantial erosion or loss of top soil.

Impact GE-3: The project site is not located on a geologic unit or soil that is unstable, or that could become unstable as a result of the project.

Impact GE-4: The proposed project would not create substantial risks to life or property as a result of being located on expansive soil.

Impact C-GE-1: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a considerable contribution to cumulative impacts related to geologic hazards.

Hydrology and Water Quality

Impact HY-1: The proposed project would not violate water quality standards, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality.

Impact HY-2: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Impact HY-3: The proposed project would not alter the existing drainage pattern of the area in a manner that would result in substantial erosion, siltation, or flooding on- or off-site.

Impact C-HY: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would not result in a considerable contribution to cumulative impacts on hydrology and water quality.

Hazards and Hazardous Materials

Impact HZ-1: The proposed project would not create a significant hazard through routine transport, use, or disposal of hazardous materials.

Impact HZ-2: The proposed project would be constructed on a site identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Excavation could also require the handling of contaminated soil and groundwater, potentially exposing workers and the public to hazardous materials, or resulting in a release of hazardous materials into the environment during construction.

Impact HZ-4: Implementation of the proposed project would not result in adverse effects related to hazardous emissions or handling of acutely hazardous materials within one-quarter mile of an existing school.

Impact HZ-5: Implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury or death involving fires.

Impact C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would not result in a considerable contribution to cumulative impacts related to hazardous materials.

Mineral and Energy

Impact ME-1: The proposed project would not 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.

Impact ME-2: The proposed project would not 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.

Impact ME-3: The proposed project would not encourage activities that result in the use of large amounts of fuel, water, or energy, or use these resources in a wasteful manner.

Impact C-ME: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in significant adverse cumulative mineral and energy impacts.

Agricultural and Forest Resources

No impacts related to agriculture and forest resources.

III. POTENTIALLY SIGNIFICANT IMPACTS THAT ARE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL AND FINDINGS REGARDING MITIGATION MEASURES

As set forth below, the Commission adopts and incorporates all of the mitigation measures within its jurisdiction set forth in the Final EIR and the attached MMRP to substantially lessen or avoid the potentially significant and significant impacts of the Project. The Commission and other City decision makers intend to adopt each of the mitigation measures proposed in the Final EIR. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the Final EIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final EIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the Final EIR.

The potentially significant impacts of the Project that will be mitigated through implementation of mitigation measures are identified and summarized below along with the corresponding mitigation measures.

Cultural and Paleontological Resources

Impact CP-2: The proposed project could result in a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines §15064.5, a significant impact.

Ground-disturbing construction activity within the project area could adversely affect the significance of archeological resources under CRHR Criterion 4 (information potential) by impairing the ability of such resources to convey important scientific and historical information. This effect is considered a substantial adverse change in the significance of an historical resource and is considered to be a significant impact under CEQA. Implementation of Mitigation Measure M-CP-2a requires the development of an archeological testing plan, monitoring, and evaluation, and would reduce potential impacts to archeological resources to a less-than-significant level with respect to Criterion 4.

Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the Planning Department (“Department”) pool of qualified archaeological consultants as provided by the Department archaeologist. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant’s work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (Archaeological Research Design/Treatment Plan for the Moscone Center Expansion Project, September, 2013), at the direction of the Environmental Review Officer (ERO). In instances of inconsistency between the requirement of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Consultation with Descendant Communities. On discovery of an archeological site² associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative³ of the descendant group and the ERO shall be contacted. The representative of the

² The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

³ An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:

- A. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- B. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- C. The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- D. The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- E. If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage

Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

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, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Disturbance of archeological resources eligible for the CRHR would impact their association with historic events, as well as their data potential. Data recovery and reporting alone would be inadequate to mitigate such impacts to a less-than-significant level. That is, while data recovery can provide mitigation for Criterion 4, it does not address the association with events that are important to the past, that is, Criterion 1. **Mitigation Measure M-CP-2b** would be required to reduce this impact to a **less-than-significant** level with respect to Criterion 1.

Mitigation Measure M-CP-2b: Interpretation

Mitigation Measure M-CP-2b, Interpretation, calls for a qualified archeological consultant to prepare and submit a plan for post-recovery interpretation of resources. Implementation of an approved program of interpretation under Mitigation Measure M-CP-2b would preserve and enhance the ability of the resource to convey its association with historic events under California Register of Historic Resources Criterion 1 (Events), as well as explain its importance under Criterion 4.

Impact CP-4: The proposed project could disturb any human remains, including those interred outside of formal cemeteries.

Mitigation Measure: Implementation of Mitigation Measure M-CP-2a.

Impact C-CP: The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in significant impacts to cultural resources.

Mitigation Measure: Implementation of Mitigation Measure M-CP-2a and 2b.

Transportation and Circulation

Impact TR-6: The proposed project's loading demand would not be accommodated within the proposed on-site freight and passenger loading facilities, and would create potentially hazardous conditions or significant delays for traffic, transit, bicyclists or pedestrians.

The proposed project would increase the number of events at the Moscone Center, resulting in more frequent days when taxi and event shuttle bus loading/unloading activities occur within the on-site passenger zone or on-street passenger loading/unloading zones. Moreover, the reconfiguration of Howard Street would reduce the amount of curb area available for taxi pick-up and drop-off activities immediately in front of the Moscone Center entrances. Lastly, the expansion project has been assumed to increase the frequency of event shuttle bus service. During large events, when all available curbside space would be reserved for shuttle buses, some taxis and private vehicles may pick-up and drop-off passengers in the Howard Street travel lanes and bicycle lane instead of at the proposed taxi stand and short-term passenger loading/unloading zone on Third Street south of Howard Street. Therefore, the proposed project's impact on passenger loading/unloading activities would be significant. In addition, during large events the impact on loading activities would likely result in vehicles stopping within the travel lanes and bicycle lanes on Howard Street, resulting in secondary impacts to bicyclists and traffic.

To reduce the proposed project's significant impacts related to freight loading and passenger loading/unloading activities, and secondary impacts to bicyclists and motor vehicle traffic, Mitigation Measure M-TR-6a would require the implementation of a Moscone Center Transportation Operations Master Plan, and Mitigation Measure M-TR-6b would require that the project sponsor fund the deployment of additional parking control officers.

Mitigation Measure M-TR-6a: Moscone Center Transportation Operations Master Plan

The project sponsor shall develop and implement a Moscone Center Transportation Operations Master Plan (Master Plan), which shall require that each Moscone Center event have its own unique Transportation Operations Event Plan (TOEP), tailored to the size, duration and characteristics of the individual event. Each TOEP shall adhere to a set of guidelines related to the following fundamental transportation elements:

1. Plan development and approval
2. Passenger loading/unloading zone attendants
3. Shuttle bus operations
4. Taxi, rideshare, and private vehicle passenger loading/unloading operations
5. Truck operations
6. Parking control office (PCO) operations
7. Pedestrian operations
8. Bicycle operations
9. Emergency vehicle operations
10. Large events that include changes to traffic operations
11. Adherence
12. Revisions to Master Plan

The Moscone Center Transportation Operations Master Plan is included in Appendix C to the Final EIR.

The requirements specific to truck operations described in the Master Plan will ensure that a significant impact related to freight loading does not occur. Specifically, the Master Plan will ensure that inbound trucks do not queue along the west curb of Third Street while waiting for an available loading dock.

The requirements specific to passenger loading/unloading described in the Master Plan will ensure that a significant impact related to passenger loading/unloading, with associated secondary impacts to bicyclists and traffic, does not occur. Specifically, the Master Plan will ensure that no vehicles stop to pick-up or drop-off passengers in the Howard Street travel lanes or bicycle lane.

The Master Plan will be a living document maintained by the Planning Department. The Master Plan will be revised as necessary to reflect changes in generally accepted technology or operation protocols, or changes in conditions. All revisions will be reviewed and approved by the ERO of the Planning Department to ensure that the Master Plan adheres to this mitigation measure.

Mitigation Measure M-TR-6a would reduce the proposed project's impacts related to freight loading and event shuttle bus and taxi access to the project site. Implementation of this mitigation measure would not result in any secondary transportation-related impacts.

Mitigation Measure M-TR-6b: Fund Additional Parking Control Officers

Working with the SFMTA, the project sponsor shall fund one or more additional Parking Control Officer (PCO) beat(s) during Moscone Center events with 20,000 or more attendees. The additional PCOs shall supplement the existing PCOs, except the additional PCOs shall perform an active patrol of on-street loading conditions around the Moscone area (rather than be stationary at an intersection or crosswalk). The number of officers required to staff the additional beat(s) and the hours that the beat(s) would be staffed shall be determined by SFMTA based on the size and hours of the event, and could include events with fewer than 20,000 daily attendees.

The additional PCO beat(s) shall focus enforcement on the following loading issues:

- Ensuring that stopped vehicles, especially shuttle buses and trucks, do not idle their engine while stopped, per San Francisco Transportation Code §7.2.86. Drivers that idle their engines longer than is necessary would be subject to citation. Legible and visible signs could be posted in multiple languages (i.e., English, Spanish, Chinese) in designated queuing areas to remind operators of the two-minute idling limit.
- Ensuring that vehicles do not load or unload passengers while stopped in any crosswalk, bicycle lane or travel lane on Howard and Folsom streets, per California Vehicle Code §22500 and San Francisco Transportation Code §7.2.70. This enforcement shall be focused on all vehicles, including shuttle buses, taxis, trucks, and private vehicles. Drivers of vehicles stopped along the north curb of Howard Street or the south curb of Folsom Street would be required to ensure that their vehicle is not obstructing the bicycle lane. Consistent with existing SFMTA policy, the only vehicles that would be permitted to stop within a bicycle lane would be vehicles actively loading or unloading a disabled passenger. Vehicles that stop within a bicycle lane to load or unload a passenger that is not disabled would be subject to citation.

Mitigation Measure M-TR-6b would reduce the proposed project's impacts related to event shuttle bus and taxi access to the project site, and would not result in any secondary transportation-related impacts. Implementation of both Mitigation Measure M-TR-6a and Mitigation Measure M-TR-6b would reduce the proposed project's impacts to less-than-significant.

Air Quality

Impact AQ-1: The proposed project's construction activities would generate fugitive dust and criteria air pollutants that would contribute substantially to an existing or projected air quality violation and would result in a cumulatively considerable net increase in criteria air pollutants.

Mitigation Measure M-AQ-1: Construction Emissions Minimization

A. Construction Emissions Minimization Plan. Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
 - a) Where access to alternative sources of power is available, portable diesel engines shall be prohibited;
 - b) All off-road equipment shall have:
 - i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 3 off-road emission standards, and
 - ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).⁴
 - c) Exceptions:
 - i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.
 - ii. Exceptions to A(1)(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).
 - iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedule in Table 9.

⁴ Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

TABLE
OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE

9

Compliance Alternative	Engine Standard	Emission	Emissions Control
1	Tier 3		ARB Level 2 VDECS
2	Tier 3		ARB Level 1 VDECS
3	Tier 3		Alternative Fuel*

How to use the table: If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

Alternative fuels are not a VDECS.

3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.
 4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.
 5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of the Plan to members of the public as requested.
- B. Reporting.** Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

- C. *Certification Statement and On-site Requirements.* Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.

Impact AQ-2: The proposed project's construction activities would generate toxic air contaminants, including diesel particulate matter that would expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measure: Implementation of Mitigation Measure M-AQ-1.

Impact C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would contribute to cumulative air quality impacts.

Mitigation: Implementation of Mitigation Measure M-AQ-1.

Hazards and Hazardous Materials

Impact HZ-3: Demolition and renovation of the exhibit halls would expose workers and the public to hazardous building materials including asbestos-containing materials, lead-based paint, polychlorinated biphenyls (PCBs), bis(2-ethylhexyl) phthalate (DEHP), and mercury, or result in a release of these materials into the environment during construction.

Mitigation Measure M-HZ-3: Hazardous Building Materials Abatement

The project sponsor shall ensure that any area of the Moscone Center planned for demolition or renovation is surveyed for hazardous building materials including PCB-containing electrical equipment, fluorescent light ballasts containing polychlorinated biphenyls (PCBs) or bis(2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs and in the case where the presence of PCBs in the light ballast cannot be verified, they shall be assumed to contain PCBs, and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal, state, and local laws and regulations.

IV. SIGNIFICANT AND UNAVOIDABLE IMPACTS

Based on substantial evidence in the whole record of these proceedings, the Commission finds that there are no significant and unavoidable impacts.

V. ALTERNATIVES REJECTED AND THE REASONS FOR REJECTING THEM AS INFEASIBLE

The Commission adopts all of the mitigation measures proposed in the Final EIR. The revised Project has no remaining significant environmental impacts, since all impacts have been eliminated or substantially reduced to a less than significant level. The Planning Commission is thus not required to adopt findings rejecting the Alternatives because all impacts have been effectively reduced by adoption of the mitigation measures. Nevertheless, the Planning Commission sets forth herein its reasons for rejecting the Alternatives set forth in the Final EIR and listed below because the Commission finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described in this Section, in addition to those described in Section VI below, under CEQA

Guidelines 15091(a)(3), that make infeasible such Alternatives. The Planning Commission also finds that the revised Project will serve the needs of the site and the City's goals for Moscone Center better than any of the Alternatives.

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

The Commission adopts the EIR's analysis and conclusions regarding alternatives eliminated from further consideration, both during the scoping process and in response to comments. The Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the Final EIR and in the record. The Final EIR reflects the Commission's and the City's independent judgment as to the alternatives.

The Commission finds that the Project provides the best balance between satisfaction of the project objectives and mitigation of all environmental impacts, as described and analyzed in the EIR.

While the Commission makes these findings regarding the environmental impacts and feasibility of each of the alternatives analyzed in the final EIR, if feasible mitigation measures substantially lessen or avoid the significant adverse environmental effects of a project, the project may be approved without an evaluation of the feasibility of project alternatives. *Laurel Hills Homeowners Association v. City Council of Los Angeles*, 83 Cal.App.3d 515, 521 (1978). With respect to the project, all significant impacts can be reduced to a less than significant level with feasible mitigation measures. Thus, CEQA does not require that the Commission do so because the Project's significant environmental impacts have been effectively mitigated.

The Final EIR analyzed 3 alternatives to the Project: the No Project Alternative, the Reduced Project Alternative, and the Modified Massing Alternative. These alternatives and the reasons for rejecting them are described below.

A. Alternative 1: No Project Alternative

As required by CEQA Guidelines Section 15126.6(e), the No Project Alternative must be evaluated along with its impacts to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving it. The No Project Alternative represents what would be reasonably expected to occur in the foreseeable future if the project were not approved.

In the event the proposed project is not approved, the gross square footage of the Moscone Center facility would not be increased. The Moscone North and South and Esplanade buildings would not be renovated. Additional space would not be created by excavating under Howard Street to expand the existing below-grade exhibition halls and the Moscone North and South buildings would continue to have limited

connection below ground. The existing adjacent bus pick-up and drop-off facilities would not be reconfigured and the existing pedestrian bridge would remain.

Moscone Center would continue to host about 90 to 100 events during a typical year. Most events would continue to take place over two to five days and attract an average of 6,426 attendees per event-day. The largest convention/tradeshows typically held at the Moscone Center are Oracle's Open World and Salesforce's Dreamforce conferences, with up to approximately 113,000 and 60,000 attendees, respectively; the largest consumer show is the San Francisco International Auto Show, with up to 285,000 attendees. These events typically occur in October and November.

1. Ability of the No Project Alternative to Meet Project Objectives

The No Project Alternative would meet one of the project objectives. The No Project Alternative would allow for continuous operations and revenue because improvement and expansion would not occur. However, the No Project Alternative would not create or increase contiguous exhibition space or increase the quantity of flexible meeting and ballroom spaces, nor would it increase the efficiency of existing facilities. It would not improve the economic value of Moscone Center and would not attract new clients. Finally, the No Project Alternative would not improve the connection and relationship of Moscone Center to the City because it would not include an iconic and architecturally significant arrival experience, enhance pedestrian circulation and interest, relocate vehicular and service functions to create uninterrupted pedestrian-favored sidewalks, or reinforce and improve connections among existing open spaces.

2. Impacts of the No Project Alternative Compared to Those of the Proposed Project

The No Project Alternative would avoid all impacts that would occur under the proposed project. The No Project Alternative would eliminate the need for construction activities in the project area, thereby avoiding all of the construction impacts identified for the proposed project, including the significant impacts associated with archeological resources and human remains, air pollutant emissions, and hazardous building materials. Other proposed future projects in the site vicinity may still be implemented and thus cumulative construction impacts could still occur, but there would be no contribution to these impacts from the No Project Alternative.

Under the No Project Alternative, use of the Moscone Center would continue, without creation of or increase in exhibition, meeting, or ballroom space or improvement to pedestrian circulation and connectivity with existing open spaces. Because operation of the Moscone Center would continue as under existing conditions, there would be no project-related increase in event attendees, increase in the number of events, or changes in the circulation of vehicles, bicyclists, and pedestrians on Howard Street. Therefore, the impacts to transportation passenger and truck loading/unloading would not occur. The No Project Alternative would not construct any new above-grade buildings; thus, shadow impacts would not occur. Additionally, in comparison to the proposed project, the No Project Alternative would have no impact on other resource topics addressed in the Initial Study (Appendix A), for which the proposed project's impact would be less than significant (i.e., land use, population and housing, noise, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, and mineral and energy resources).

3. No Project Alternative – Conclusions

The No Project Alternative would fail to meet most of the project objectives, as this alternative would not (1) create or increase contiguous exhibition space, (2) increase the quantity of flexible meeting and ballroom spaces, (3) increase the efficiency of existing facilities, (4) attract more clients and increase the economic value of Moscone Center, or (5) improve the connection and relationship of Moscone Center to the city. The City could lose existing convention reservations into the future and the economic benefits that Moscone Center generates.

According to the Fiscal Feasibility Report, Moscone Center generates nearly \$1.8 billion per year in local economic activity, or over one-fifth of the \$8.5 billion San Francisco tourist economy, and over 71,000 jobs and \$526 million in City revenues. In addition to convention, exhibition, and meeting attendance, this spending fills hotel rooms, restaurants and retail centers, creates local jobs and generates millions of dollars in annual hotel, property, sales, income, gross receipts, payroll, utility user, and parking taxes for the City and County. However, despite two expansions in 1992 and 2003, Moscone still effectively operates at full capacity, cannot offer the contiguous space needs many organizers increasingly demand, and, according to an independent May 2012 analysis by Jones Lang LaSalle Hotels (“JLLH”), could lose up to \$2 billion in foregone revenue over the next decade if not expanded.

A May 2012 cost benefit analysis by JLLH concluded that an expansion scenario similar to the proposed Project would have a net San Francisco economic benefit (both Moscone net operating income as well as total visitor spending impact) of \$734,402,886 and a net increase in employment of 3,480 local jobs. This is in addition to the indirect benefits of marketing San Francisco as a convention and tourist destination, improving public open space in the area, and modernizing the streetscape to improve Moscone’s connection to the surrounding neighborhood.

For all of these reasons, and its failure to meet almost all of the Project Objectives, the Planning Commission rejects the No Project Alternative.

B. Alternative 2: Reduced Project Alternative

Under the Reduced Project Alternative, similar renovations to the Moscone Center would be implemented as compared to the originally proposed project as analyzed in the Draft EIR (with a 95-foot-tall Moscone South / Esplanade building incorporating a 35-foot setback on the top floor facing the Children’s Garden). However, the Reduced Project Alternative would not create additional space by excavating areas under Howard Street to expand the existing below-grade area that connects the Moscone North and South buildings. This would reduce excavation activities proposed by approximately 14,400 cubic yards; however, excavation required to construct building footings and foundations, and for stormwater and groundwater storage tanks, would be required as under the proposed project (approximately 16,300 cubic yards). This alternative was expressly set forth to avoid excavation beneath Howard Street, in an area that the EIR Initial Study identifies as particularly sensitive for archeological resources.

At project completion, the Reduced Project Alternative would be able to accommodate a greater number of exhibits, and greater annual attendance is anticipated due to the increased event capacity. The aboveground changes proposed by the project would be implemented and existing underground areas would be reconfigured and repurposed similar to the proposed project. However, because underground areas would not be expanded beneath Howard Street, these areas would continue to serve only as passageways between the Moscone North and South buildings, and the available exhibition space would be reduced by up to approximately 49,000 square feet compared to the proposed project. In addition, exhibition space would be less contiguous than with the proposed project. Therefore, the increase in daily event attendance and need for additional employment would be less than that of the proposed project.

1. Ability of Alternative 2 to Meet Project Objectives

The Reduced Project Alternative would meet or partially meet most of the project objectives. The Reduced Project Alternative includes construction staging that is similar to the proposed project, allowing construction activities to be staged such that the facility could maintain continuous operation and revenue generation during improvement and expansion. The Reduced Project Alternative would create an iconic and architecturally significant arrival experience, enhance pedestrian circulation and interest, relocate vehicular and service functions to create uninterrupted pedestrian-favored sidewalks, and reinforce and improve connections among existing open spaces.

The Reduced Project Alternative would increase the economic value and opportunity of Moscone Center by attracting new clients and maintaining existing clients, by creating additional exhibition space, and increasing the quantity of flexible and functional meeting and ballroom space. However, the additional below-ground exhibition space would be limited to reconfiguring and repurposing existing below-ground areas, and would not be contiguous between the Moscone North and South buildings. Therefore, the first two objectives would not be fully met under the Reduced Project Alternative.

2. Impacts of Alternative 2 Compared to Those of the Proposed Project

Because the Reduced Project Alternative would include many of the same components as the originally proposed project analyzed in the Draft EIR, this alternative would result in similar types of impacts as compared to those of the originally proposed project analyzed in the Draft EIR. However, because the expansion area would be less than under the proposed project, the intensity of some impacts would be reduced. In particular, significant impacts to archeological resources would be reduced in severity. As described above, the Reduced Project Alternative would not create additional space by excavating areas under Howard Street to expand the existing below-grade passage that connects the Moscone North and South buildings. The area of proposed excavation beneath Howard Street is identified as an area of high sensitivity for prehistoric cultural resources. This includes both a southern extension of a known resource, CA-SFR-114, and a much earlier potential archeological deposit. Because this area would be avoided, impacts to known archeological resources would be avoided. While the total excavation area would be substantially less than under the proposed project, the potential remains that previously undiscovered archeological resources or human remains could be encountered during construction of the Reduced Project Alternative. As with the proposed project, implementation of Mitigation Measures M-CP-2a and M-CP-2b would reduce potential impacts to a less-than-significant level.

Elimination of excavation activities beneath Howard Street, and of subsequent construction of exhibition space in this area, would also reduce the amount of fugitive dust generated, and emissions of criteria air pollutants and toxic air contaminants during construction activities. The contribution of construction activities to cumulative air quality effects would also be reduced. Because the area of below ground exhibition space would not be expanded to include additional areas below Howard Street, overall demolition and excavation activities may be slightly less than with the proposed project. Construction-related criteria air pollutant emissions resulting from the proposed project exceed applicable thresholds during Phases 2 and 3 (construction of the Esplanade Building and South Lobby, North Lobby and Bridges). Therefore, while the Reduced Project Alternative would reduce the amount of demolition and excavation required during Phase 1 (Site Preparation, including excavation below Howard Street) and would reduce criteria air pollutant emissions associated with this phase of construction, it would not reduce criteria air pollutant emissions during construction of Phases 2 and 3, and the Reduced Project Alternative would result in significant criteria air pollutant and toxic air contaminant emissions. Similarly, it is likely that potential exposure to hazardous building materials would remain substantial since most of the demolition activities proposed under the project would be required. The Reduced Project Alternative would require substantial construction efforts; air quality and hazardous materials impacts would be significant and would require implementation of Mitigation Measures M-AQ-1 and M-HZ-3 to reduce impacts to less-than-significant levels.

As described above, the available exhibition space would be reduced by up to approximately 49,000 square feet compared to the proposed project. In addition, exhibition space would be less contiguous than with the proposed project, and therefore the increase in event attendance and number of events would be less than the proposed project, which would reduce impacts to passenger and truck loading/unloading. However, passenger and truck loading/unloading impacts would remain significant and Mitigation Measures M-TR-6a and M-TR-6b would still be required.

Alternative 2 would result in the same above-ground Moscone South and Esplanade Expansion as the originally proposed project analyzed in the Draft EIR, with the same building massing. Therefore, it would cast net new shadow of the same duration and geographic extent on open spaces, including the Children's Garden, as the new shadow cast under the proposed project. Significant and unavoidable shadow impacts on the Children's Garden at the project and cumulative level would result. (The revised Project, analyzed in the Responses to Comments, has a less than significant shadow impact on the Children's Garden.)

In comparison to the originally proposed project analyzed in the Draft EIR, other topics that were addressed in the Initial Study (Appendix A) and found to have no impacts or less-than-significant impacts including land use, population and housing, historic architectural resources, noise, greenhouse gas emissions, wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, mineral and energy resources, and agricultural and forest resources, would also have no impacts or similar less-than-significant impacts for the Reduced Project Alternative.

3. Alternative 2 – Conclusions

The Reduced Project Alternative would meet or partially meet most of the project objectives. However, the additional below-ground exhibition space would be limited to reconfiguring and repurposing existing below-ground areas, and would not be contiguous between the Moscone North and South buildings. Therefore, the first two objectives would not be fully met under the Reduced Project Alternative. This alternative would avoid or substantially reduce impacts to known archeological resources and human remains, and would reduce impacts associated with air quality and removal of hazardous building materials. All of the same mitigation measures applicable to the proposed project's construction activities would be applicable to this alternative's construction activities. The alternative would reduce total daily attendance and number of events, and therefore operational transportation impacts related to passenger and truck loading/unloading would be reduced, but not eliminated. The alternative would not reduce, relocate, or eliminate building massing; therefore, it would result in greater shadow impacts than the revised Project.

For the above reasons, the Planning Commission rejects Alternative 2 because it fails to meet the project sponsor's objective to create additional contiguous exhibition space below grade, and while it somewhat reduces the impacts on archeology, air quality and transportation, it has greater shadow impacts while failing to achieve the same net new square footage desired for the Moscone Center.

C. Alternative 3: Modified Massing Alternative

Under the Modified Massing Alternative, renovations to the Moscone Center would be similar to the proposed Project. Like the proposed Project, the alternative would create additional space by excavating areas under Howard Street to expand the existing below-grade area that connects the Moscone North and South buildings (see Figure II-4, indicating the below-ground expansion area proposed under the project), resulting in excavation of 14,400 cubic yards. Also, excavation required for stormwater and groundwater storage tanks would be required as under the proposed project (approximately 16,300 cubic yards).

However, under this alternative the massing of the Moscone South and Esplanade expansions would be different from that of the proposed Project. The proposed above-grade Moscone South expansion would rise approximately 74 feet above Howard Street, and the above-grade Moscone Esplanade expansion would be approximately 119 feet above Howard Street. This new expansion would replace the existing 63-foot tall Esplanade Ballroom support building (which currently houses its lobby, office, and support functions) at the southwest corner of Howard and Third streets. The alternative would add approximately 266,000 gross square feet to the existing 1.2-million-gross-square-foot facility, and functional space for exhibitions, meetings, conventions, and trade shows would increase by about 40 percent, from 625,600 square feet to about 872,300 square feet.

The Modified Massing Alternative would be able to accommodate a greater number of exhibits at project completion, and greater annual attendance is anticipated due to the increased event capacity. The increase in daily event attendance and need for additional employment would be similar to that of the proposed project. Also, the changes to the Children's Garden features would be consistent with those of the revised proposed Project.

1. Ability of Alternative 3 to Meet Project Objectives

The Modified Massing Alternative would meet or partially meet some of the project objectives. The alternative includes construction staging that is similar to the proposed project, allowing construction activities to be staged such that the facility could maintain continuous operation and revenue generation during improvement and expansion.

The Modified Massing Alternative would increase the economic value and opportunity of Moscone Center by attracting some new clients and maintaining existing clients by creating contiguous exhibition space of up to approximately 580,000 square feet. The alternative would also increase the quantity of flexible meeting and ballroom spaces. However, these spaces would be less functional than those under the proposed project because the ballroom space and meeting rooms would be divided among separate building levels, which would reduce efficiency, making the facility less attractive to potential new clients when compared with the proposed project.

The Modified Massing Alternative would create an iconic and architecturally significant arrival experience, relocate vehicular and service functions to create uninterrupted pedestrian-favored sidewalks, and reinforce and improve connections among existing open spaces. It would also enhance pedestrian circulation and interest, although some interior circulation areas would be less efficient than under the proposed Project.

2. Impacts of Alternative 3 Compared to Those of the Proposed Project

Because the Modified Massing Alternative would include most of the same components as the revised Project before this Commission for approval, this alternative would result in impacts similar to those of the revised Project. While less than significant, air quality impacts would be slightly less than those of the revised Project because the revised Project would include a third floor of the Moscone South Expansion, rising to approximately 95 feet above Howard Street, while the Moscone South building under the Modified Massing Alternative would only include two floors, rising to a height of 74 feet above Howard Street. Alternative 3 would also result in significant-but-mitigable truck and passenger loading transportation impacts during operations. The alternative would result in shadow impacts similar to those of the revised Project, and shadow impacts under Alternative 3 would be less than significant at both a project and cumulative level.

Like the proposed Project, the Modified Massing Alternative would create additional exhibition space by excavating an area under Howard Street to expand the existing below-grade passage that connects the Moscone North and South buildings. As described in Appendix A of the EIR, the area of proposed excavation beneath Howard Street is an area of high sensitivity for prehistoric cultural resources. This includes both a southern extension of a known resource, CA-SFR-114, and a much earlier potential archeological deposit. Impacts to known archeological resources would be significant. As with the proposed Project, implementation of Mitigation Measures M-CP-2a and M-CP-2b would reduce potential impacts to a less-than-significant level.

Excavation activities beneath Howard Street, and subsequent construction of below-grade exhibition space and above-grade structures, would generate fugitive dust, criteria air pollutants, and toxic air

contaminants. Potential exposure to hazardous building materials would remain substantial since most of the demolition activities proposed under the project would be required. The Modified Massing Alternative would require substantial construction efforts and air quality and hazardous materials impacts would be significant, requiring implementation of Mitigation Measures M-AQ-1 and M-HZ-3 to reduce impacts to less-than-significant levels.

As described above, the available contiguous exhibition space would be the same as the proposed Project, up to 580,000 square feet. The increase in daily event attendance and need for additional employment would be similar to the proposed project. Therefore, transportation impacts under the alternative would be the same as under the proposed project, and significant impacts to passenger and truck loading/unloading would require implementation of Mitigation Measures M-TR-6a and M-TR-6b to reduce these impacts to a less-than-significant level.

This alternative was expressly set forth to avoid increased building heights and configuration that could cast net new shadow on public open spaces. During the late spring and early summer months in the late afternoon and early evening hours, shadow from the 74-foot-tall Moscone South building would be cast southeastward, onto the Children's Garden. At about 5:00 p.m., net new shadow would be limited to the plum tree walkway, sundial garden, and Learning Garden immediately south of the proposed building, and the majority of the eastern portion of the Children's Garden would remain unshaded. By 6:00 p.m., shadow would extend farther southeastward, into the play circle and encompassing the monkey bars, sand box, and a portion of the maze, leaving the remainder of the play circle unshaded. By 7:00, when the play circle closes, the net new shadow would encompass almost the entirety of the play circle, as well as most of the circular lawn.

Under this Alternative 3, the Children's Garden would include a tot lot with play equipment for children under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing views throughout the gardens, reconfiguration of the existing lawn, restrooms, garden storage, and a public plaza alongside the Esplanade Ballroom. The play circle (the primary active element of the playground) would not be modified, although the existing sundial garden would be removed. Around 5:00 p.m. during the late spring and early summer months, new shadow would fall on the replaced nature walk/allée of trees and paseo. As the evening progresses, shadow would extend southward onto the tot lot and flexible lawn space by 6:00 p.m. By 7:00 p.m., shadow would extend over the social seating, play circle, and a portion of the relocated learning garden, as well as onto the plaza adjacent to the Esplanade Ballroom. Although this shadow would represent a net increase compared to existing conditions, the majority of the features of the Children's Garden would remain unshaded until approximately 7:00. This net new shadow could affect use of the garden, but not to a significant extent.

The 119-foot building at the southwestern corner of Third Street and Howard Street would result in more shadow cast northward compared to the proposed Project. This new shadow would be cast across Howard Street, toward the East Garden and Howard Street Plaza. This new shadow would be most prevalent in the early morning hours in the late fall and early winter months. However, these areas are almost entirely shaded under existing conditions at these times. The net new shadow from the 119-foot-tall building could increase compared to existing conditions, as well as compared to the proposed project.

These open spaces are not heavily used during the early morning hours. The net new shadow from the Modified Massing Alternative would not be expected to substantially affect their use. The 119-foot-tall building would not cast substantial new shadow on the Esplanade or Howard Street Plaza.

This Alternative 3 would result in shadow impacts similar to those of the revised Project, and shadow impacts under Alternative 3 would be less than significant at both a project and cumulative level.

The Modified Massing Alternative could incrementally increase shadow on other nearby open spaces north of the proposed buildings, namely the Yerba Buena Esplanade and the East Garden, especially in the late fall and early winter months. This shadow would be of limited extent and duration (early morning hours) when the Esplanade and East Garden are lightly used. Therefore, the Modified Massing Alternative would result in less-than-significant project- and cumulative-level shadow impacts.

The Modified Massing Alternative would increase the height of the Moscone Esplanade expansion to 119 feet, approximately 24 feet taller than the proposed Moscone Esplanade expansion. Increased heights could affect ground-level wind currents in the vicinity. Wind levels near the 119-foot portion of the building, along Third Street and Howard Street, as well as in the eastern portion of the Children's Garden, could be increased compared to existing conditions. Some pedestrian test points in this location may exceed the pedestrian comfort criteria. Conversely, wind speeds adjacent to the 74-foot portion of the building, along Howard Street and in the western portion of the Children's Garden, could be decreased as compared to existing conditions, possibly removing some existing exceedances of the pedestrian comfort criterion. It is not anticipated that new hazardous wind conditions would result. The Modified Massing Alternative's wind impacts would be less than significant.

For other topics that were addressed in the Initial Study (Appendix A) and for which that analysis concluded the proposed project would have no impact or a less-than-significant impact, including land use, population and housing, historic architectural resources, noise, greenhouse gas emissions, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, mineral and energy resources, and agricultural and forest resources, the Modified Massing Alternative would also have no impact or similar less-than-significant impacts.

3. Alternative 3 – Conclusions

The Modified Massing Alternative would meet or partially meet most of the project objectives. However, the alternative would result in less efficient meeting and ballroom space than the proposed project. The alternative would create an iconic and architecturally significant arrival experience, relocate vehicular and service functions to create uninterrupted pedestrian-favored sidewalks, and reinforce and improve connections among existing open spaces, but it would result in a less efficient building than would the proposed project. All of the same mitigation measures applicable to the proposed project's construction activities (Mitigation Measures CP-2a, CP-2b, AQ-1, and HZ-3) would be applicable for this alternative's construction activities. Impacts to passenger and truck loading/unloading would be the same as the proposed project, requiring implementation of Mitigation Measures M-TR-6a and M-TR-6b to reduce loading impacts to a less-than-significant level. Shadow impacts would be reduced to a less-than-significant level.

The Planning Commission rejects Alternative 3 because the initial design contemplated increased massing at the corner of Third and Howard, stepping down to less height above the South Lobby and alongside the Children's Gardens. Upon further analysis, this Alternative 3 created slightly more wind and shadow impacts to the surrounding public realm, and creates a less flexible interior design for convention use. The impacts are not that different from the revised Project's impacts and do not support choosing this Alternative over the revised Project. According to the Project Sponsor, the taller heights and massing would trigger additional Building Code requirements such as high rise evacuation and ventilation standards, which could render the expansion project economically infeasible.

Overall, this Commission concludes that the Project best achieves all of the Project Objectives set forth in Section I above, and has no unmitigated significant environmental impacts.

4. Environmentally Superior Alternative

The CEQA Guidelines require the identification of an environmentally superior alternative (Section 15126.6[e]). If it is determined that the "no project" alternative would be the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other project alternatives (Section 15126.6[3]).

The No Project Alternative would be the environmentally superior alternative because the significant impacts associated with implementation of the proposed project would not occur.

Alternative 3, the Modified Massing Alternative, would qualify as the environmentally superior alternative among the development alternatives. Alternative 3 would result in construction-related impacts on archeological resources, human remains, air quality, and hazardous materials, all of which would be less-than-significant with the implementation of mitigation measures. While less than significant, air quality impacts would be slightly less than those of the revised project because the revised project would include a third floor of the Moscone South Expansion, rising to approximately 95 feet above Howard Street, while the Moscone South building under the Modified Massing Alternative would only include two floors, rising to a height of 74 feet above Howard Street. Alternative 3 would also result in significant-but-mitigable truck and passenger loading transportation impacts during operations. The alternative would result in shadow impacts similar to those of the revised Project, and shadow impacts under Alternative 3 would be less than significant at both a project and cumulative level.

VI. PROJECT BENEFITS

The revised Project accomplishes all of the Project Objectives set forth in Section I above. The Commission also finds, after consideration of the Final EIR and the evidence in the record, that each of the specific benefits of the Project as set forth below warrant approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and in the documents found in the administrative record.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project that support its approval and rejection of the Alternatives. The Commission further finds that, as part of the process of obtaining Project approval, all significant effects on the environment from implementation of the Project have been

eliminated or substantially lessened. All mitigation measures proposed in the Final EIR for the proposed Project are adopted as part of this approval action. The Commission finds that Alternatives 1, 2 and 3 are also rejected and the Project is approved for the following specific considerations, in addition to the specific reasons discussed in Section V above.

1. The Project recovers \$734 Million of a projected \$2 Billion loss in future convention business, creates 3,480 estimated new jobs and sustains Moscone's \$1.8 Billion contribution to San Francisco's economy into the future (See the Fiscal Feasibility Report for full sources and details).
2. The Project creates more contiguous exhibition space below grade to address the identified primary event planning needs.
3. The Project adds approximately 300,000 square feet of net new space and 420,000 square feet of total new rentable space through expansion of the South Lobby and reconfiguration of existing non-leasable space.
4. The Project creates a more flexible configuration with a new ballroom, improved circulation, more meeting space and the ability to more easily accommodate multiple clients at a time.
5. The Project improves the civic presence and urban design of the Moscone Center's entrance and connection to the surrounding public realm and improves bicycle and pedestrian safety by bringing the building to the street, reducing the width of the existing porte cocheres, widening the Howard Street sidewalks and midblock crossing, eliminating sidewalk impediments, reducing modal conflicts and installing new no turn traffic signals.
6. The Project expands and improves the Children's Gardens by adding a new tot lot, relocating and enlarging the learning garden, expanding the Carousel Cafe, improving the pedestrian bridge over Howard, expanding the plaza in front of the carousel and creating a new mid-block access from Third Street via a new paseo activated by retail.
7. The Project adds open space on the North side of Moscone Center. A portion of the roof of the Moscone North expansion would be a new public terrace, adding 8,000 square feet of new public open space to the Sister Cities Gardens.
8. The Project reduces overall water and power usage by upgrading the existing solar array, diverting ground water for gardens irrigation and designing to LEED Platinum standards: allowing the City to market Moscone as a green convention destination.
9. The Project modernizes the Center's technological infrastructure including integration of state-of-the-art digital projection and wayfinding, LED lighting, wireless networks and security and HVAC systems.
10. The Project leverages existing General Fund commitments and new private hotel assessments to complete the over \$500 Million expansion and improvement project without obligating additional public monies.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor				
Cultural and Paleontological Resources				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting</i>				
<p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the Planning Department (“Department”) pool of qualified archaeological consultants as provided by the Department archaeologist. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant’s work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (<i>Archeological Research Design/Treatment Plan for the Moscone Center Expansion Project</i>, September, 2013), at the direction of the Environmental Review Officer (ERO). In instances of inconsistency between the requirement of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to any soil-disturbing activities on the project site.</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Archeological consultant shall be retained prior to any soil-disturbing activities.</p> <p>Date archeological consultant retained: _____</p> <p>Date of initial soil disturbing activities: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<p>Consultation with Descendant Communities. On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p>	<p>Project sponsor/ archeological consultant, and representative of descendent group, at the direction of the ERO.</p>	<p>Initiated upon discovered of an archeological site associated with descendant groups.</p> <p>Complete upon completion of archeological field investigations and ERO consultation.</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Date archeological site discovered: _____</p> <p>Date field investigations monitored: _____</p> <p>Date ERO consulted: _____</p> <p>Date final report sent to descendant group representative: _____</p>
<p>Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to any soil-disturbing activities on the project site.</p>	<p>Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by ERO prior to any soil-disturbing activities on the project site.</p>	<p>Date ATP submitted to the ERO: _____</p> <p>Date ATP approved by the ERO: _____</p> <p>Date of initial soil disturbing activities: _____</p>

¹ The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of the archeological testing program.	Archeological consultant shall submit a report of findings of the ATP to the ERO.	<p>Date archeological findings report submitted to the ERO: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>
<p>Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program (AMP) shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soil-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, site remediation, etc., shall 	Project sponsor/ archeological consultant/ monitor/ contractor(s), at the direction of the ERO.	ERO and archeological consultant shall meet prior to commencement of soil-disturbing activities. If the ERO determines that an AMP is necessary, monitor throughout all soil-disturbing activities at the project site.	Project sponsor/ archeological consultant/monitor/ contractor(s) shall implement the AMP, if required by the ERO.	<p>AMP required? Y N</p> <p>Date: _____</p> <p>Date AMP submitted to the ERO: _____</p> <p>Date AMP approved by the ERO: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<p>require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> · The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; · The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; · The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; · If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/construction activities and equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				<p>Date AMP implementation complete: _____</p> <p>Date written report regarding findings of the AMP received: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<p>Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. 	Archeological consultant at the direction of the ERO.	If there is a determination that an ADRP program is required.	Project sponsor/ archeological consultant/monitor/ contractor(s) shall prepare an ADRP if required by the ERO.	<p>ADRP required? Y N</p> <p>Date: _____</p> <p>Date of scoping meeting for ADRP: _____</p> <p>Date Draft ARDP submitted to the ERO: _____</p> <p>Date ARDP approved by the ERO: _____</p> <p>Date ARDP implementation complete: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<ul style="list-style-type: none"> · <i>Final Report.</i> Description of proposed report format and distribution of results. · <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				
<p>Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	Project sponsor/ archeological consultant in consultation with the San Francisco Coroner, NAHC, and MLD.	In the event human remains and/or funerary objects are found.	Project sponsor/ archeological consultant to monitor (through-out all soil disturbing activities) for human remains and associated/unassociated funerary objects and, if found, contact the San Francisco Coroner, NAHC/MLD.	<p>Human remains and associated/unassociated funerary objects found? Y N</p> <p>Date: _____</p> <p>Persons contacted: Name: _____</p> <p>Date: _____</p> <p>Name: _____</p> <p>Date: _____</p>
<p>Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	Project sponsor/ archeological consultant at the direction of the ERO.	After completion of archeological data recovery, inventory, and analysis.	Project sponsor/ archeological consultant.	Following completion of soil disturbing activities at the site. Considered complete upon distribution of the Final FARR.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2a: Archeological Testing, Monitoring, Data Recovery and Reporting (cont.)</i>				
<p>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, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				<p>Date Draft FARR submitted to ERO: _____</p> <p>Date FARR approved by ERO: _____</p> <p>Date of distribution of Final FARR: _____</p> <p>Date of submittal of Final FARR to information center: _____</p>
Mitigation Measure M-CP-2b: Interpretation				
<p>Mitigation Measure M-CP-2b, Interpretation, calls for a qualified archeological consultant to prepare and submit a plan for post-recovery interpretation of resources. Implementation of an approved program of interpretation under Mitigation Measure M-CP-2b would preserve and enhance the ability of the resource to convey its association with historic events under California Register of Historic Resources Criterion 1 (Events), as well as explain its importance under Criterion 4.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of Final Archaeological Resources Report.</p>	<p>Project sponsor/ archeological consultant, reviewed by ERO.</p>	<p>Following completion of Final Archaeological Resources Report. Considered complete upon completion of approved program of interpretation.</p> <p>Date Archaeological Resources Report completed: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Cultural and Paleontological Resources (cont.)				
<i>Mitigation Measure M-CP-2b: Interpretation (cont.)</i>				Date Interpretation Plan submitted to ERO: _____ Date Interpretation Plan approved by ERO: _____ Date Interpretation program implementation completed: _____
Transportation and Circulation				
<i>Mitigation Measure M-TR-6a: Moscone Center Transportation Operations Master Plan</i>				
The project sponsor shall develop and implement a Moscone Center Transportation Operations Master Plan (Master Plan), which shall require that each Moscone Center event have its own unique Transportation Operations Event Plan (TOEP), tailored to the size, duration and characteristics of the individual event. Each TOEP shall adhere to a set of guidelines related to the following fundamental transportation elements: <ol style="list-style-type: none"> 1. Plan development and approval 2. Passenger loading/unloading zone attendants 3. Shuttle bus operations 4. Taxi, rideshare, and private vehicle passenger loading/unloading operations 5. Truck operations 6. Parking control office (PCO) operations 7. Pedestrian operations 	Project sponsor	Upon project completion. Initial Draft is in Appendix C in the Draft EIR. Revise as necessary to reflect changes in generally accepted technology or operation protocols, or changes in conditions	ERO of the Planning Department, in consultation with SFMTA as necessary	Initial Draft is completed. Ongoing revisions will be reviewed and approved on as-needed basis.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Transportation and Circulation (cont.)				
<i>Mitigation Measure M-TR-6a: Moscone Center Transportation Operations Master Plan (cont.)</i>				
<p>8. Bicycle operations 9. Emergency vehicle operations 10. Large events that include changes to traffic operations 11. Adherence 12. Revisions to Master Plan</p> <p>The Moscone Center Transportation Operations Master Plan is included in Appendix C in the Draft EIR.</p> <p>The requirements specific to truck operations described in the Master Plan will ensure that a significant impact related to freight loading does not occur. Specifically, the Master Plan will ensure that inbound trucks do not queue along the west curb of Third Street while waiting for an available loading dock.</p> <p>The requirements specific to passenger loading/unloading described in the Master Plan will ensure that a significant impact related to passenger loading/unloading, with associated secondary impacts to bicyclists and traffic, does not occur. Specifically, the Master Plan will ensure that no vehicles stop to pick-up or drop-off passengers in the Howard Street travel lanes or bicycle lane.</p> <p>The Master Plan will be a living document maintained by the Planning Department. The Master Plan will be revised as necessary to reflect changes in generally accepted technology or operation protocols, or changes in conditions. All revisions will be reviewed and approved by the ERO of the Planning Department to ensure that the Master Plan adheres to this mitigation measure.</p>				

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Transportation and Circulation (cont.)				
<i>Mitigation Measure M-TR-6b: Fund Additional Parking Control Officers</i>				
<p>Working with the SFMTA, the project sponsor shall fund one or more additional Parking Control Officer (PCO) beat(s) during Moscone Center events with 20,000 or more attendees. The additional PCOs shall supplement the existing PCOs, except the additional PCOs shall perform an active patrol of on-street loading conditions around the Moscone area (rather than be stationary at an intersection or crosswalk). The number of officers required to staff the additional beat(s) and the hours that the beat(s) would be staffed shall be determined by SFMTA based on the size and hours of the event, and could include events with fewer than 20,000 daily attendees.</p> <p>The additional PCO beat(s) shall focus enforcement on the following loading issues:</p> <ul style="list-style-type: none"> Ensuring that stopped vehicles, especially shuttle buses and trucks, do not idle their engine while stopped, per San Francisco Transportation Code §7.2.86. Drivers that idle their engines longer than is necessary would be subject to citation. Legible and visible signs could be posted in multiple languages (i.e., English, Spanish, Chinese) in designated queuing areas to remind operators of the two-minute idling limit. Ensuring that vehicles do not load or unload passengers while stopped in any crosswalk, bicycle lane or travel lane on Howard and Folsom streets, per California Vehicle Code §22500 and San Francisco Transportation Code §7.2.70. This enforcement shall be focused on all vehicles, including shuttle buses, taxis, trucks, and private vehicles. Drivers of vehicles stopped along the north curb of Howard Street or the south curb of Folsom Street would be required to ensure that their vehicle is not obstructing the bicycle lane. Consistent with existing SFMTA policy, the only vehicles that would be permitted to stop within a bicycle lane would be vehicles actively loading or unloading a disabled passenger. Vehicles that stop within a bicycle lane to load or unload a passenger that is not disabled would be subject to citation. 	Project sponsor	Determination of number and beat of additional PCOs prior to events with 20,000 or more attendees. PCOs operate during events with 20,000 or more attendees.	SFMTA, in consultation with San Francisco Planning Department	Prior to, and during, each event of 20,000 or more attendees.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Air Quality				
Mitigation Measure M-AQ-1: Construction Emissions Minimization				
<p>A. Construction Emissions Minimization Plan (EMP). Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; b) All off-road equipment shall have: <ol style="list-style-type: none"> i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 3 off-road emission standards, <i>and</i> ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).³ c) Exceptions: <ol style="list-style-type: none"> i. Exceptions to A(1)(a) <i>may</i> be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation. ii. Exceptions to A(1)(b)(ii) <i>may</i> be granted if the project sponsor has submitted information providing evidence to 	Project sponsor/contractor(s)	Prior to issuance of a permit specified in Section 106A.3.2.6 of the Francisco Building Code.	Project sponsor/contractor(s) to submit EMP; ERO to approve EMP and ensure implementation.	<p>Considered complete on finding by ERO that Plan is complete.</p> <p>Date EMP approved by the ERO:</p> <hr/>

³ Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule												
Mitigation Measures Agreed to by Project Sponsor (cont.)																
Air Quality (cont.)																
Mitigation Measure M-AQ-1: Construction Emissions Minimization (cont.)																
<p>the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is:</p> <p>(1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).</p> <p>iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table 1.</p> <p>TABLE 1: OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE</p> <table border="1" data-bbox="155 1068 884 1255"> <thead> <tr> <th>Compliance Alternative</th> <th>Engine Emission Standard</th> <th>Emissions Control</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Tier 3</td> <td>ARB Level 2 VDECS</td> </tr> <tr> <td>2</td> <td>Tier 3</td> <td>ARB Level 1 VDECS</td> </tr> <tr> <td>3</td> <td>Tier 3</td> <td>Alternative Fuel*</td> </tr> </tbody> </table> <p>How to use the table: If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.</p> <p>* Alternative fuels are not a VDECS.</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 3	ARB Level 2 VDECS	2	Tier 3	ARB Level 1 VDECS	3	Tier 3	Alternative Fuel*				
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 3	ARB Level 2 VDECS														
2	Tier 3	ARB Level 1 VDECS														
3	Tier 3	Alternative Fuel*														

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Air Quality (cont.)				
Mitigation Measure M-AQ-1: Construction Emissions Minimization (cont.)				
<p>2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.</p> <p>3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.</p> <p>5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.</p>				

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Air Quality (cont.)				
Mitigation Measure M-AQ-1: Construction Emissions Minimization (cont.)				
<p>B. Reporting. Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.</p>	Project sponsor/ contractor(s)	Quarterly during construction.	ERO to receive reports.	<p>Considered complete on findings by ERO that Plan is being/ has been implemented.</p> <p>Date plan deemed implemented by ERO: _____</p>
<p>Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.</p>	Project sponsor/ contractor(s)	Within six months of completion of construction activities.	ERO to receive reports.	<p>Date report submitted to ERO: _____</p>
<p>C. Certification Statement and On-site Requirements. Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.</p>	Project sponsor/ contractor(s)	Prior to construction activities requiring the use of off-road equipment	ERO to receive certification statement.	<p>Considered complete on submittal of certification statement.</p> <p>Date certification statement submitted to ERO: _____</p>

Exhibit 1: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
Mitigation Measures Agreed to by Project Sponsor (cont.)				
Hazards/Hazardous Materials				
<i>Mitigation Measure M-HZ-3: Hazardous Building Materials Abatement</i>				
<p>The project sponsor shall ensure that any area of the Moscone Center planned for demolition or renovation is surveyed for hazardous building materials including PCB-containing electrical equipment, fluorescent light ballasts containing polychlorinated biphenyls (PCBs) or bis(2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs and in the case where the presence of PCBs in the light ballast cannot be verified, they shall be assumed to contain PCBs, and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal, state, and local laws and regulations.</p>	<p>Project sponsor/ contractor(s)</p>	<p>Prior to start of demolition or renovation; during demolition and renovation.</p>	<p>Project sponsor/ contractor(s) and DPH as necessary</p>	<p>During survey, demolition, and renovation: Date survey completed: _____ Date demolition and renovation completed: _____</p>



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Public Art (Sec. 429) |

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

Reception:
415.558.6378

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Planning
Information:
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Planning Commission Draft Motion Downtown Project Authorization

HEARING DATE: AUGUST 14, 2014

Date: August 1, 2014
Case No.: **2013.0154EKRUVX**
Project Name: **MOSCONE CENTER EXPANSION PROJECT**
Project Address: 747 HOWARD STREET
Zoning: C-3-S (Downtown Support)
340-I Height and Bulk District
Block/Lot: 3734/091; 3723/115
Applicant: John Noguchi
Director of Convention Facilities Department
City and County of San Francisco
747 Howard Street, 5th Floor
San Francisco, CA 94103
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: Approve with conditions

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A SECTION 309 DETERMINATION OF COMPLIANCE AND REQUEST FOR EXCEPTIONS FOR REDUCTION OF GROUND-LEVEL WIND CURRENTS IN C-3 DISTRICTS UNDER PLANNING CODE SECTION 148, AND FROM THE ACCESS TO OFF-STREET LOADING REQUIREMENT OF PLANNING CODE SECTION 155(r)(4) AS PART OF THE MOSCONE CENTER EXPANSION PROJECT, AT 747 HOWARD STREET WITHIN THE C-3-S (DOWNTOWN SUPPORT) DISTRICT AND THE 340-I HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM.

PREAMBLE

On March 1, 2013, John Noguchi, the Director of the City and County of San Francisco's Convention Facilities Department (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Environmental Review, to expand the Moscone Convention Center. The

project would in total add approximately 211,065 gross square feet (“gsf”) to Moscone North and South (an approximately 22.3% addition).

On July 10, 2014, the Project Sponsor filed an application with the Department for a Determination of Compliance with Planning Code Section 309, with exceptions to the requirements for Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148) and for Access to Off-Street Loading (Section 155(r)(4)), within the C-3-S (Downtown Support) District and a 340-I Height and Bulk District.

On July 10, 2014, the Project Sponsor also filed an application with the Department for a General Plan Referral to allow alterations to a publically owned facility (Moscone Convention Center), public realm improvements including sidewalk widening and open space improvements throughout the site, and the construction of pedestrian bridges over Howard Street within the C-3-S (Downtown Support) District, and a 340-I Height and Bulk District.

On July 10, 2014, the Project Sponsor filed a variance application with the Zoning Administrator under Planning Code Sections 136 to allow two pedestrian bridges to extend over the full width of Howard Street; 145.1(c)(3) and 145.1(c)(6) to allow certain non-active uses to front Howard and Third Street and to provide less than the required amount of ground floor transparency along the Third Street frontage; and Section 155(s)(5) to allow two facade openings, each greater than 15 feet wide for access to off-street loading within the C-3-S (Downtown Support) District and a 340-I Height and Bulk District.

On August 14, 2014, the San Francisco Planning Commission (hereinafter “Commission”) reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed, complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) (“CEQA”), Title 14 California Code of Regulations Section 15000 *et seq.* (the “CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

The Commission found the FEIR to be adequate, accurate and objective, reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR for the Moscone Center Expansion Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On August 14, 2014, the Commission (1) adopted Motion No. _____ certifying the FEIR as accurate, adequate and complete, (2) adopted Motion No. _____, adopting CEQA findings, including the MMRP, and (3) adopted other Motions with respect to the Moscone Center Expansion Project.

On August 14, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Determination of Compliance with Section 309 Application No. 2013.0154EKURVX.

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

MOVED, that the Commission hereby authorizes the Project and exceptions to the Planning Code requested in Determination of Compliance Application No. 2013.0154EKURVX, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Moscone Center North and South Halls are located on Howard Street between Third and Fourth Streets in the South of Market and Yerba Buena Gardens neighborhoods. The Convention Center also includes the Moscone West exhibition hall, which is located across Fourth Street, north of Howard Street; however, the Project does not include any changes to Moscone West. The Project Site spans portions of parcels on both sides of Howard Street, between Third and Fourth Streets (Block 3734, Lot 091; Block 3723, Lot 115). The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children’s Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north. The Project Site is generally flat along Howard Street. However, other than the Moscone South Lobby building and Esplanade Ballroom entries on Howard Street, the majority of developed buildings and public open spaces sit atop the roof of the below-grade Moscone South Exhibition Halls A, B & C. That roof is approximately 12 feet above Howard Street. A pedestrian bridge over Howard Street connects the two blocks.

In combination, the total footprint of the Project Site is approximately 827,500 square feet below grade, and approximately 131,400 square feet above grade. All of the function space at Moscone North and South is under ground, with the exception of the street-level North and South lobbies and the Esplanade Ballroom, located at grade along the Third Street frontage of Moscone South.

Currently, two bus loading plazas front the south side of Moscone North and the north side of Moscone South on Howard Street, creating a separation of approximately 250 feet between the two lobby door entries. The north bus loading plaza is approximately 180 feet in length, three lanes wide, and is able to accommodate up to 7 buses. The south bus loading plaza is approximately 275 feet in length, three lanes wide, and also is able to accommodate up to 7 buses.

Truck access to the Project Site is provided via a one-way ramp located mid-way along Third Street between Howard and Folsom Streets. Eighteen loading spaces are located at the lower level. Trucks exit the Project Site via a one-way ramp located mid-way along Fourth Street between Howard and Folsom.

Moscone Center—including Moscone North, South, and West—is the largest convention, exhibition, and meeting facility in San Francisco, hosting about 90 to 100 events during a typical year. It is owned by the City and County of San Francisco. Some of the large events that have

taken place at Moscone Center include Oracle OpenWorld, American Bar Association's annual meeting, the Game Developers Conference, the Apple Worldwide Developers Conference, Google I/O, and JavaOne. Moscone Center also hosted the Democratic National Convention in 1984. Most events take place over 2 to 5 days and attract an average of 6,426 attendees per event-day. The two annual events that attract the greatest number of attendees are Oracle Open World and SalesForce, both of which take place annually in October to November. These each attract up to 45,000 attendees.

- 3. Surrounding Properties and Neighborhood.** The C-3-S District includes Yerba Buena Gardens, hotels, museums and cultural facilities, housing, retail, and offices arranged around public gardens and plazas. The Central Subway's new Moscone Station is under construction and located southwest of the Project Site.

The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north.

In addition to Moscone North, the project block north of Howard Street shares Lot 115 with other buildings and uses above grade, including the large Yerba Buena Garden (a public park that contains the Sister Cities Garden, the Martin Luther King, Jr. Memorial, and various art installations), the Yerba Buena Center for the Arts Galleries and Forum building, and the Yerba Buena Center for the Arts Theater. The Metreon—a 4-story, 115-foot-tall retail center housing shops, restaurants, and movie theater—is adjacent to the site to the northwest.

In addition to the Moscone Center, the project block south of Howard Street shares Lot 91 with a variety of other buildings and uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, two cafes and the restored 1905 Carousel.

Nearby buildings range in height from a few stories to 40 stories. Across Mission Street to the north are the Contemporary Jewish Museum and St. Patrick's Church, both of which are only a few stories tall. That block also includes the 39 story Marriott Marquis Hotel and the 40-story (398 feet) Four Seasons Hotel and Residences, which together provide a dense concentration of hotel and residential uses. Buildings between 5 and 20 stories front Market Street.

To the east of Moscone North, across Third Street, is the 42-story St. Regis Hotel and Residences, the five-story San Francisco Museum of Modern Art (SFMOMA) and 8-story SFMOMA parking garage, the 29-story (315 feet) W hotel, and the 26-story Pacific Telephone and Telegraph Building. Farther south, on Third Street between Howard and Folsom Streets, is Convention Plaza, which comprises a 12-story office building and the 4-story Moscone garage.

South of the Project Site, across Folsom Street, are a nine-story senior housing building (which includes an adult day health center), a 12-story residential building, and an 8-story senior housing building in the interior of the block, all of which are relatively dense residential uses.

Also south of the Project Site is a five-story commercial building. The block south of Howard Street contains low-rise buildings housing uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, and the restored 1905 Carousel.

To the west of Moscone South are an eight-story senior housing building and two-story commercial building that has been approved to accommodate a 12-story hotel. Farther north, on Fourth Street between Howard and Mission Streets, is the 3-story Moscone West building, as well as the 5-story San Francisco Metropolitan Transportation Agency 5th and Mission Parking Garage. Market Street, a major east-west roadway in downtown San Francisco, is located two blocks north of the Project Site. Union Square is located approximately three-quarters of a mile to the north, and the Civic Center is located about 1 mile to the west (north of Market Street).

4. **Project Description.** The proposed Moscone Center Expansion Project would increase the size of the convention center facility by about 22.33 percent, from approximately 945,200 gsf to 1,156,300 gsf, and through renovation and repurposing of the existing facility, the Project would result in an approximately 42 percent increase in functional space. The Project is focused primarily on Moscone North and South, and no changes are proposed at Moscone West. Improvements to the Moscone North and South building would occur both below grade and above grade.

The Moscone Center Expansion Project is being undertaken jointly between the Moscone Expansion District (MED), managed by the San Francisco Tourism Improvement District (SFTID) Management Corporation, and the City. Construction is expected to commence in December 2014 and last approximately 44 months.

The Moscone Center Expansion Project includes the following key components:

- **Maximize Contiguous Exhibition Space.** A primary goal of the Expansion Project is to maximize contiguous exhibition space below grade. Additional contiguous exhibition space would be created by excavating in one location under Howard Street and repurposing below-grade spaces between the existing North and South exhibition halls. Currently, the largest contiguous exhibition space is located at Moscone South, at 260,000 sf. The proposed project would create a total of approximately 515,000 sf of contiguous exhibition space below ground.
- **Moscone South & Esplanade Ballroom Expansion.** The proposed above-grade Moscone South improvements would consist of two elements: the Moscone Esplanade Ballroom Expansion and the Moscone South Expansion; the South Expansion and Esplanade Expansion would function and appear as one building. Above grade, Moscone South and the Esplanade functional space would expand by a combined 277 percent, from approximately 71,100 square feet to approximately 267,700 square feet. The completed building would be approximately 96 feet in height above Howard Street, but would include setbacks to break-up the perceived massing at the street. An additional 70-foot setback would be provided along the southwest side of the building in order to reduce the relative height of the southern wall relative to the Children's

Garden, from approximately 82 feet to approximately 57 feet. The setbacks would be used as programmable rooftop terraces for the Convention Center.

- **Moscone North Expansion.** The Project includes minimal above-grade expansion of the Moscone North building. The Moscone North expansion is primarily an expansion to the existing lobby, with a two-story vertical circulation lobby at the east, providing access to meeting rooms located in Moscone South, via the proposed bridge over Howard Street. The remainder of the roof of the Moscone North expansion would be a new public terrace, adding 8,000 square feet of new public open space and access to Yerba Buena Gardens through the Sister Cities Gardens.
 - **Pedestrian Bridges.** Two pedestrian bridges would connect the proposed expansions between Moscone North and South above Howard Street, framing the main public arrival space at grade between the two buildings. The eastern bridge would be partially enclosed (naturally ventilated) to provide enhanced internal circulation for Moscone convention attendees, while the western bridge would remain an uncovered public walkway intended for use by pedestrians moving between the two Yerba Buena blocks located north and south of Howard Street. This public walkway would replace the existing circuitous pedestrian bridge located north of the existing Carousel for an improved circulation. The replacement western bridge would be an expansion of the public open spaces, and would touch down in the Children's Garden directly across from the existing amphitheater, leaving an area between the bridge and the western façade of Moscone South for planting. The ramp location on the south side of Howard Street has been reconfigured to create more open space at the Carousel level for public programming.
 - **Public Realm Enhancements.** The Project includes significant public realm improvements throughout and adjacent to the Site. Howard Street would be improved to include reconfigured bus pick-up and drop-off facilities to reduce pedestrian and vehicular conflicts. Similarly, Third Street would be improved through the relocation of the off-street loading access south, allowing for widened sidewalks and to minimize pedestrian and vehicular conflicts. A new paseo would be created behind the Moscone South Building to help break-up the length of the Third Street block, to activate the south block of Moscone, and to increase the access points to various activities located within the interior of the lot. The Project would also create a new public open space in the form of an elevated terrace above Moscone North, which connects directly to existing public open space that is occupied by restaurants at Yerba Buena Gardens.
 - **Yerba Buena Children's Garden Improvements.** The Project includes improvements to the Children's Garden south of Howard Street, including a new plaza located between the children's carousel and the proposed western pedestrian bridge, a tot lot with play equipment for children under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing improved view points throughout the garden, reconfiguration of the existing lawn, restrooms, garden storage, an enlarged café and a public plaza alongside the Esplanade Ballroom.
5. **Public Comment.** The Department has heard from 270 people or organizations in support of the Project, and from one person in opposition to the Project.

6. **CEQA Findings.** On August 14, 2014, by Motion No. _____, the Commission certified as adequate, accurate and complete the FEIR for the Moscone Center Expansion Project. On August 14, 2014, by Motion No. _____, the Commission adopted findings, including an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR, and adopts and incorporates by reference as though fully set forth herein in the findings pursuant to CEQA, adopted by the Commission on August 14, 2014, in Motion No. _____.

7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- a. **Public Open Space (Section 138).** New buildings in the C-3-S Zoning District must provide public open space at a ratio of one sq. ft. per 50 gsf of all uses, except residential uses, institutional uses, and uses in a predominantly retail/personal services building.

The Project includes an approximately 211,065 gsf addition. At a ratio of 1:50, 4,221 sq. ft. of publically accessible open space is required. The Project includes 136,600 sq. ft. of publically accessible open space, including the addition of a new 7,300 sq. ft. publically accessible terrace above Moscone North, 12,400 sq. ft. new paseo that runs behind Moscone South, as well as other improvements to open space throughout the property. These open spaces are designed in a manner that generally complies with the adopted Guidelines for Downtown Open Space, including the provision of outdoor seating. The design of the open space will be further refined throughout the building permit review process.

- b. **Streetscape Improvements (Section 138.1).** Section 138.1(b) requires that when there is an addition of gross floor area equal to 20 percent or more of an existing building in the C-3 District, street trees and sidewalk paving must be provided. Under Section 138.1(c), the Commission may also require the Project Sponsor to install additional sidewalk improvements such as lighting, special paving, seating and landscaping in accordance with the guidelines of the Downtown Streetscape Plan if it finds that these improvements are necessary to meet the goals and objectives of the General Plan.

The Project will include new street trees consistent with the requirements of Planning Code Section 138.1(c)(1). Although the Project currently only includes new street trees along Third Street, the Project Sponsor is working with DPW's Bureau of Urban Forestry to identify additional locations along the Site's public right-of-way where street trees can feasibly be installed. The Project will also include streetscape elements along Howard Street, Third and Clementina Streets, consistent with Planning Code Section 138.1(c)(2). These requirements are included as Conditions of Approval.

- c. **Street Frontage in Commercial Districts: Active Uses (145.1(c)(3)).** Section 145.1(c)(3) of the Planning Code requires that within Downtown Commercial Districts, space for "active uses" shall be provided within the first 25 feet of building depth on the ground

floor and within the first 15 feet of building depth on upper floors. Spaces such as lobbies are considered active uses only if they do not exceed 25% of the building's frontage at the ground level, or 40 feet, whichever is greater, and spaces such as restrooms, bike parking, and other service areas are not considered "active uses".

Section 145.1(c)(3) requires that the first 25 feet of building depth at the Project's ground floor and the first 15 feet on upper floors, along any façade facing a street at least 30 feet in width, be occupied by active uses. Section 145.1(b)(2) provides that building lobbies can be considered active uses, so long as they do not exceed 40 feet or 25% of building frontage, whichever is larger. A portion of the Project is situated on the corner of Third and Howard Streets, both of which exceed 30 feet in width. The proposed building at this corner includes a ground-level design with convention lobby frontage along both Streets, exceeding the 40' limitation. Along the Third Street ground floor frontage, there is Class 1 bicycle parking storage located within the first 25 feet of building depth. On upper floors, there are restrooms located within the first 15 feet of building depth along the Third Street facade. The Project Sponsor is seeking a variance from Section 145.1(c)(3) through Case No. 2013.0154V.

- d. **Street Frontage in Commercial Districts: Ground Floor Transparency (Section 145.1(c)(6)).** Section 145.1(c)(6) of the Planning Code requires that within Downtown Commercial Districts, frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Project's Howard Street frontages, on both Moscone South and Moscone North, are almost entirely transparent, and comply with this requirement. Along the Third Street frontage of the Moscone South expansion, the new building has 162 feet of street frontage and proposes approximately 82 feet or 51 percent of transparent frontage. The Project Sponsor is seeking a variance from Section 145.1(c)(6) to permit the reduced transparency on the Third Street frontage through Case No. 2013.0154V.

- e. **Shadows on Public Sidewalks (Section 146).** Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that other buildings, not located on the specific streets identified in Section 146(a), shall be shaped to reduce substantial shadow impacts on public sidewalks, if it can be done without unduly creating an unattractive design and without unduly restricting development potential.

Section 146(a) does not apply to construction on Howard, Third Street or Fourth Street, and therefore does not apply to this Project.

As it relates to Section 146(c), the Project would replace an existing 32-foot tall building with a 96-foot tall building that is located closer to Howard Street, creating more of an urban edge compared to the existing structure. Although there would be new shadows on sidewalks and

pedestrian areas adjacent to the site, due in part to the more outward-facing and urban design of the new structure, the Project's shadow effects would be limited in scope and would not increase the total amount of shading above levels that are commonly and generally accepted in urban areas. The Project is proposed at a height well below that which is zoned for the property (and well below the height limit being considered under the pending Central SoMa Plan). The Project cannot be further shaped to reduce substantial shadow impacts on public sidewalks without creating an unattractive design and without unduly restricting development potential. The Project is consistent with the character of the area, which will remain one of the downtown's sunniest locales after construction of the Project. Therefore, the Project will not adversely affect public sidewalks' access to sunlight.

- f. **Shadows on Public Open Spaces (Section 147).** Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50 feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147. In determining whether a shadow is substantial, the following factors shall be taken into account: the area shaded, the shadow's duration, and the importance of sunlight to the area in question.

Shadow studies indicate that the Project's shadow would not reach Yerba Buena Lane and Jessie Square, and therefore those open space areas are not discussed further.

The quantitative analysis of net new project shadow on each of the four open spaces in Yerba Buena Gardens is presented below:

Yerba Buena Esplanade

Under existing conditions, the Esplanade is sunny during the day throughout the year, with shade present mainly in the early morning and in the late afternoon. The existing shadow on the Esplanade comprises 17,873,421.40 square foot hours annually, or 34.30 percent of the Theoretically Available Annual Sunlight ("TAAS"). The proposed Project would add 791,421.23 square foot hours of shadow to the open space, which would be a 1.52 percent increase in shadow as a percentage of TAAS, to 35.8 percent. New shadow would have the potential to affect the open space primarily during the early morning hours and then decrease throughout the day. By mid- to late-afternoon, the project would cast nominal net new shadow on the open space.

The "worst day," with the maximum net new shadow in terms of shadow foot hours, would occur on December 13th/December 28th. On December 13th/December 28th, the proposed project would cast new shadow on the Esplanade from sunrise +1 hour, lasting until about 3:00 p.m., and new shadow extent would decrease throughout the day. New shadow would have the potential to affect the open space primarily during the early morning hours and then decrease throughout the day. By mid- to late-afternoon, the project would cast nominal net new shadow on the open space.

Based on observations of the Esplanade, the open space is generally not heavily used in the early morning hours during the early winter months, when the Project would cast the most net new shadow. Pedestrians sporadically traverse the Esplanade as a shortcut through the block, but recreational users are limited at this time. The additional shadow cast by the Project would not substantially affect use of the open space, given that the square footage extent of new shadow would substantially decrease over the first half-hour of the day, and it would be cast at a time of day when the open space is primarily unused. In the spring, summer, and early fall months, net new shadow in the morning hours would be minimal, ranging from about 1,500 square feet to about 7,000 square feet, and decreasing throughout the morning. This incremental increase in shadow would not be expected to affect use of the open space.

East Garden

Under existing conditions, the East Garden is partially sunny during the day throughout the year. Shade from surrounding buildings is present until mid-morning and returns in mid-afternoon. During the late fall and early winter months, about half of the plaza is always shaded during daytime hours. The existing shadow on the East Garden comprises 2,910,103.24 square foot hours annually, or 46.90 percent of TAAS.

The Project would add 1,457.39 square foot hours of shadow to the open space, which would be a 0.02 percent increase in shadow as a percentage of TAAS. This incremental net new shadow would fall on the East Garden in the late fall and early winter months, approximately from early November through early February, from sunrise +1 hour to up to one hour thereafter. Given that almost the entirety of the East Garden is already shaded during these hours, the net new shadow would not be noticeable and would not affect the use of this open space.

The “worst day” with maximum net new shadow would occur on the winter solstice (December 21st). On the winter solstice, the proposed project would cast new shadow on the East Garden from sunrise +1 hour to 40 minutes thereafter. This is also when the Project would cast the largest new shadow by area during the entire year, at approximately 8:30 a.m.

Observation of the East Garden indicates that the open space is lightly used in the early morning hours during these winter months. Commuters and other pedestrians traverse the open space. On the days of observation, none of the seating areas were being used. The incremental net new shadow from the proposed project would not substantially affect the use of this open space.

Howard Street Plaza

Under existing conditions, the Howard Street plaza is sunny during the day throughout the year, and often totally unshaded during the midday hours. Shade is present mainly in the early morning and in the late afternoon. The existing shadow on the plaza comprises 643,751.94 square foot hours annually, or 28.54 percent of TAAS.

The Project would add 303,933.95 square foot hours of shadow to the open space, which would be a 13.47 percent increase in shadow as a percentage of TAAS. In the late spring and early summer months, incremental net new shadow would fall on the plaza in the mid- to late-afternoon hours,

from about 3:30pm to one hour before sunset, cast eastward from the Moscone North expansion onto the westernmost portion of the plaza, which could affect the use of this area at that time. The extent of shadow is small (4 square feet at 3:30 on the summer solstice), but the square footage is more extensive before and after the solstice. This shadow would occur earlier in the day and cover a larger area in the spring and late summer/early fall months. In addition, net new shadow would be cast in the early morning hours, from sunrise +1 hour to approximately 9:45 a.m., on the fall and spring equinox. This new shadow would be cast by the Moscone South/Esplanade expansion, shading the steps, pedestrian ramp, and wide sidewalk, potentially affecting their use during these times.

In the late fall and early winter months, the Project would continually shade at least a portion of the plaza, with the greater extent of new shadow cast by the Moscone South/Esplanade expansion prior to mid-morning (10:30 a.m.) and by the Moscone North expansion in the early- to mid-afternoon hours (1:00 p.m. to 3:00 p.m.). Net new shadow would fall on the western portion of the plaza throughout the day, and on the eastern portion of the plaza in the early morning and mid-afternoon hours.

The “worst day” with maximum net new shadow would occur on December 13th/December 28th. On December 13th/December 28th, the Project would cast new shadow on the plaza from one hour after sunrise to one hour before sunset. The largest new shadow by area would occur in the mid-fall (approximately all of November) to mid-winter (about January 10th through February 8th) months, between about 8:30 and 9:15 a.m., when net new shadow cast by the project would be 8,184.74 square feet, shading the entire plaza.

On the dates of observation, the Howard Street Plaza was unused during the afternoon hours, when net new shadow would fall on the plaza. In addition, observation indicates that the plaza is not heavily used during the morning hours. On the date of observation, trucks and cars parked adjacent to the open space along Howard Street, with minimal loading and unloading activity at the Moscone North lobby. No recreational users or pedestrians occupied the plaza. This plaza primarily serves as the southern entrance to the Yerba Buena Center for the Arts Novellus Theater. While there are some benches located at the plaza’s southeastern corner that could be used for prolonged periods of passive recreation, it is not expected that increased shadow on this plaza would substantially affect use of the space.

Children’s Garden

Under existing conditions, the Children’s Garden has 27,955,192.43 square foot hours of TAAS. Although adjacent buildings cast shadow around the perimeter of the garden, it is generally sunny during the day throughout the year, with shade present mainly in the early morning and in the late afternoon. During the late fall and early winter months, about half of the Children’s Garden is always shaded during daytime hours due to shadow cast by surrounding buildings. The existing shadow on the gardens comprises 10,473,925.40 square foot hours annually, or 37.47 percent of TAAS.

The Project would add 875,468.24 square foot hours of shadow to the open space, which would be a 3.13 percent increase in shadow as a percentage of TAAS. New shadow would fall on the Children's Garden throughout the year and throughout the day, although to only a minimal extent until mid-afternoon hours. In late spring and early summer months, shadow would have the greatest potential effect, given that it would fall on the open space from the mid-afternoon (about 3:00 p.m.) through evening hours. At those times, net new shadow would be cast eastward and southeastward from the expanded Moscone South building to the portion of the Children's Garden east of the amphitheater.

As part of the Project, some features of the Children's Garden would be relocated or modified, and the overall area of the Children's Garden dedicated to children's recreation would be maintained. As such, the net new shadow could fall on new or relocated features, as opposed to the existing features. The area where net new shadow would fall currently includes a Learning Garden, a maze, and a circular lawn adjacent to the Esplanade Ballroom, a nature walk/allée of plum trees adjacent to the Moscone South building, a landscaped area adjacent to the ice rink building, and a play circle with playground in the center of the block. As part of the proposed project, the Children's Garden would include a tot lot with play equipment for children under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing views throughout the gardens, reconfiguration of the existing lawn, restrooms, gardens storage, and a public plaza alongside the Esplanade Ballroom. The play circle (the primary active element of the playground) would not be modified, although the existing sundial garden would be removed.

The "worst day" with maximum net new shadow would occur on the summer solstice (June 21st). On the summer solstice, the proposed project would cast new shadow on the gardens from one hour after sunrise to one hour before sunset. In the morning hours, shadow would be cast from the Moscone South expansion westward into the area around the carousel. Net new shadow would be minimal in the early/mid-afternoon hours. In the late afternoon and evening hours shadow would be cast southeastward into the play area.

Observation of the Children's Garden indicates that the open space is lightly used on weekdays in the late afternoon hours. Pedestrians and commuters traverse the area, but use of the children's play area is limited to a few families. Children generally use the features in the play circle—the sandbox, monkey bars, and slides. Parents either directly play with their children or watch from the surrounding benches.

Observation on a weekend day indicates that the open space is heavily used in the late afternoon and early evening hours. Children and families congregate on the play area in the center of the open space. Children use the slides, monkey bars, sandbox, and other features in, or immediately adjacent to, the play circle. Parents and guardians either supervise their children on the features or watch their children from the surrounding benches. The sundial, maze, Learning Garden, amphitheater, and lawn circle are not heavily used during these hours, although some families do use these features for passive and active recreation. Families generally leave the Children's Garden

beginning approximately one hour prior to sunset, although some families remained until after the playground was completely shaded.

The increased shadow that would be cast by the Moscone South expansion could be noticeable during the late afternoon and early evening hours. At 6:00 p.m., during the late spring/early summer months of the year when there would be the greatest extent of net new shadow, the new shadow would be cast directly adjacent to the Moscone South building, on an area encompassing the nature walk, sundial, Learning Garden, sand box, and monkey bars. The remainder of the features of the Children's Garden—including the play circle, circular lawn, slides, water feature, amphitheater, carousel and surrounding area, and most of the maze would remain unshaded at this hour.

At one hour before sunset in late spring/early summer, almost the entirety of the Children's Garden is already shaded under existing conditions, which is typical of public open spaces at this hour throughout the year. The Esplanade, East Garden, Howard Street Plaza, Moscone Plaza, Jessie Square, Yerba Buena Lane, Westin Plaza, and sidewalks in the project site vicinity are all almost completely shaded at this time of day, when the sun is low in the sky and shadows are near their longest. The project would result in net new shadow on the portion of the Children's Garden encompassing the play circle, slides, maze, and circular lawn. With relocation of playground features under the proposed project, the shadow would extend onto the play circle, social seating, and learning garden.

As stated above, observations made on a Saturday during the winter months indicate that the play circle is heavily used in the two hour hours prior to sunset. Children and parents/guardians generally congregated on the play circle and associated features (slides, monkey bars, and sandbox), and some families use the other features in the Children's Garden. The play circle and associated features are officially open from 7:00 a.m. to 7:00 p.m., so it is possible that the area would not be heavily used at sunset -1 hour (after 7:00 p.m.) during the late spring and early summer months, when sunset is later in the day.

Revised Project Design

The design of the Project has been modified since publication of the Draft EIR. The proposed Moscone South Expansion top floor would be set back 70 feet from the southern façade of the building, which is an additional 35 feet to the 35-foot-setback analyzed in the Draft EIR (35 + 35 = 70). In addition, a mechanical penthouse has been added to the eastern half of the building. This penthouse would rise to a height of 110 feet above Howard Street.

During the late afternoon and early evening hours of the late spring and early summer months, shadow from the revised Moscone South building would be cast southeastward, onto the Children's Garden. At about 5:00 p.m., net new shadow would be limited to the area that currently encompasses the awareness garden, sundial garden, and Learning Garden immediately south of the proposed building, and the majority of the eastern portion of the Children's Garden would remain unshaded. By 6:00 p.m., shadow would extend farther southeastward, into the play circle and the monkey bars, sand box, and a portion of the area now occupied by the maze,

although to a lesser extent than the shadow cast by the original design. By 7:00, when the play circle closes, the net new shadow from the revised design would extend across more than half of the play circle. A portion of the play circle, and most of the area that currently includes the circular lawn, would remain unshaded. This area would have been shaded under the original design. By one hour before sunset, the entirety of the Children's Garden would be shaded, under both the revised design and the original project design.

As Described in Chapter II of the Draft EIR, the Children's Garden would be modified under the proposed project. Under the revised design, around 5:00 p.m. during the late spring and early summer months, new shadow would fall on the replaced nature walk/allée of trees and paseo. As the evening progresses, shadow would extend southeastward onto the tot lot and flexible lawn space by 6:00 p.m. By 7:00 p.m., shadow would extend over the social seating, more than half of play circle, and a portion of the relocated learning garden, as well as onto the plaza adjacent to the Esplanade Ballroom. The nature walk/fern dell, and most of the relocated learning garden, would remain unshaded at 7:00 p.m.

In summary, under the revised project design that the Commission is approving through this Motion, in the late afternoons and early evenings in the late spring and early summer months, the majority of the garden would remain unshaded until approximately 7:00 p.m., when the play circle officially closes. Even at that hour, a portion of the play circle and learning garden would remain unshaded. Therefore, the net new shadow cast by the revised design could affect use of the garden, but not to a significant extent.

The Project could not be further sculpted to reduce substantial shadow impacts on this open space without unduly restricting development potential.

- g. **Ground Level Wind (Section 148).** Pursuant to Section 148, in C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded,

the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

Because the Project would erect taller buildings closer to the Howard Street frontages of Moscone Center, the Project would be expected to have the most effect on winds at those sidewalks and entrances. For that reason, test points were concentrated on along Howard Street sidewalks. Also because open terraces and walkways would exist at upper levels of the building, additional test points were sited there.

A total of 18 test point locations were selected for the purpose of analyzing existing and proposed wind levels and wind near the Project Site pursuant to Planning Code Section 148. Under existing conditions – without the Project – five test locations exceeded the Planning Code's pedestrian comfort level of 11 mph (more than 10 percent of the time). There were no locations which exceeded the wind hazard criterion (speeds reaching or exceeding the hazard level of 26mph, as averaged for a single full hour of the year).

With the Project, the wind speeds would exceed the comfort criterion at only four locations. The Project would create one new pedestrian-comfort criterion exceedance at street level, near the northwest corner of Moscone South. The Project would also eliminate two existing pedestrian-comfort criterion exceedances, one on the north side of Howard Street, in front of the North Hall entrance, and one in the open space south of the Moscone South building. A total of 14 of the 18 pedestrian locations would meet the Planning Code's pedestrian-comfort criterion of 11 mph. Exceeding the seating or pedestrian comfort criteria – and not eliminating all of the pre-existing comfort exceedances – requires a Planning Code Section 309 exception.

- h. Parking (Section 151.1).** Planning Code Section 151.1 does not require off-street parking for the project.

Off-street parking is not included within the existing Convention Center, nor would any parking be provided as part of the proposed Project.

- i. Loading (Section 152.1).** Planning Code Section 152.1 requires off-street loading for the convention center use if it exceeds 100,000 sf. In the case of a major addition, loading spaces need be provided only in the quantity required for the major addition itself.

The project includes an approximately 211,065 gsf addition of convention space, which requires two off-street freight loading spaces. The existing facility includes 18 off-street loading spaces, and the proposed Project would maintain all existing loading spaces. There are no changes to the loading docks are part of the interior renovations. The existing 18 spaces exceed the total loading

requirement for the entire facility post-Project, thereby complying with the Planning Code requirement.

Freight loading access to the Project Site is currently provided via a one-way ramp located mid-way along Third Street between Howard and Folsom Streets. Trucks exit the Project Site via a one-way ramp located mid-way along Fourth Street between Howard and Folsom.

Truck loading access would continue to occur along Third Street between Howard and Folsom Streets. The existing Third Street truck ramp would be relocated approximately 186-feet further south to accommodate the proposed Esplanade Ballroom Expansion. The new truck ramp would allow level queuing space for two 65-foot trucks before they reach the below-grade loading spaces, relieving the occasional truck queue over-flow on Third Street. Trucks would continue to exit to Fourth Street by way of the existing below-grade truck loop.

- j. Use (Sections 227(d)).** The Project Site is located in a Downtown Support (C-3-S) District wherein public structures or uses of a nonindustrial character, when in conformity with the General Plan, are principally permitted.

The convention center use, which is on-balance consistent with the General Plan as outlined in Section 9 below, is principally permitted in the C-3-S District.

- k. Height (Section 260).** The property is located in a 340-I Height and Bulk District, thus permitting structures up to a height of 340 feet.

The Project would reach a height of approximately 96'-0" to the roof of the building, with various mechanical rooftop appurtenances and related screening extending above the roofline, up to a maximum height of 112'-0" feet. The Project would therefore comply with the Planning Code's 340-I Height and Bulk District.

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

The Department conducted a shadow analysis and determined that the Project would not shade any properties under the jurisdiction of, or designated for acquisition by, the Recreation and Park Department.

- m. Bulk (Section 270).** The project falls under the "I" bulk limitations, as defined in Planning Code Section 270, which require a maximum length of 170 feet, and a maximum diagonal dimension of 200 feet, for portions of the building over 150'-0" tall.

The proposed building, which will be a maximum of 96'-0" tall, is below the height that triggers bulk limitations, and thus complies with Planning Code Section 270.

- n. **Street Trees (Sections 138.1 and 428).** Section 138.1 requires the installation of street trees in the case of the construction of a new building. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). The requirements of Section 138.1 may be waived or modified by the Zoning Administrator, pursuant to Section 428, where DPW cannot grant approval due to practical difficulties.

The Project includes a total of approximately 4,612 feet of street frontage, along the Fourth Howard, Mission, Third, and Folsom Street frontages, which means that 231 street trees are required. There are 46 existing street trees, which result in an additional requirement of 185 new trees. The Project will comply with the requirements of Section 138.1 as required through the Conditions of Approval.

- o. **Public Art (Section 429).** In the case of construction of an addition to an existing building in excess of 25,000 sq. ft. in a C-3 District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building.

The Project would comply by dedicating one percent of construction cost to works of art. The public art concept and location will be subsequently reviewed and approved by the City's Arts Commission.

8. **Exceptions Request Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception as further described below:

- a. **Section 148: Ground-Level Wind Currents.** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded,

the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

Section 309(a)(2) permits exceptions from the Section 148 ground-level wind current requirements. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

Independent consultants analyzed ground-level wind currents in the vicinity of the Project Site. A wind tunnel analysis, the results of which are included in a technical memorandum prepared by ESA was conducted using a scale model of the Project Site and its immediate vicinity.

Under existing conditions – without the Project – five of the 18 test locations exceeded the Planning Code’s pedestrian comfort level of 11 mph (more than 10 percent of the time).

With the Project, the wind speeds would exceed the comfort criterion at only four locations. The Project would create one new pedestrian-comfort criterion exceedance at street level, near the northwest corner of Moscone South. The Project would also eliminate two existing pedestrian-comfort criterion exceedances, one on the north side of Howard Street, in front of the North Hall entrance, and one in the open space south of the Moscone South building. A total of 14 of the 18 pedestrian locations would meet the Planning Code’s pedestrian-comfort criterion of 11 mph. Exceeding the seating or pedestrian comfort criteria – and not eliminating all of the pre-existing comfort exceedances – requires a Planning Code Section 309 exception.

Because the Project would not eliminate all five existing exceedances, an exception is required under Planning Code Section 309. An exception is justified under the circumstances since the sheltering effect of the Project would improve pedestrian wind conditions overall, particularly those at the main entrance of Moscone North. Winds over the comfort standard are expected to occur in a few discrete locations, rather than over lengthy stretches of sidewalks. It is unlikely that the Project could be designed in a manner that would affect wind conditions substantially enough to eliminate all of the existing comfort exceedances, without unduly restricting the site’s development potential. Thus, the time, location, and speed of winds in excess of the comfort standard are relatively insubstantial, and warrant an exception under Section 309.

- b. **Section 155(r)(4): Access to Off-Street Loading.** In C-3 Districts, no curb cuts accessing off-street loading shall be created or utilized on street frontages identified along any Transit Preferential, Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation Element of the General Plan or official City bicycle routes or bicycle lanes, where an alternative frontage is available. Where an alternative frontage is not available, loading access may be allowed as an exception in the manner provided in Section 309 in cases where it can be clearly demonstrated that the final design of the access minimizes negative impacts to transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

Third and Fourth Streets adjacent to the Project Site are considered Transit Preferential streets and are part of the Citywide Pedestrian Network. The existing off-street loading ingress is

currently located along Third Street (between Howard and Folsom) and the off-street loading egress is located along Fourth Street (between Howard and Folsom); the off-street loading facilities currently accommodate a total of 18 trucks below-grade. Adjacent to Moscone South, along Third and Fourth streets, sidewalks adjacent to the curb are not provided because the access ramps to the on-site truck loading areas are located there; instead, there is a pedestrian pathway between 8 and 10 feet wide west of the ramps to the Moscone South below grade level on Third Street and east of the ramps to the Moscone South below grade level on Fourth Street.

The Project does not have an alternative frontage available to which the loading access could be relocated, as the Site's Howard and Folsom Street frontages are part of the City's bicycle network and not desirable locations for access to off-street loading, and the Mission Street frontage is similarly a Transit Preferential street and part of the Citywide Pedestrian Network. Furthermore, the existing access points to the off-street loading are existing conditions, and critical functions of the City's convention center. The Howard and Folsom Street frontages currently contain buildings and other public amenities.

The Project would retain and not alter the existing off-street loading egress access on Fourth Street. The Project would however, alter the existing Third Street loading ingress by relocating it 186 feet south to accommodate the proposed esplanade expansion. The relocated truck access ramp would provide approximately 180 feet of queuing space, allowing for two trucks to queue on the ramp. This relocation would also allow for public realm improvements along Third Street, including widened sidewalks. The final design of the access minimizes adverse effects on transit movement and pedestrians and bicycle safety to the fullest extent feasible.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Moscone Center Expansion Project would further this Objective by increasing the annual number of convention visitors coming to San Francisco, which will result in the demand for new unskilled and semi-skilled workers – both at Moscone and at surrounding service sector employment centers – in a location that is easily accessible by multiple transit services. The Project would result in increased tax revenue – estimated to be approximately \$20 million in annual hotel tax revenue – for the City. The Project is also expected to generate 3,400 construction jobs and approximately 3,500 permanent jobs.

VISITOR TRADE

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1:

Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities.

Policy 8.3:

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors

Expansion of the Moscone Center focuses the location of increased tourist related activities within an already established convention center, and builds on the investment that the City has already made in the Moscone Convention Center. The Expansion Project has been designed to include adequate public services for both residents and visitors, including increased public open space, public realm improvements, pedestrian safety measures, a new tourist information center, new retail facilities, and benches throughout the site.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 4:

ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

The Project would increase capacity for conventions within the City's existing Convention Center, making the City more competitive nationally to host future conventions, which directly enhances the City's role as a tourist and visitor center.

OBJECTIVE 9:

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1:

Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2:

Provide different kinds of open space downtown.

Policy 9.4:

Provide a variety of seating arrangements in open spaces throughout downtown.

Policy 9.5:

Improve the usefulness of publicly owned rights-of-way as open space.

The Project would add over 12,000 sf of new public open space, including the creation of a new pedestrian paseo along the south side of Moscone South, providing mid-block access to the Children's play area and picnic grounds and a more direct connection to the carousel. The expansion of the Moscone South building would include outdoor terrace areas for visitors of the convention center, in addition to a new publically accessible terrace above the Moscone North expansion. The Project includes the reconstruction of the existing pedestrian bridge, which will be designed to function as an expansion of the existing open spaces that are located on the Moscone North and South blocks. This pedestrian bridge will provide improved and more direct public access to the Children's play area and the carousel when traveling by foot from Moscone North. The public open space improvements on both blocks would be designed to include intimate seating areas, appropriated for the size and location of the various public open spaces. The Project would also include street trees, landscaping, and other streetscape elements adjacent to the Project Site as part of the project's streetscape plan.

OBJECTIVE 10:

ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.

Policy 10.2:

Encourage the creation of new open spaces that become a part of an interconnected pedestrian network.

Policy 10.3:

Keep open space facilities available to the public.

The Project would include significant improvements to the existing public open space adjacent to Moscone South, including the creation of a new pedestrian paseo along the south side of Moscone South, which will improve the pedestrian connection between Third Street and the mid-block open space on the Moscone South block. The Project includes the reconstruction of the existing pedestrian bridge, which will be designed to function as an expansion of the existing open spaces that are located on the Moscone North and South blocks. The Project also includes improvements to the Children's Garden, including the addition of a tot-lot.

OBJECTIVE 11:

PROVIDE CONTRAST AND FORM BY CONSCIOUSLY TREATING OPEN SPACE AS A COUNTERPOINT TO THE BUILT ENVIRONMENT.

Policy 11.1:

Place and arrange open space to complement and structure the urban form by creating distinct openings in the otherwise dominant streetwall form of downtown.

The expansion of Moscone North and South will make the convention center more consistent with the surrounding urban context, with outward-facing buildings that meet the street.

OBJECTIVE 15:

CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH SURROUNDING BUILDINGS.

Policy 15.2:

Assure that new buildings contribute to the visual unity of the city.

The new buildings would be high-quality and contemporary structures that are consistent with the urban vernacular found with buildings in the City's downtown core.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the City and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The Project is located within an existing high-density downtown district with a multitude of transportation options. The Site is about two blocks from Market Street, within a few blocks of the Transbay Terminal, and directly on the Central Subway line, now under construction.

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

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

The Project would preserve and enhance existing neighborhood-serving retail and enhance future employment and business opportunities. The proposed Project would replace the existing retail/café under the pedestrian bridge with a larger café fronting the same public space. A new retail space at street-level would also be added as part of the renovated south building along Third Street at the new paseo, increasing business opportunities associated with the Project.

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

The Project would not displace or adversely affect any existing housing. The Project would renovate and expand the Moscone Convention Center, including the construction of two new bridges, improvements to the public right-of-way and open space, such as the Children's Garden south of Howard Street. The Project would conserve and enhance the neighborhood character by improving public connections to the existing green space at Yerba Buena Gardens and by activating the street level experience on Third and Howard Streets, adjacent to the Project Site.

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

The Project would not displace or adversely affect any existing housing. The Project would renovate and expand Moscone Convention Center, and would make public realm improvements throughout and adjacent to the Site.

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

The Site is situated in the downtown core and is well served by public transit. The Site is located just one block from Market Street, a major transit corridor that provides access to various MUNI and BART lines. In addition, the Site is within a couple blocks from the proposed Transbay Terminal, and directly on the Central Subway line, now under construction. As such, its employees would rely on transit as the primary means of travel to work, thereby minimizing commuter traffic and parking demand. Furthermore, traffic, transit, pedestrian, bicycle, loading, emergency vehicle access, construction, and parking impacts were analyzed in the Projects Transportation Impact Study. According to the Project's TIS, the Project would not result in any significant impacts to existing MUNI service or commuter traffic with the implementation of the improvement measures, which are adopted herein as conditions of approval.

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

The Project would maintain and have a slight increase in employment related to the convention center operations. The Project would help maintain a diverse economic base; the expansion would attract more exhibition and conventions to San Francisco, subsequently bringing more conventioners to the City, which positively affect the hotel, restaurant, and local retail economies.

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

The proposed project would be constructed to meet all applicable seismic and life-safety requirements of the San Francisco Building Code and the 2013 California Building Code. This Project would not adversely affect the property's ability to withstand an earthquake; rather, it will result in the production of seismically safe structure.

- G. That landmarks and historic buildings be preserved.

The Project would not affect any landmarks or historic buildings. The Moscone Center (North and South) was completed between 1981 and 1992. In addition, there are no resources listed in Articles 10 or 11 of the Planning Code on the Project Site that would be affected by the Project.

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

The Project would renovate and enhance the Yerba Buena South Garden, would add public open space at Moscone North, and would be designed to have minimal shadow effects on surrounding public open spaces.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Moscone Center Expansion Project complies with said policies, as outlined in Motion No. _____ relating to Case No. 2013.0154R, in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development for the City.
12. The Commission hereby finds that approval of this Section 309 authorization, including exceptions, would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES the Determination of Compliance with Section 309 Application No. 2013.0154EKURVX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 25, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth herein, and adopts the MMRP, attached as "Exhibit 1" to the CEQA Findings Motion No. _____, as conditions of approval, incorporated herein as part of this Motion as though fully set forth herein.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Determination of Compliance and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 14, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion
August 1, 2014**

**CASE NO. 2013.0154 EKURVX
747 Howard Street**

ADOPTED: August 14, 2014

EXHIBIT A

AUTHORIZATION

1. This authorization is for a Conditional Use to allow the Moscone Center Expansion Project located at [747 Howard Street, Block 3734, and Lot 091; and Block 3723, and Lot 115] pursuant to Planning Code Sections 136, 145.1, 148, 155, 309 within the C-3-S District and a 340-I Height and Bulk District; in general conformance with plans, dated July 25, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0154 EKURVX and subject to conditions of approval reviewed and approved by the Commission on August 14, 2014 under Motion No. _____. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

2. Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 14, 2014** under Motion No. _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

6. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
8. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Mitigation Measures.** Mitigation measures described in the Mitigation, Monitoring and Reporting Program attached as "Exhibit 1" to the CEQA Findings Motion No. _____ (the "MMRP") are

necessary to avoid potential significant impacts of the Project and have been agreed to by the Project Sponsor. Their implementation is a condition of Project approval.

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

12. **Additional Project Authorization.** The Project Sponsor must obtain a Variance Project authorization under Sections 136, 145.1, and 155(s)(5) to allow two pedestrian bridges to extend over the full width of Howard Street; to allow certain non-active uses to front Howard and Third Street and to provide less than the required amount of ground floor transparency along the Third Street frontage; and to allow two facade openings, each greater than 15 feet wide for access to off-street loading. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN

13. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

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

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

15. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

16. **Open Space Provision - C-3 Districts.** The Project includes an approximately 211,065 gsf addition; at a ratio of 1:50, 4,221 sq. ft. of publically accessible open space is required. Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan.

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

17. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the standard City logo identifying it, as well as the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on Howard and Third Streets and shall indicate that the open space is accessible to the public. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

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

18. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

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

19. **Street Trees.** The Project shall comply with the requirements of Planning Code Section 138.1, subject to the Department's review and approval of a final streetscape plan.

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

20. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

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

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

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

PARKING AND TRAFFIC

22. **Bicycle Parking (Convention Center).** Pursuant to Planning Code Section 155.1, the Zoning Administrator has determined that the Project shall provide no fewer than 18 Class 1 and 50 Class 2 bicycle parking spaces. The Class 2 facilities shall be periodically monitored and their usage shall be reported annually to the Zoning Administrator. The Zoning Administrator will use this information to determine the adequacy of the Class 2 bicycle parking provided on the site, and may adjust the Class bicycle parking requirement based on this data. This requirement shall not preclude the Project Sponsor from providing additional bicycle parking facilities through valet services or a self-service corral as needed by demand, particularly for conventions with a large number of local attendees.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
23. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
24. **Off-Street Loading.** Pursuant to Planning Code Section 152.1, the Project will maintain **18** off-street loading spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

25. **First Source Hiring.** The Project shall adhere –at a minimum – to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
26. **Art.** Pursuant to Planning Code Section 429, the Project shall include work(s) of art valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

27. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the approval of the architectural addenda.

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

28. **Art.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

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

29. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

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

MONITORING

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

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

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

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

OPERATION

32. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
33. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
34. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Additional Conditions of Approval

IMPROVEMENT MEASURES

The following conditions consist of improvement measures that were suggested in the Final Environmental Impact Report as methods to improve some of the transportation challenges in the neighborhood surrounding the Moscone Center. While neither required by nor authorized under the California Environmental Quality Act, the Planning Department environmental staff and the expert consultants suggested inclusion of these components as a way of improving the transportation experiences in the area. The Project Sponsor and the City may consider the inclusion of these measures in the Project in order to improve the Project and reduce any potential inconveniences or other negative effects in the area.

Accordingly, the improvement measures would be implemented as described below.

1. Improvement Measure IM-TR-1A: Transportation Demand

As a way to encourage use of alternate modes and reduce the unmet parking demand, the proposed project could develop and implement a Transportation Demand Management (TDM) Plan designed to reduce use of single-occupant vehicles and to increase the use of rideshare, transit, bicycle, and walk modes for trips to and from the proposed project. The TDM plan could include such measures as the following to reduce single occupancy vehicles and encourage alternate modes of travel:

- Develop bicycle safety strategies along the Howard Street side of the property (e.g., avoiding conflicts with event shuttle buses and taxis accessing the on-site passenger loading/unloading zone).
- Provide Bikeshare tickets for attendees.
- Facilitate access to the Howard Street bicycle route through on-site signage.
- Include signage indicating the locations of Class 1 bicycle parking.
- Class 2 bicycle parking for event attendees could be provided.
- Bicycle rental/loaner for event attendees for local travel could be provided.
- A TDM contact person could be designated to be responsible for conducting employee surveys, coordinating carpool/ridematch services, and conducting annual TDM events.
- Provide information to employees and visitors on transit options and locations where transit passes can be purchased.
- Transit pass subsidies for employees purchasing transit passes could be provided.
- Moscone Center could encourage event organizers to provide an option for attendees registering online to purchase a one, three, or seven day Muni Passport or pre-loaded Clipper Card.
- Moscone Center could have Muni Passports and pre-loaded Clipper Cards available for purchase.

- Moscone Center could provide information on the facility website about how to access the convention center and nearby hotels and attractions via transit, walking, and bicycling.

The Convention Facilities Department shall coordinate with other City agencies to facilitate implementation of these improvements. Several of these measures are already in place, while others can be implemented following further discussion and coordination with appropriate City agencies and partners. While there is no certain available funding for these measures, the Convention Facilities Department will work with City department and outside funding sources, including users and event organizers of Moscone Center, to provide funding for these measures.

2. Improvement Measure IM-TR-1B: Improved Fifth & Mission/Yerba Buena Center Garage Signage

As a way to reduce queuing on Fifth and Mission Streets associated with access to the Fifth & Mission/Yerba Buena Center Garage during very large events such as the San Francisco International Auto Show, the project sponsor could provide a new and more visible "GARAGE FULL" signs at the Fifth & Mission/Yerba Buena Center Garage.

The Convention Facilities Department will coordinate with the SFMTA and the Fifth & Mission/Yerba Buena Center Garage to implement this improvement measure. The implementation will be contingent upon the ability to secure future funding.

3. Improvement Measure IM-TR-4A: Fund the Design and Construction of Sidewalk Widening along Sidewalks Adjacent to Moscone Center

Consistent with the requirements of the Better Streets Plan and Planning Code Section 138.1, the following sidewalk segments could be widened adjacent to the Moscone Center, consistent with ongoing planning efforts. Once the relevant planning effort has concluded and the relevant EIR has been certified and the project is approved, the project sponsor, other users or the City could fund the design and implementation of the sidewalk widening projects listed below, if approved, totaling four block faces:

- Fourth Street east sidewalk between Market and Howard streets by five to seven feet, resulting in sidewalk widths of between 15 and 25 feet (upon certification of the Central SoMa Plan EIR and if the Plan is approved): two block faces.
- Third Street west sidewalk between Mission and Howard streets to 15 feet (upon certification of the Central SoMa Plan EIR and if the Plan is approved): one block face.
- Mission Street south sidewalk between Third and Fourth streets to 15 feet (upon certification of the Better Market Street EIR and if the project is approved): one block face.

The project sponsor will coordinate with other City agencies to enable these improvements if they are approved as part of the Central SoMa Plan or the Better Market Street Plan following completion of environmental review. The implementation will be contingent upon the ability to secure future funding.

4. Improvement Measure IM-TR-4B: Fund the Design and Implementation of Upgraded Crosswalks at Intersections Adjacent to Moscone Center

Crosswalks could be widened and restriped to the Continental design, consistent with the Better Streets Plan. The project sponsor, other users or the City could reimburse SFMTA for costs associated with the design and implementation of upgrading all crosswalks at the following intersections:

- Fourth/Mission
- Third/Mission
- Fourth/Howard
- Third/Howard
- Fourth/Folsom
- Third/Folsom
- Fourth/Minna
- Yerba Buena Lane/Mission

The project sponsor will coordinate with other City agencies to implement these improvements. The implementation of the improvements, as well as their scope, will be contingent upon the ability to secure future funding.

5. Improvement Measure IM-TR-4C: Fund the Design and Implementation of Red Turn Arrow Signals at the Intersections of Fourth/Howard and Fourth/Folsom.

At the intersection of Fourth Street/Howard Street, red arrow traffic signal aspects could be installed for both the southbound Fourth Street approach to Howard Street, and also for the westbound Howard Street approach to Fourth Street, which both currently have No Right/Left Turn on Red restrictions. At the intersection of Fourth Street/Folsom Street, red arrow traffic signal aspects could be installed for both the southbound Fourth Street approach to Folsom Street and for the eastbound Folsom Street approach to Fourth Street, which both currently have Right/Left on Red restrictions. The project sponsor, other users or the City could reimburse SFMTA for costs associated with the design and implementation of the additional signal.

This scope of work was partially funded as of July 2014 to start design development; DPW intends to fund the Red Turn Arrow Signals at the intersections of Fourth/Howard and Fourth/Folsom.

6. Improvement Measure IM-TR-8: Construction Measures

Traffic Control Plan for Construction. As an improvement measure to reduce potential conflicts between construction activities and pedestrians, transit and autos at the Project site, the contractor could prepare a traffic control plan for Project construction. The project sponsor and construction contractor(s) could meet with DPW, SFMTA, the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to reduce traffic congestion, including temporary transit stop relocations (not anticipated, but if determined necessary) and other measures to reduce potential traffic and transit disruption and pedestrian circulation effects during construction of the proposed project. The contractor would be required to comply with the City of San Francisco's Regulations for Working in San Francisco Streets, which establish rules and permit requirements so that construction activities can be done safely and with the least possible interference with pedestrians, bicyclists, transit, and vehicular traffic. In addition, to minimize the construction-related disruption of the general traffic flow on adjacent streets during the

a.m. and p.m. peak periods, truck movements and deliveries should be limited during peak hours (generally 7 to 9 a.m. and 4 to 6 p.m., or other times, as determined by SFMTA and its TASC). The proposed project's traffic control plan for construction should be reviewed by SFMTA's Street Operations and Special Events Office to minimize impacts to Third Street and its Muni transit service during Phase I of the Moscone construction effort.

Carpool and Transit Access for Construction Workers. As an improvement measure to minimize parking demand and vehicle trips associated with construction workers, the construction contractor should include methods to encourage carpooling and transit access to the Project site by construction workers in the Construction Management Plan.

Project Construction Updates for Adjacent Businesses and Residents. As an improvement measure to minimize construction impacts on access for nearby institutions and businesses, the DPW could require the project sponsor to provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and lane closures.

The project sponsor and construction contractor(s) could meet with DPW, the Traffic Engineering Division and Muni Division of the SFMTA, the Fire Department, the Planning Department and other City agencies to determine feasible measures to reduce traffic congestion. Prior to construction, the Project contractor could coordinate with Muni's Street Operations and Special Events Office to coordinate construction activities and reduce any impacts to transit vehicles.

The Project contractor will work with City agencies to develop traffic plan logistics. The Project contractor will encourage carpooling and transit for all workers. The Project contractor will insert language into bid packages and contract documents to encourage this, and will include maps showing the closest transit stop locations and carpool suggestions. The Project Contractor will make good faith efforts to limit delivery during peak hours to the extent possible, although the Planning Commission recognizes that regular construction hours are between those hours, and it will be difficult to schedule deliveries during different hours. The Project contractor will provide neighbors with regularly updated information regarding construction activities.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Public Art (Sec. 429)

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Planning Commission Draft Motion General Plan Referral

HEARING DATE: AUGUST 14, 2014

Date: August 1, 2014
Case No.: **2013.0154EKRU VX**
Project Name: **MOSCONE CENTER EXPANSION PROJECT**
Project Address: 747 HOWARD STREET
Zoning: C-3-S (Downtown Support)
 340-I Height and Bulk District
Block/Lot: 3734/091; 3723/115
Applicant: John Noguchi
 Director of Convention Facilities Department
 City and County of San Francisco
 747 Howard Street, 5th Floor
 San Francisco, CA 94103
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: Approve with conditions

ADOPTING FINDINGS RELATED TO THE DETERMINATION THAT: (1) GRANTING REVOCABLE PERMISSION TO OCCUPY A PORTION OF THE PUBLIC RIGHT-OF-WAY ON HOWARD STREET IN ORDER TO CONSTRUCT AND MAINTAIN TWO PEDESTRAIN BRIDGES; (2) CONSTRUCTION AND MAINTENANCE OF OFF-SITE IMPROVEMENTS ALONG HOWARD AND THIRD STREETS, CONTIGUOUS TO THE MOSCONE CONVENTION CENTER, INCLUDING RECONSTRUCTING AND WIDENING THE EXISTING SIDEWALK, INSTALLING NEW LANDSCAPING AND RECONSTRUCTING THE EXISTING ROADWAY WITH SPECIAL PAVING; (3) CHANGING THE OFFICIAL SIDEWALK WIDTH OF : (A) THE SOUTHERLY SIDE OF HOWARD STREET BETWEEN THIRD AND FOURTH STREETS; (B) THE NORTHERLY SIDE OF HOWARD STREET BETWEEN THIRD AND FOURTH STREETS; AND (C) THE WESTERLY SIDE OF THIRD STREET BETWEEN HOWARD AND FOLSOM STREETS; AND (4) MAKING CHANGES TO AND EXPANDING CITY OWNED PROPERTY TO ACCOMMODATE INCREASED CONVENTION FACILITIES AND TO IMPROVE PUBLIC OPEN SPACE, IN ASSOCIATION WITH THE MOSCONE CENTER EXPANSION PROJECT AT 747 HOWARD STREET WITHIN THE C-3-S

(DOWNTOWN SUPPORT) DISTRICT AND THE 340-I HEIGHT AND BULK DISTRICT, WOULD BE CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND MAKING AND ADOPTING ENVIRONMENTAL FINDINGS.

PREAMBLE

On March 1, 2013, John Noguchi, the Director of the City and County of San Francisco's Convention Facilities Department (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Environmental Review, to expand the Moscone Convention Center. The project would in total add approximately 211,065 gross square feet ("gsf") to Moscone North and South (an approximately 22.3% addition).

On July 10, 2014, the Project Sponsor filed an application with the Department for a Determination of Compliance with Planning Code Section 309, with exceptions to the requirements for Reduction of Ground-Level Wind Currents in C-3 Districts (Section 148) and for Access to Off-Street Loading (Section 155(r)(4)), within the C-3-S (Downtown Support) District and a 340-I Height and Bulk District.

On July 10, 2014, the Project Sponsor also filed an application with the Department for a General Plan Referral to allow alterations to a publically owned facility (Moscone Convention Center), public realm improvements including sidewalk widening and open space improvements throughout the site, and the construction of pedestrian bridges over Howard Street within the C-3-S (Downtown Support) District, and a 340-I Height and Bulk District.

On July 10, 2014, the Project Sponsor filed a variance application with the Zoning Administrator under Planning Code Sections 136 to allow two pedestrian bridges to extend over the full width of Howard Street; 145.1(c)(3) and 145.1(c)(6) to allow certain non-active uses to front Howard and Third Street and to provide less than the required amount of ground floor transparency along the Third Street frontage; and Section 155(s)(5) to allow two facade openings, each greater than 15 feet wide for access to off-street loading within the C-3-S (Downtown Support) District and a 340-I Height and Bulk District.

On August 14, 2014, the San Francisco Planning Commission (hereinafter "Commission") reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) ("CEQA"), Title 14 California Code of Regulations Section 15000 *et seq.* (the "CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the FEIR to be adequate, accurate and objective, reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR for the Moscone Center Expansion Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On August 14, 2014, the Commission (1) adopted Motion No. _____ certifying the FEIR as accurate, adequate and complete, (2) adopted Motion No. _____, adopting CEQA findings, the MMRP, and (3) adopted other Motions with respect to the Moscone Center Expansion Project.

On August 14, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the General Plan Referral Application No. 2013.0154EKRUVX.

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

MOVED, that the Commission hereby adopts the General Plan Referral, Application No. 2013.0154EKRUVX based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Moscone Center North and South Halls are located on Howard Street between Third and Fourth Streets in the South of Market and Yerba Buena Gardens neighborhoods. The Convention Center also includes the Moscone West exhibition hall, which is located across Fourth Street, north of Howard Street; however, the Project does not include any changes to Moscone West. The Project Site spans portions of parcels on both sides of Howard Street, between Third and Fourth Streets (Block 3734, Lot 091; Block 3723, Lot 115). The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north. The Project Site is generally flat along Howard Street. However, other than the Moscone South Lobby building and Esplanade Ballroom entries on Howard Street, the majority of developed buildings and public open spaces sit atop the roof of the below-grade Moscone South Exhibition Halls A, B & C. That roof is approximately 12 feet above Howard Street. A pedestrian bridge over Howard Street connects the two blocks.

In combination, the total footprint of the Project Site is approximately 827,500 square feet below grade, and approximately 131,400 square feet above grade. All of the function space at Moscone North and South is under ground, with the exception of the street-level North and South lobbies and the Esplanade Ballroom, located at grade along the Third Street frontage of Moscone South.

Currently, two bus loading plazas front the south side of Moscone North and the north side of Moscone South on Howard Street, creating a separation of approximately 250 feet between the two lobby door entries. The north bus loading plaza is approximately 180 feet in length, three

lanes wide, and is able to accommodate up to 7 buses. The south bus loading plaza is approximately 275 feet in length, three lanes wide, and also is able to accommodate up to 7 buses.

Truck access to the Project Site is provided via a one-way ramp located mid-way along Third Street between Howard and Folsom Streets. Eighteen loading spaces are located at the lower level. Trucks exit the Project Site via a one-way ramp located mid-way along Fourth Street between Howard and Folsom.

Moscone Center—including Moscone North, South, and West—is the largest convention, exhibition, and meeting facility in San Francisco, hosting about 90 to 100 events during a typical year. It is owned by the City and County of San Francisco. Some of the large events that have taken place at Moscone Center include Oracle OpenWorld, American Bar Association's annual meeting, the Game Developers Conference, the Apple Worldwide Developers Conference, Google I/O, and JavaOne. Moscone Center also hosted the Democratic National Convention in 1984. Most events take place over 2 to 5 days and attract an average of 6,426 attendees per event-day. The two annual events that attract the greatest number of attendees are Oracle Open World and Salesforce, both of which take place annually in October to November. These each attract up to 45,000 attendees.

- 3. Surrounding Properties and Neighborhood.** The C-3-S District includes Yerba Buena Gardens, hotels, museums and cultural facilities, housing, retail, and offices arranged around public gardens and plazas. The Central Subway's new Moscone Station is under construction and located southwest of the Project Site.

The Project Site is bordered by Third Street to the east; Folsom Street to the south; the Metreon (a commercial retail center housing shops, restaurants, and a movie theater), Children's Creativity Museum and Fourth Street to the west; and Yerba Buena Gardens and Mission Street to the north.

In addition to Moscone North, the project block north of Howard Street shares Lot 115 with other buildings and uses above grade, including the large Yerba Buena Garden (a public park that contains the Sister Cities Garden, the Martin Luther King, Jr. Memorial, and various art installations), the Yerba Buena Center for the Arts Galleries and Forum building, and the Yerba Buena Center for the Arts Theater. The Metreon—a 4-story, 115-foot-tall retail center housing shops, restaurants, and movie theater—is adjacent to the site to the northwest.

In addition to the Moscone Center, the project block south of Howard Street shares Lot 91 with a variety of other buildings and uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, two cafes and the restored 1905 Carousel.

Nearby buildings range in height from a few stories to 40 stories. Across Mission Street to the north are the Contemporary Jewish Museum and St. Patrick's Church, both of which are only a few stories tall. That block also includes the 39 story Marriott Marquis Hotel and the 40-story (398

feet) Four Seasons Hotel and Residences, which together provide a dense concentration of hotel and residential uses. Buildings between 5 and 20 stories front Market Street.

To the east of Moscone North, across Third Street, is the 42-story St. Regis Hotel and Residences, the five-story San Francisco Museum of Modern Art (SFMOMA) and 8-story SFMOMA parking garage, the 29-story (315 feet) W hotel, and the 26-story Pacific Telephone and Telegraph Building. Farther south, on Third Street between Howard and Folsom Streets, is Convention Plaza, which comprises a 12-story office building and the 4-story Moscone garage.

South of the Project Site, across Folsom Street, are a nine-story senior housing building (which includes an adult day health center), a 12-story residential building, and an 8-story senior housing building in the interior of the block, all of which are relatively dense residential uses. Also south of the Project Site is a five-story commercial building. The block south of Howard Street contains low-rise buildings housing uses, including the Yerba Buena Bowling and Ice Skating Center, the Children's Creativity Museum, the Child Development Center, the Children's Garden, and the restored 1905 Carousel.

To the west of Moscone South are an eight-story senior housing building and two-story commercial building that has been approved to accommodate a 12-story hotel. Farther north, on Fourth Street between Howard and Mission Streets, is the 3-story Moscone West building, as well as the 5-story San Francisco Metropolitan Transportation Agency 5th and Mission Parking Garage. Market Street, a major east-west roadway in downtown San Francisco, is located two blocks north of the Project Site. Union Square is located approximately three-quarters of a mile to the north, and the Civic Center is located about 1 mile to the west (north of Market Street).

4. **Project Description.** The proposed Moscone Center Expansion Project would increase the size of the convention center facility by about 22.33 percent, from approximately 945,200 gsf to 1,156,300 gsf, and through renovation and repurposing of the existing facility, the Project would result in an approximately 42 percent increase in functional space. The Project is focused primarily on Moscone North and South, and no changes are proposed at Moscone West. Improvements to the Moscone North and South building would occur both below grade and above grade.

The Moscone Center Expansion Project is being undertaken jointly between the Moscone Expansion District (MED), managed by the San Francisco Tourism Improvement District (SFTID) Management Corporation, and the City. Construction is expected to commence in December 2014 and last approximately 44 months.

The Moscone Center Expansion Project includes the following key components:

- **Maximize Contiguous Exhibition Space.** A primary goal of the Expansion Project is to maximize contiguous exhibition space below grade. Additional contiguous exhibition space would be created by excavating in one location under Howard Street and repurposing below-grade spaces between the existing North and South exhibition halls. Currently, the largest contiguous

exhibition space is located at Moscone South, at 260,000 sf. The proposed project would create a total of approximately 515,000 sf of contiguous exhibition space below ground.

- **Moscone South & Esplanade Ballroom Expansion.** The proposed above-grade Moscone South improvements would consist of two elements: the Moscone Esplanade Ballroom Expansion and the Moscone South Expansion; the South Expansion and Esplanade Expansion would function and appear as one building. Above grade, Moscone South and the Esplanade functional space would expand by a combined 277 percent, from approximately 71,100 square feet to approximately 267,700 square feet. The completed building would be approximately 96 feet in height above Howard Street, but would include setbacks to break-up the perceived massing at the street. An additional 70-foot setback would be provided along the southwest side of the building in order to reduce the relative height of the southern wall relative to the Children's Garden, from approximately 82 feet to approximately 57 feet. The setbacks would be used as programmable rooftop terraces for the Convention Center.
- **Moscone North Expansion.** The Project includes minimal above-grade expansion of the Moscone North building. The Moscone North expansion is primarily an expansion to the existing lobby, with a two-story vertical circulation lobby at the east, providing access to meeting rooms located in Moscone South, via the proposed bridge over Howard Street. The remainder of the roof of the Moscone North expansion would be a new public terrace, adding 8,000 square feet of new public open space and access to Yerba Buena Gardens through the Sister Cities Gardens.
- **Pedestrian Bridges.** Two pedestrian bridges would connect the proposed expansions between Moscone North and South above Howard Street, framing the main public arrival space at grade between the two buildings. The eastern bridge would be partially enclosed (naturally ventilated) to provide enhanced internal circulation for Moscone convention attendees, while the western bridge would remain an uncovered public walkway intended for use by pedestrians moving between the two Yerba Buena blocks located north and south of Howard Street. This public walkway would replace the existing circuitous pedestrian bridge located north of the existing Carousel for an improved circulation. The replacement western bridge would be an expansion of the public open spaces, and would touch down in the Children's Garden directly across from the existing amphitheater, leaving an area between the bridge and the western façade of Moscone South for planting. The ramp location on the south side of Howard Street has been reconfigured to create more open space at the Carousel level for public programming.
- **Public Realm Enhancements.** The Project includes significant public realm improvements throughout and adjacent to the Site. Howard Street would be improved to include reconfigured bus pick-up and drop-off facilities to reduce pedestrian and vehicular conflicts. Similarly, Third Street would be improved through the relocation of the off-street loading access south, allowing for widened sidewalks and to minimize pedestrian and vehicular conflicts. A new paseo would be created behind the Moscone South Building to help break-up the length of the Third Street block, to activate the south block of Moscone, and to increase the access points to various activities located within the interior of the lot. The Project would also create a new public open

space in the form of an elevated terrace above Moscone North, which connects directly to existing public open space that is occupied by restaurants at Yerba Buena Gardens.

- **Yerba Buena Children's Garden Improvements.** The Project includes improvements to the Children's Garden south of Howard Street, including a new plaza located between the children's carousel and the proposed western pedestrian bridge, a tot lot with play equipment for children under age 5, relocation and expansion of the existing learning garden, replacement of the nature walk/allée of plum trees, an elevated social seating area providing improved view points throughout the garden, reconfiguration of the existing lawn, restrooms, garden storage, an enlarged café and a public plaza alongside the Esplanade Ballroom.
- 5. **Public Comment.** The Department has heard from 269 people or organizations in support of the Project, and from one person in opposition to the Project.
- 6. **CEQA Findings.** On August 14, 2014, by Motion No. _____, the Commission certified as adequate, accurate and complete the FEIR for the Moscone Center Expansion Project. On August 14, 2014, by Motion No. _____, the Commission adopted findings, including an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR, and adopts and incorporates by reference as though fully set forth herein in the findings, including the MMRP pursuant to CEQA, adopted by the Commission on August 14, 2014, in Motion No. _____.
- 7. **General Plan Referral.** San Francisco Charter Section 4.105 and Sections 2A.52 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the Objectives and Policies of the General Plan, as well as the Priority Policies of Planning Code Section 101.1. The following aspects of the Moscone Center Expansion Project trigger the requirement for a General Plan referral:
 - a. **Sidewalk and Street Encroachments.** The Moscone Center Expansion Project requires several encroachment permits, in order to occupy a portion of the public right-of-way on Howard Street in order to construct and maintain two pedestrian bridges across Howard Street.
 - b. **Sidewalk Width Changes.** The Moscone Center Expansion Project includes changes to sidewalk widths along Howard Street abutting Moscone North and South, and along Third Streets abutting Moscone South. Specifically, it includes changes to the official sidewalk width of: (i) the northerly side of Howard Street between Third and Fourth Streets; (ii) the southerly side of Howard Street between Third and Fourth Streets; and (iii) the westerly side of Third Street between Howard and Folsom Streets.
 - c. **Changes to City Owned Property.** The Moscone Center Expansion Project includes changes to City Owned Property, as described in the Project Description, above.

8. **General Plan Findings.** The General Plan Findings set forth in Motion No. _____ apply to this Motion, and are incorporated as though fully set forth herein.
9. **Priority Policies/Planning Code Section 101.1(b).** The General Plan Priority Policy Findings of Planning Code Section 101.1 as set forth in Motion No. _____ apply to this Motion, and are incorporated as though fully set forth herein.
10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Moscone Center Expansion Project complies with said policies, as outlined in Motion No. _____ relating to Case No. 2013.0154R, in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development for the City, and said findings are incorporated as though fully set forth herein.
11. The Commission hereby finds that approval of this General Plan Referral would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS FINDINGS** that 1) street and sidewalk encroachments, 2) sidewalk width changes around Moscone North and South, and 3) changes to City owned property, are consistent with the Objectives and Policies of the General Plan, and the Priority Policies of Section 101.1 and adopts the CEQA findings, including the MMRP, set forth as "Exhibit 1" to the CEQA Findings Motion No. _____, as though fully set forth herein.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 14, 2014.

Jonas P. Ionin
Commission Secretary

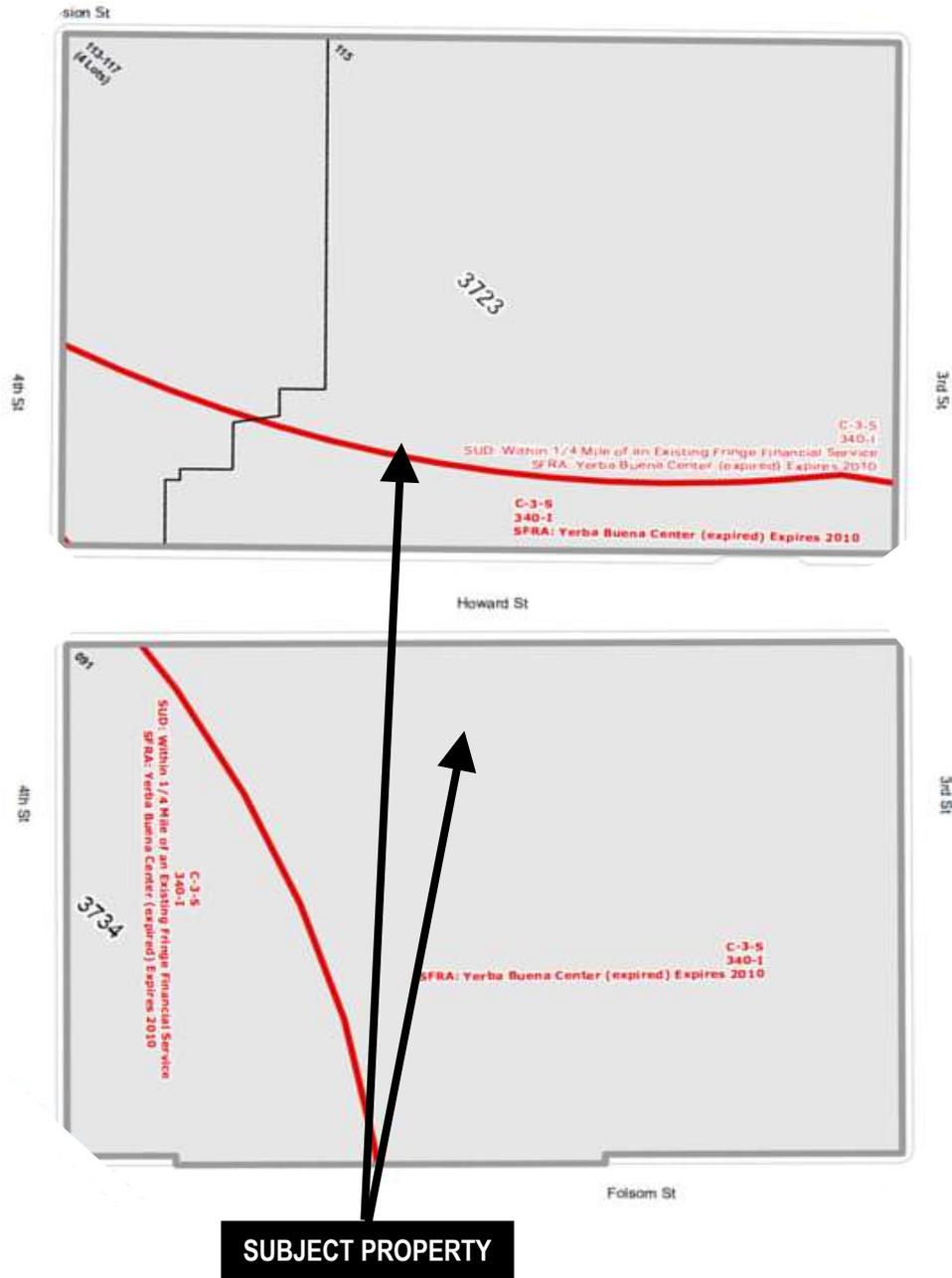
AYES:

NAYS:

ABSENT:

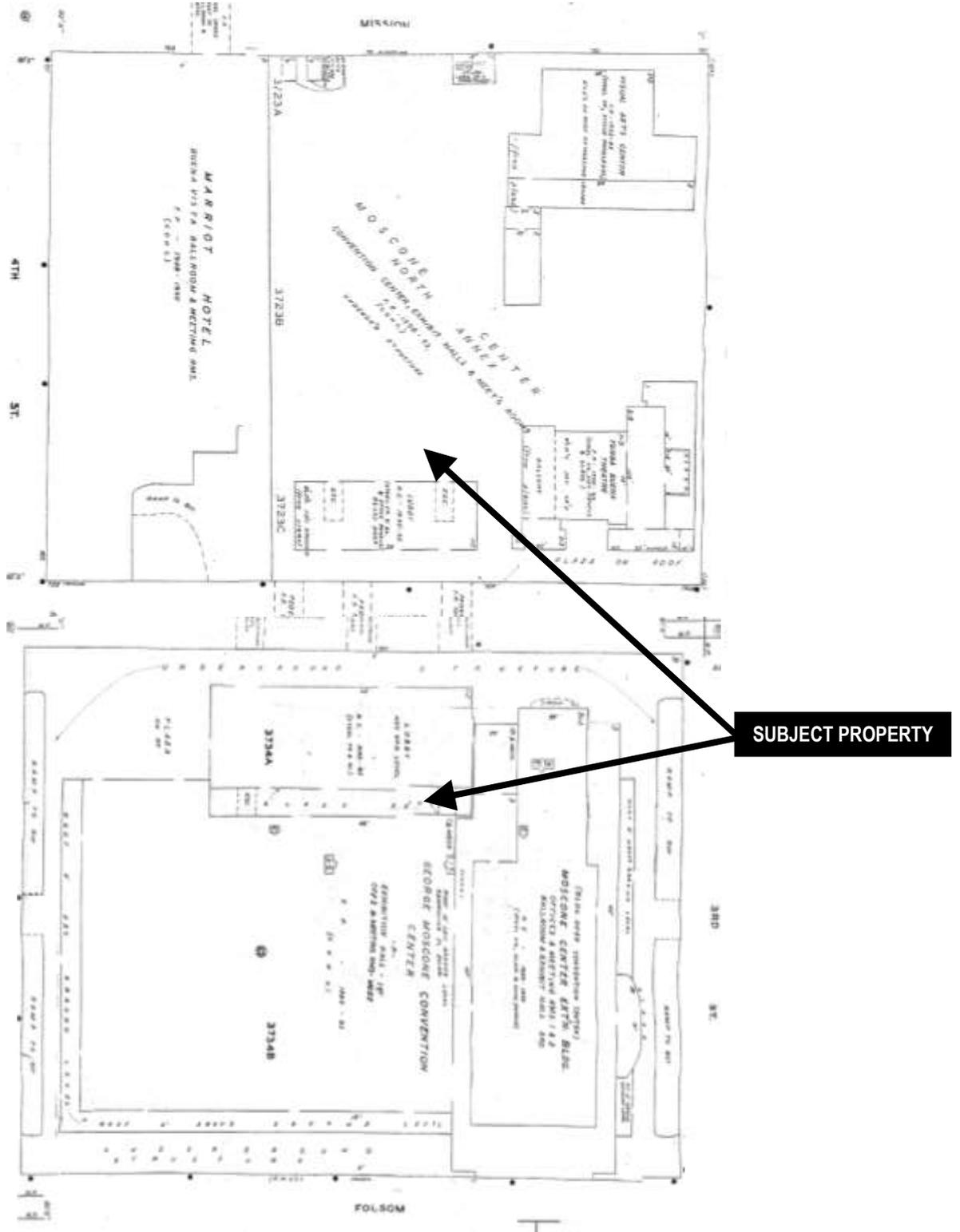
ADOPTED: August 14, 2014

Parcel Map



Case Number 2013.0154EKRU VX
Moscone Center Expansion Project
747 Howard Street

Sanborn Map*

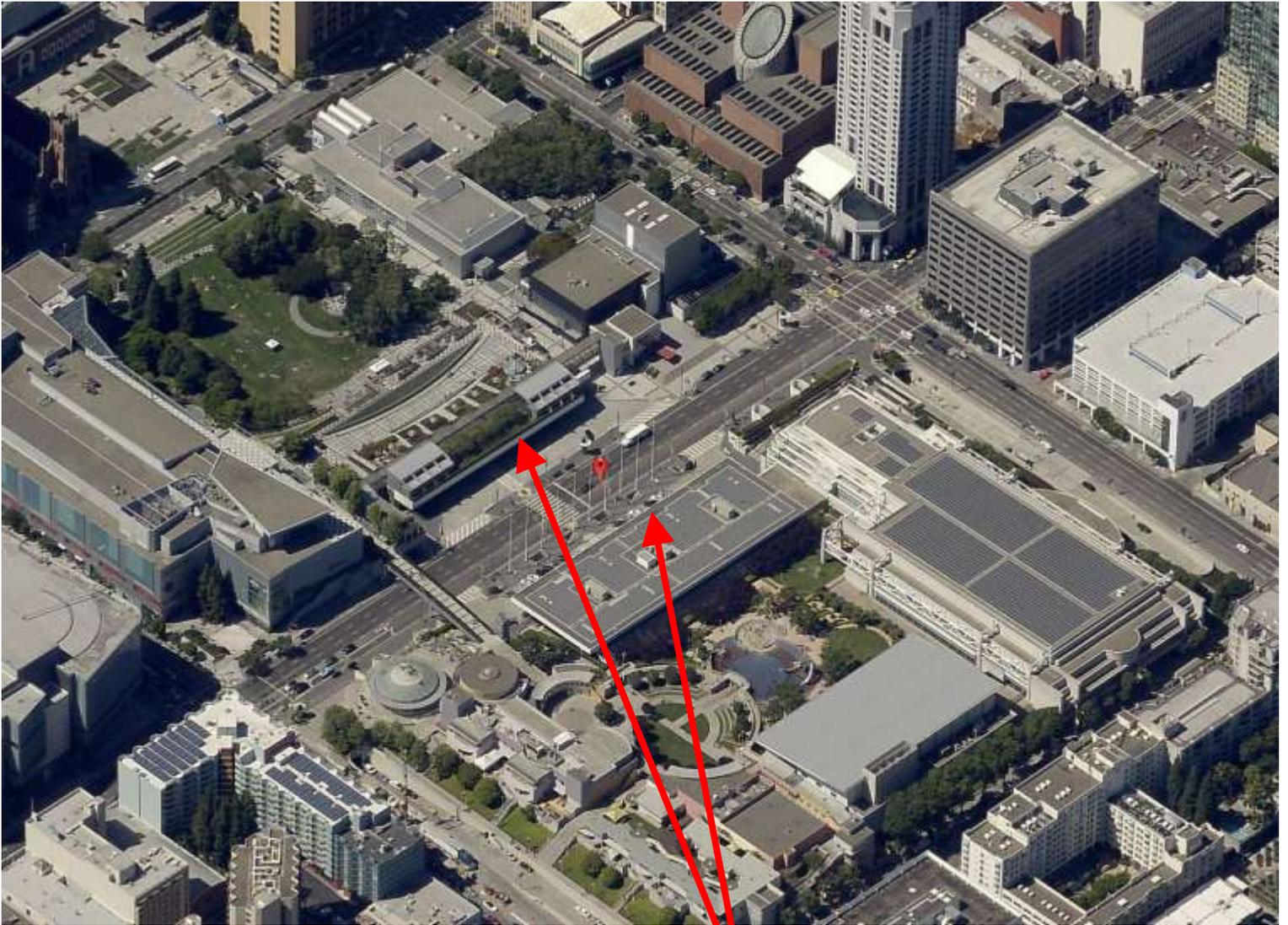


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Case Number 2013.0154EKRU VX
Moscone Center Expansion Project
747 Howard Street

Aerial Photo

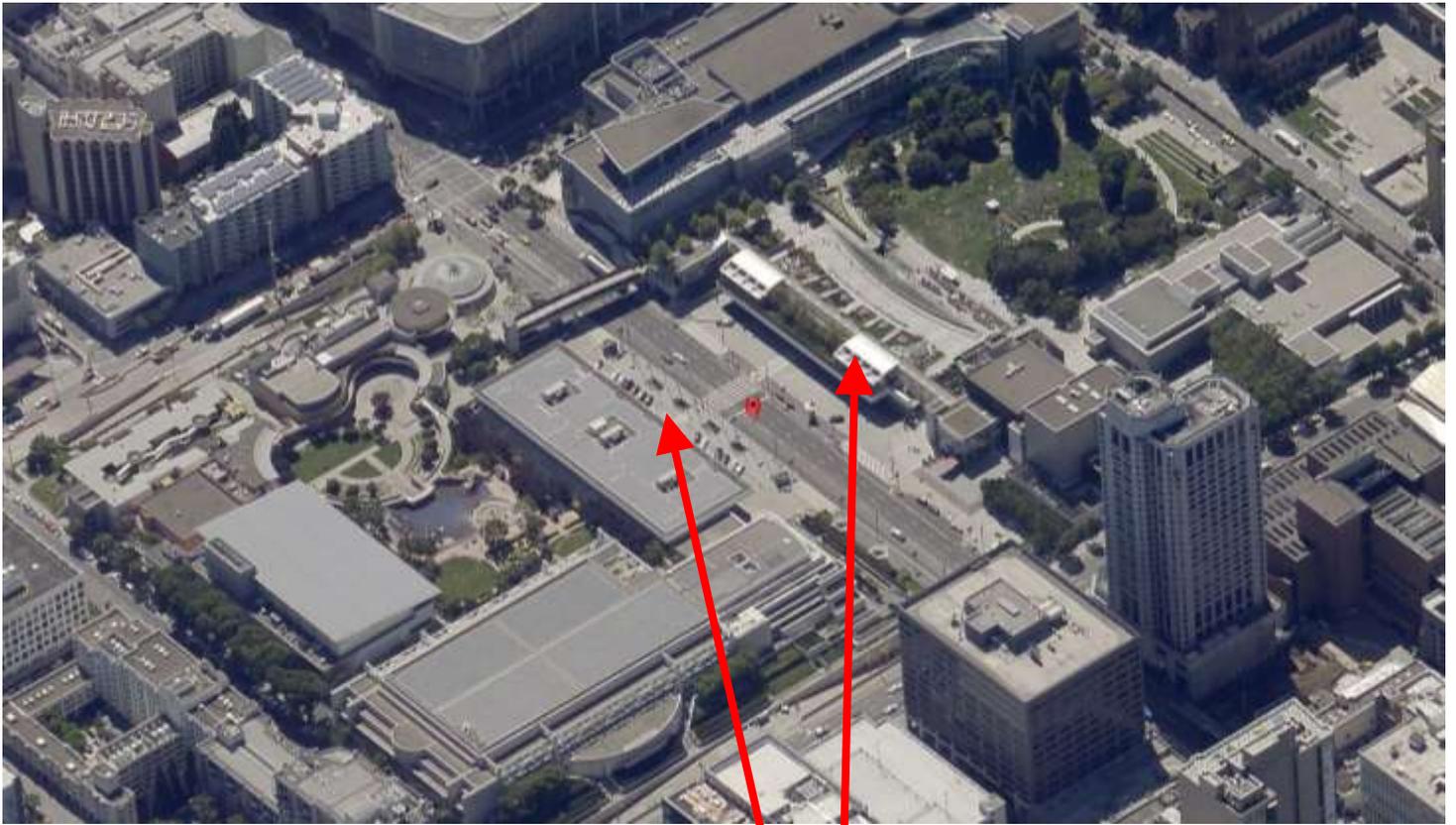


SUBJECT PROPERTY



Case Number 2013.0154EKRU VX
Moscone Center Expansion Project
747 Howard Street

Aerial Photo

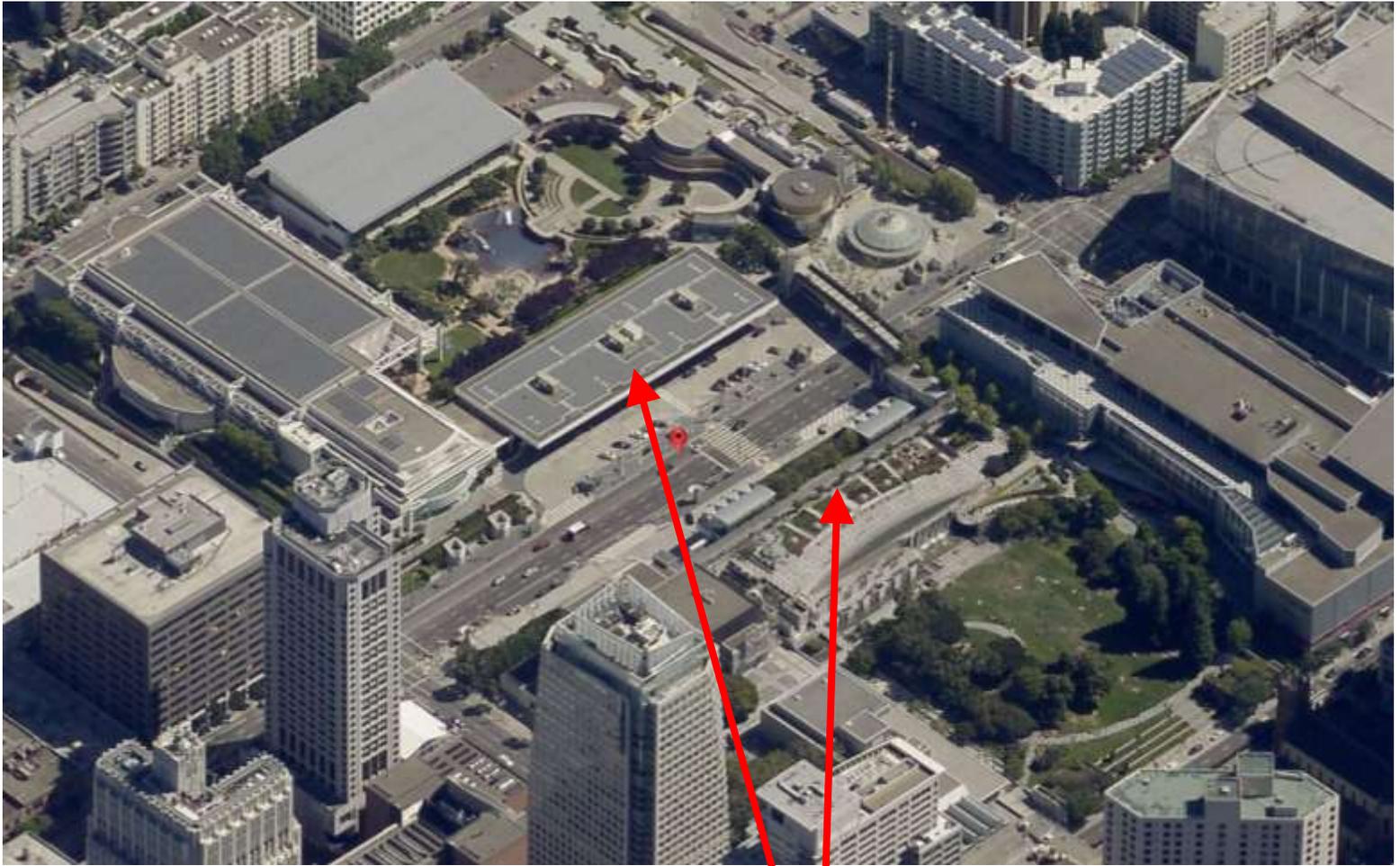


SUBJECT PROPERTY



Case Number 2013.0154EK RUVX
Moscone Center Expansion Project
747 Howard Street

Aerial Photo

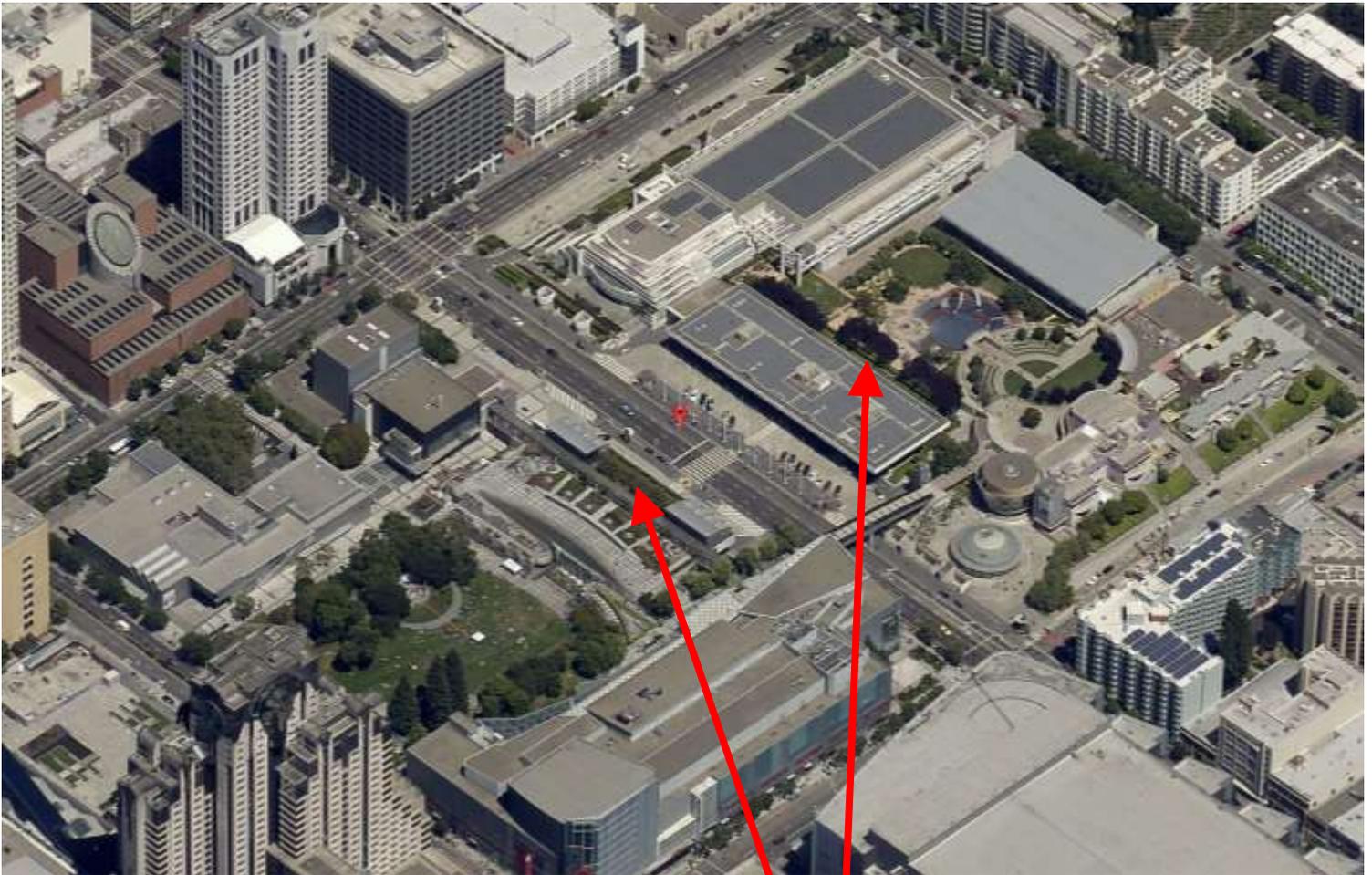


SUBJECT PROPERTY



Case Number 2013.0154EK RUVX
Moscone Center Expansion Project
747 Howard Street

Aerial Photo

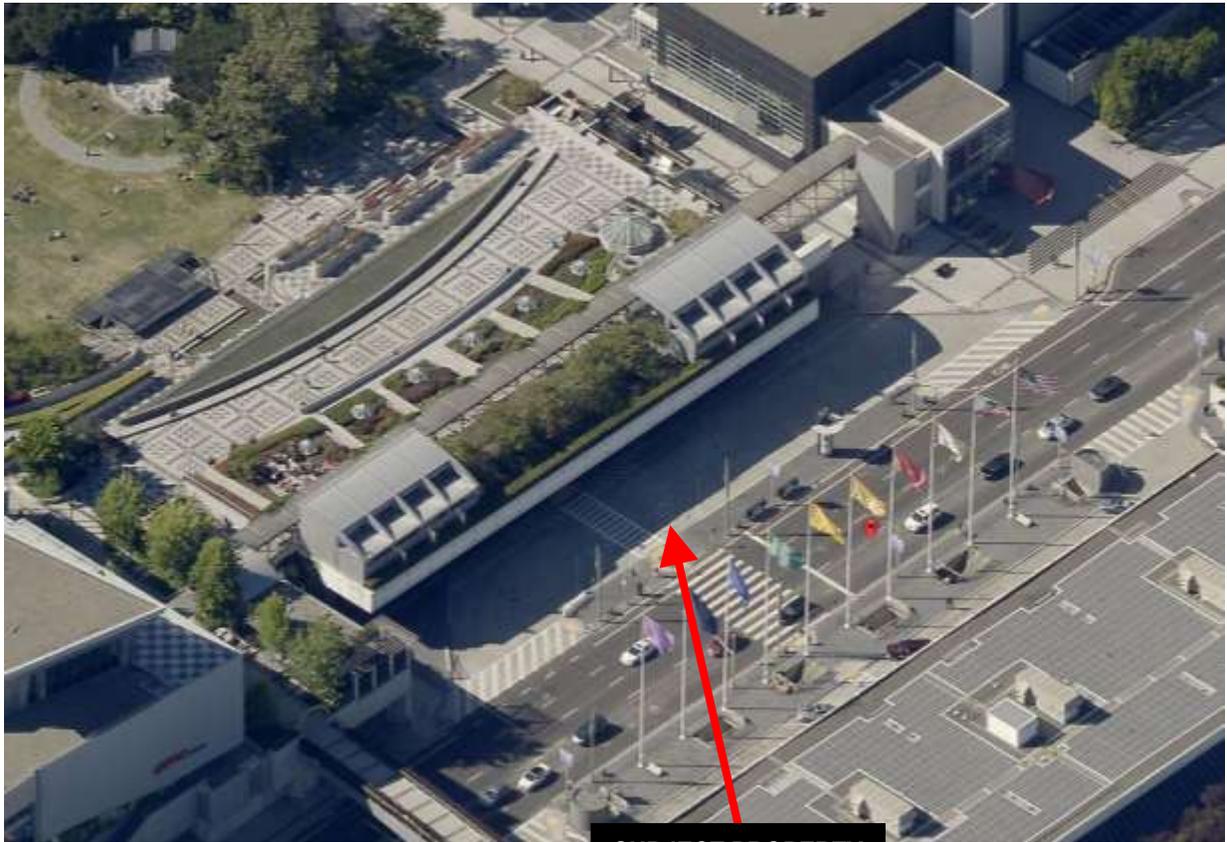


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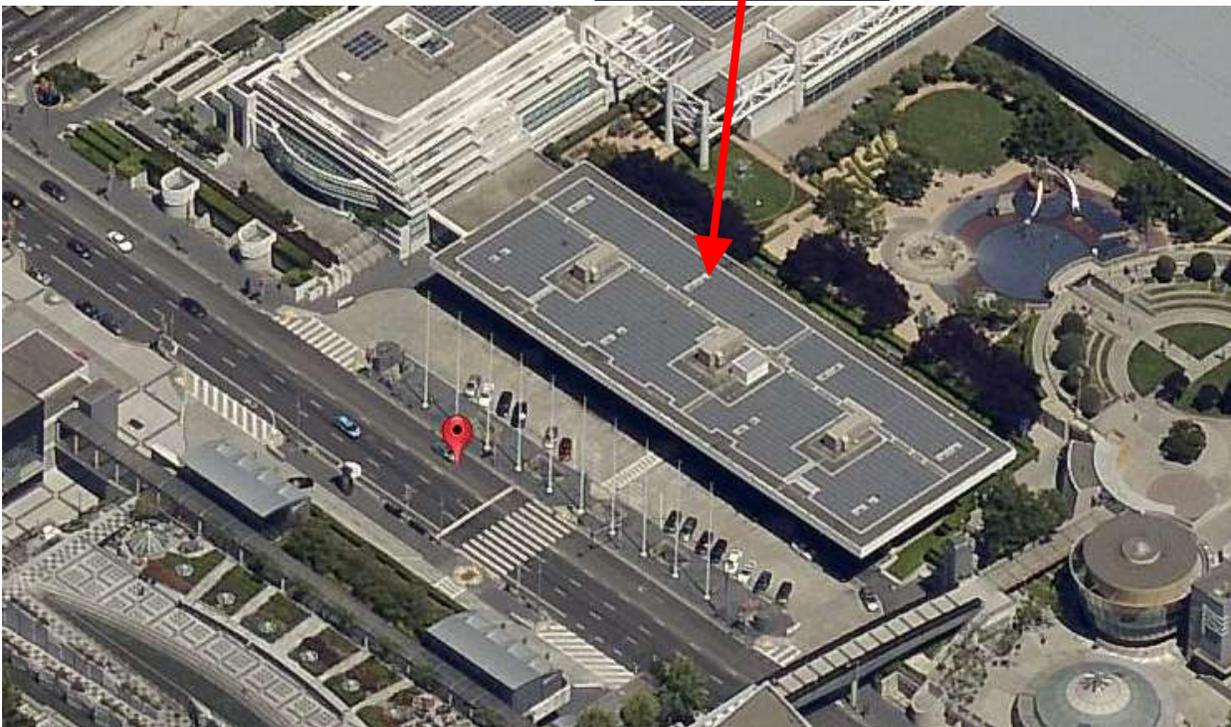


Case Number 2013.0154EKRUVX
Moscone Center Expansion Project
747 Howard Street

Aerial Photo

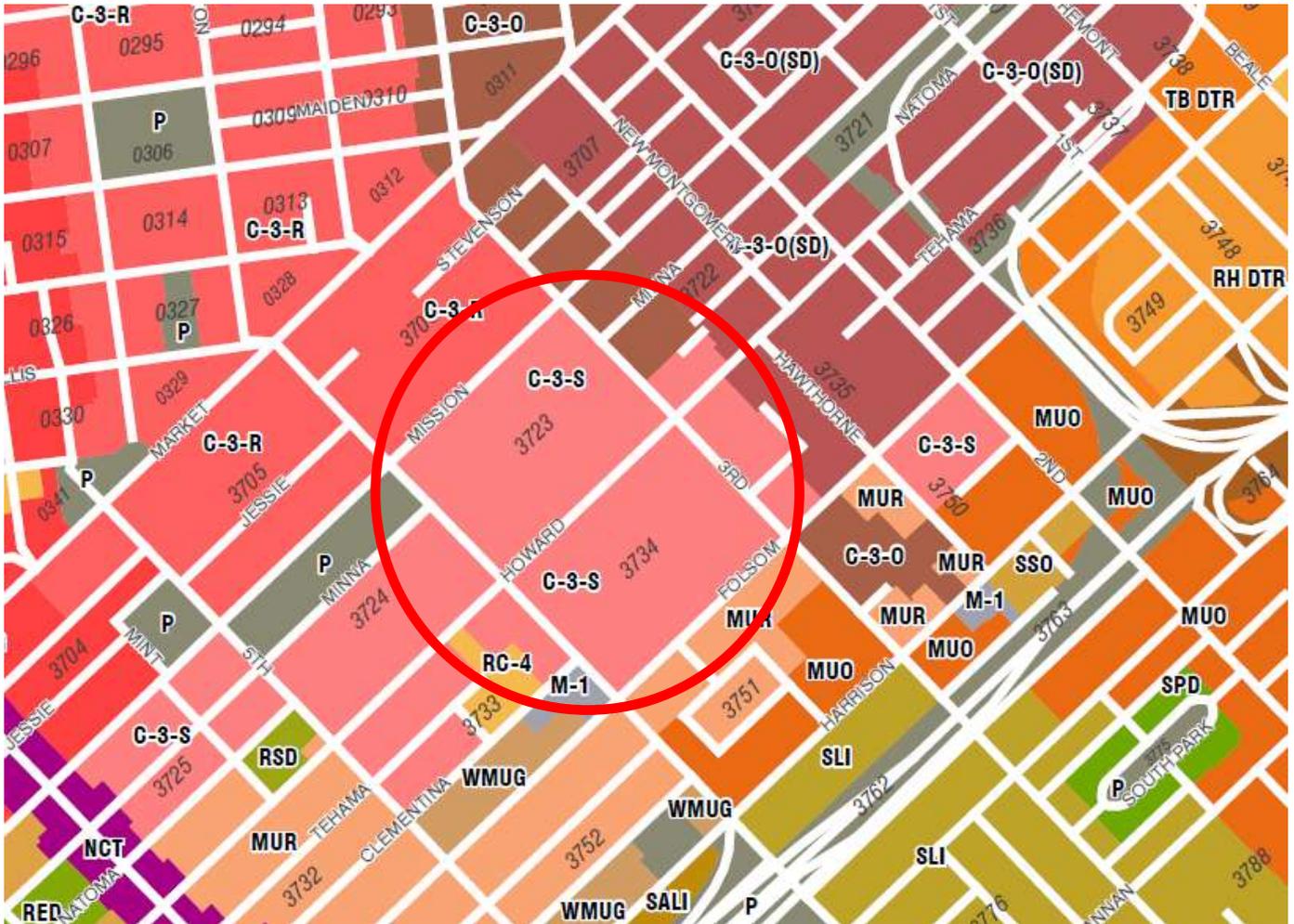


SUBJECT PROPERTY



Case Number 2013.0154EK RUVX
Moscone Center Expansion Project
747 Howard Street

Zoning Map



Case Number 2013.0154EKRU VX
Moscone Center Expansion Project
747 Howard Street



MOSCONE CENTER EXPANSION PROJECT



DRAWING INDEX

- A0.00 COVER
- A1.01 EXISTING SITE PLAN & PHOTOS
- A1.04 PROPOSED SITE PLAN

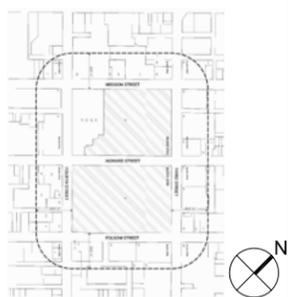
- A2.B1 LOWER LEVEL FLOOR PLAN ZONE 1
- A2.B2 LOWER LEVEL FLOOR PLAN ZONE 2
- A2.B3 LOWER LEVEL FLOOR PLAN ZONE 3
- A2.10 FIRST LEVEL FLOOR PLAN
- A2.15 FIRST MEZZ LEVEL FLOOR PLAN
- A2.20 SECOND LEVEL FLOOR PLAN
- A2.30 THIRD LEVEL FLOOR PLAN
- A2.RF ROOF PLAN

- A5.01 ELEVATIONS
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- A5.03 ELEVATIONS
- A5.04 SECTIONS
- A5.05 RENDERED VIEWS
- A5.06 RENDERED VIEWS

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A-0.00



(1) METREON



(2) MOSCONE SOUTH



(3) CAROUSEL



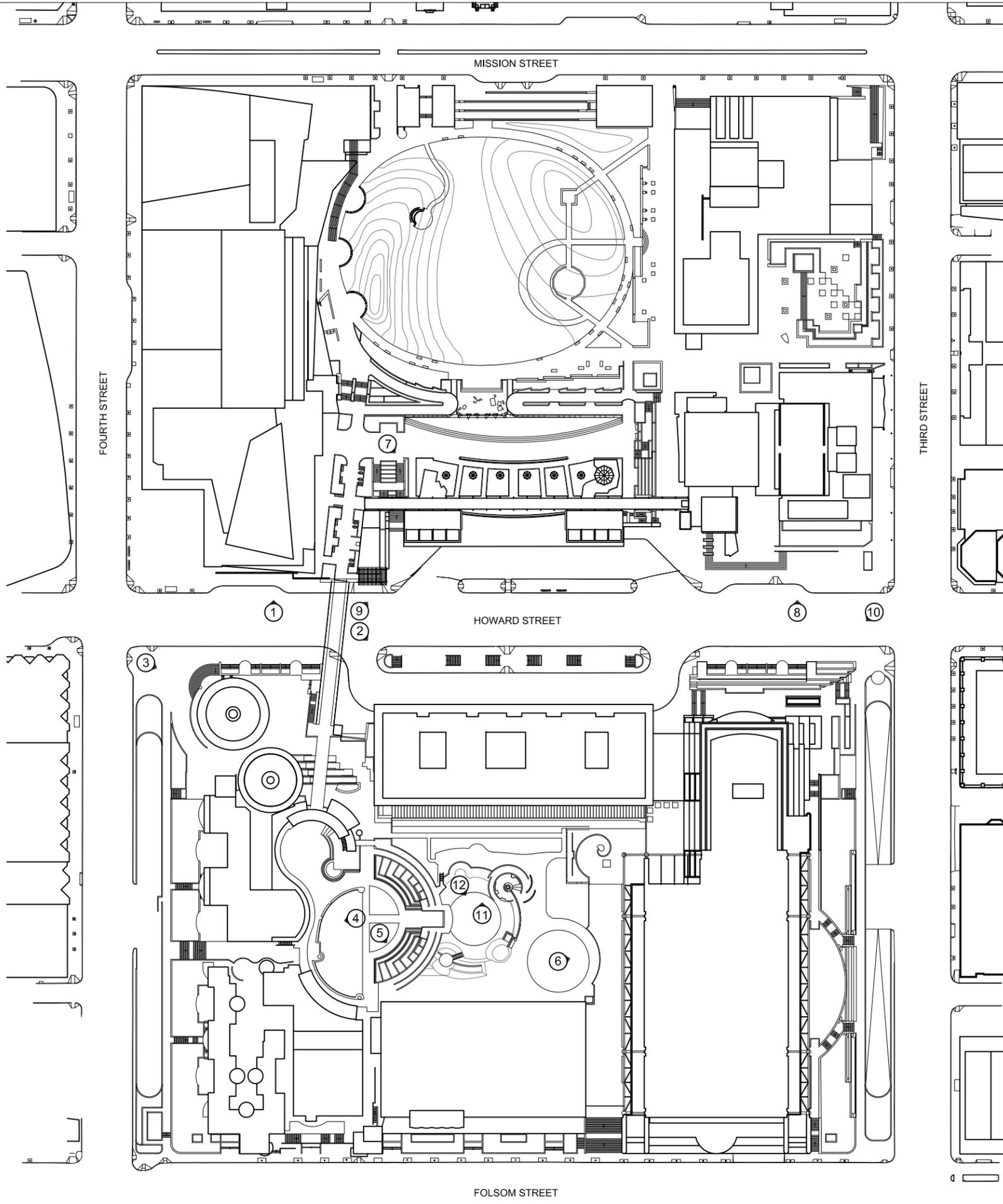
(4) CHILDRENS CREATIVITY MUSEUM



(5) ICE RINK



(6) ESPLANADE BALLROOM



(7) SISTER CITIES GARDEN & RESTAURANTS



(8) YBCA NOVELLUS THEATER



(9) MOSCONE NORTH



(10) ESPLANADE LOBBY



(11) CHILDREN'S GARDEN & MOSCONE SOUTH



(12) PLAY CIRCLE



SOM

SOMERSON, OWINGS & MERRILL LLP
ONE FRONT STREET, SAN FRANCISCO, CA 94111



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EXISTING SITE PLAN & PHOTOS

Project No.:

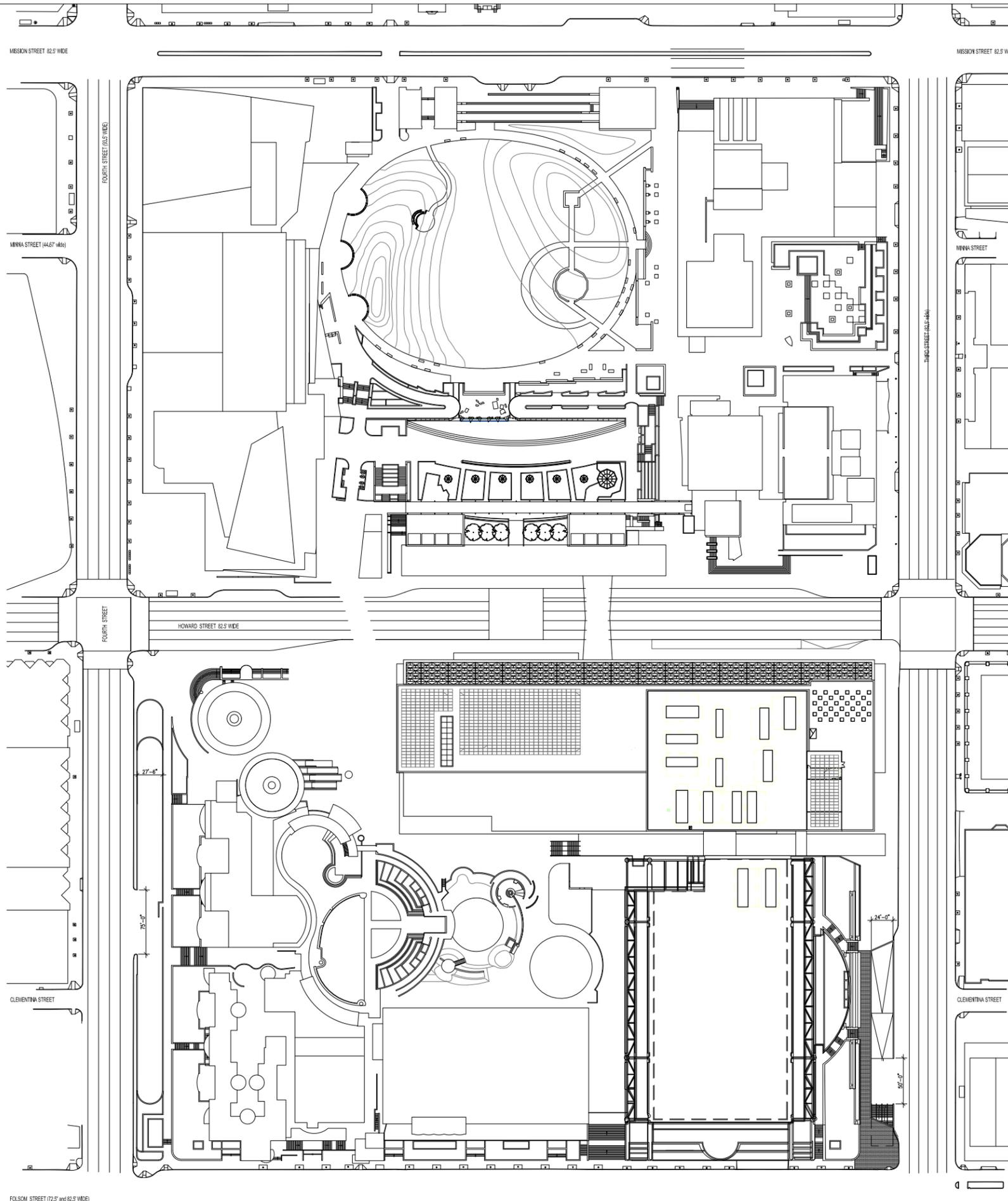
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Sheet No.:

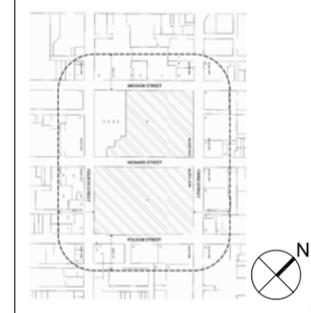
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**PROPOSED
SITE PLAN**

Project No.:

212125

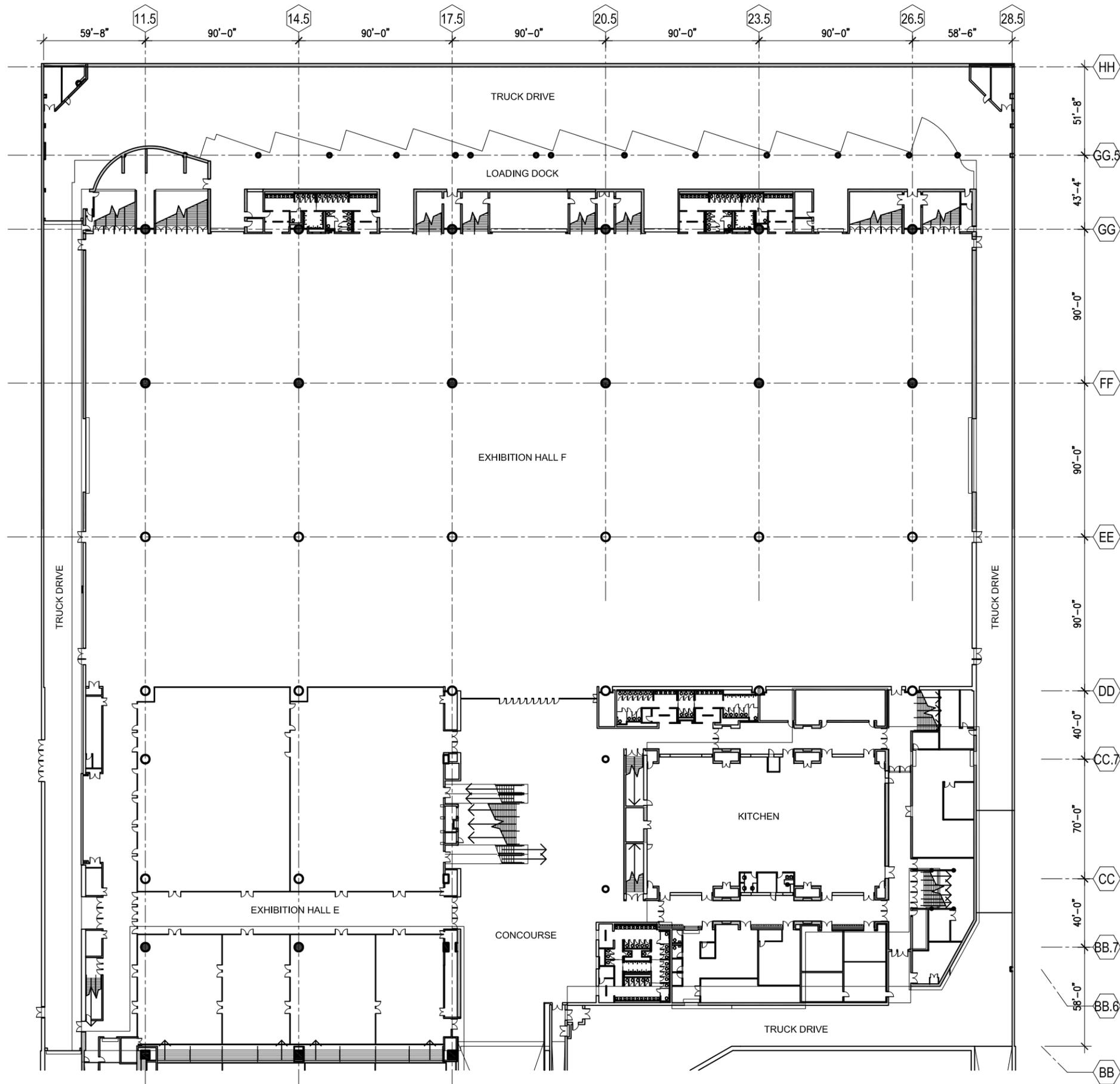
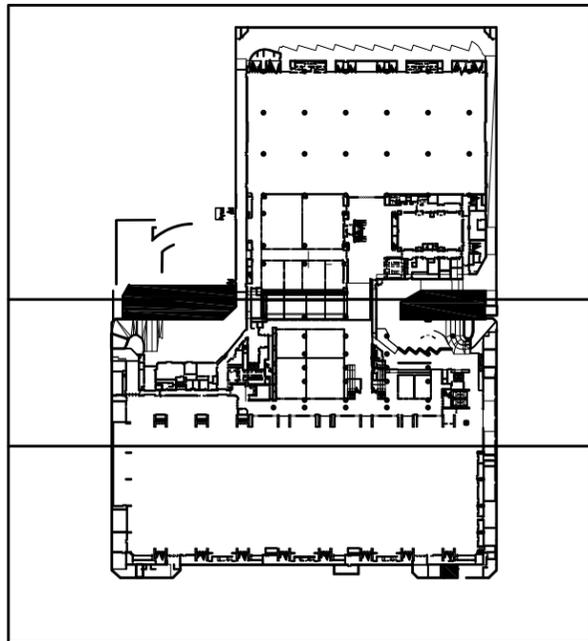
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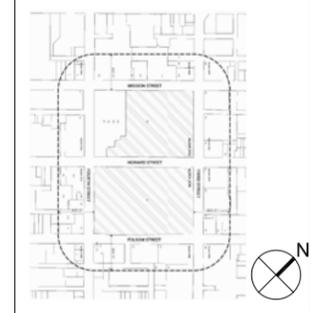
ZONE 1
ZONE 2
ZONE 3



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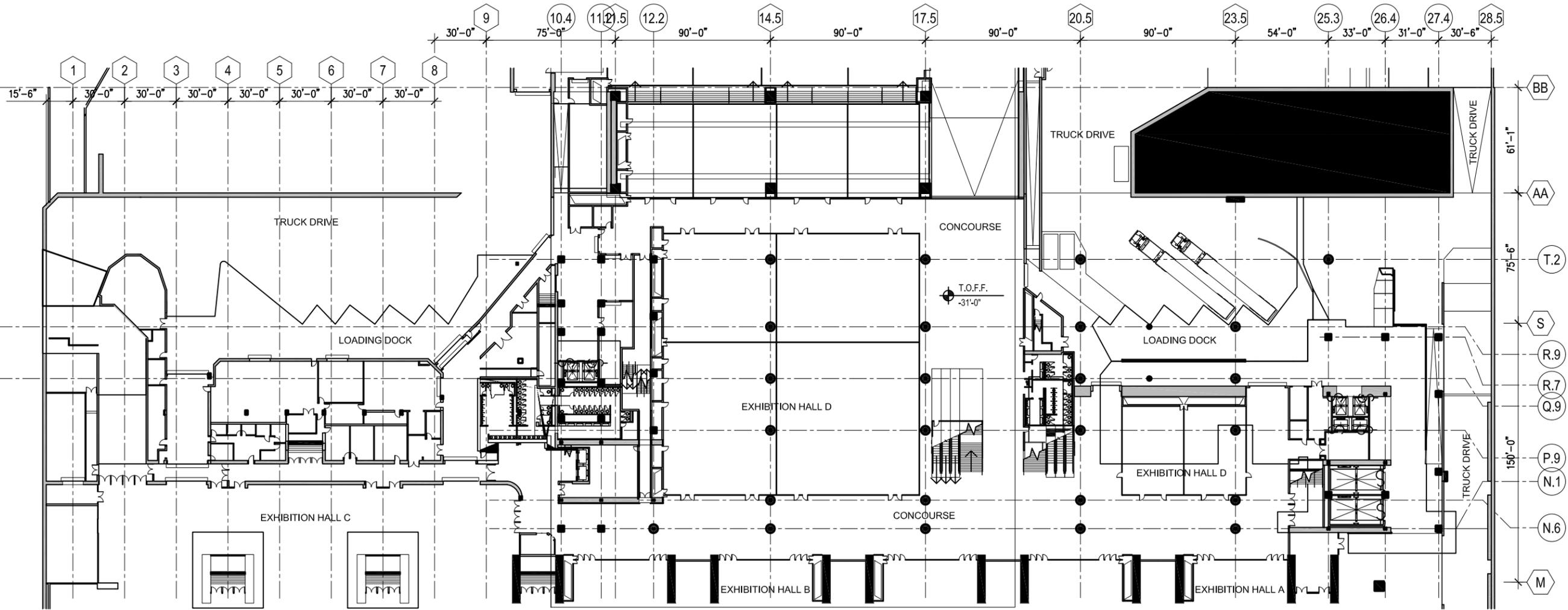
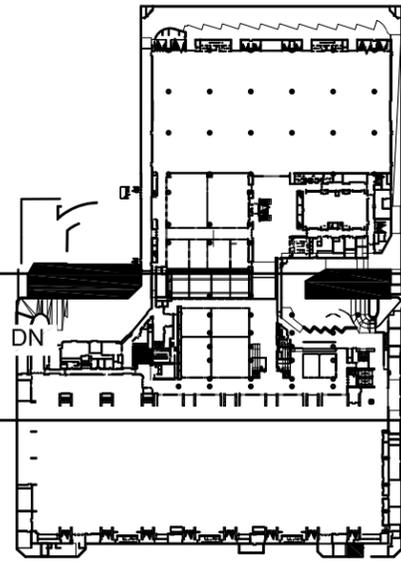
**LOWER LEVEL
FLOOR PLAN
ZONE 1**

Project No.:
212125

Scale:
1/64" = 1'-0"

Sheet No.:
A-2.B1

ZONE 1
ZONE 2
ZONE 3



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LOWER LEVEL FLOOR PLAN ZONE 2

Project No.: 212125

Scale: 1/64" = 1'-0"

Sheet No.: **A-2.B2**



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**LOWER LEVEL
FLOOR PLAN
ZONE 3**

Project No.:

212125

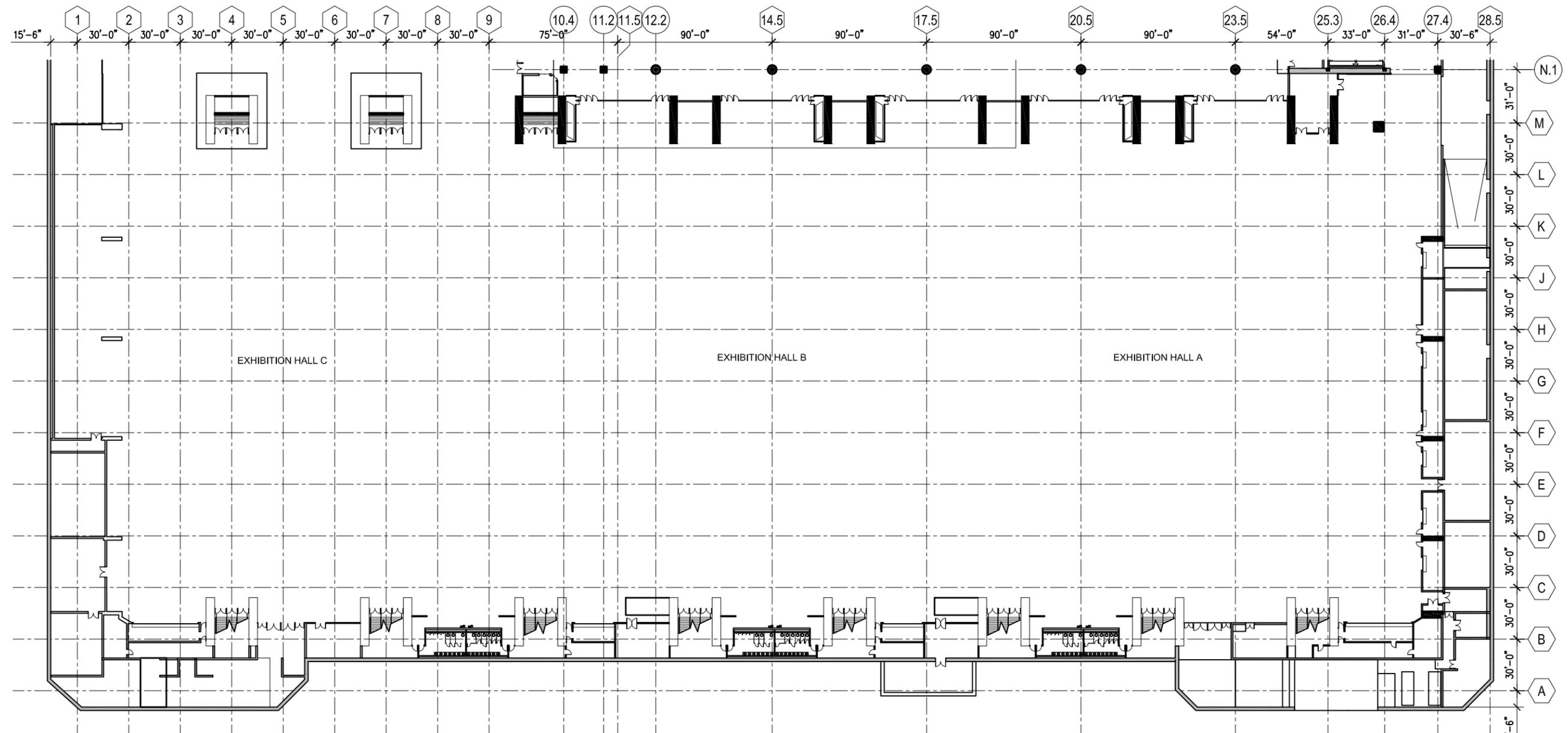
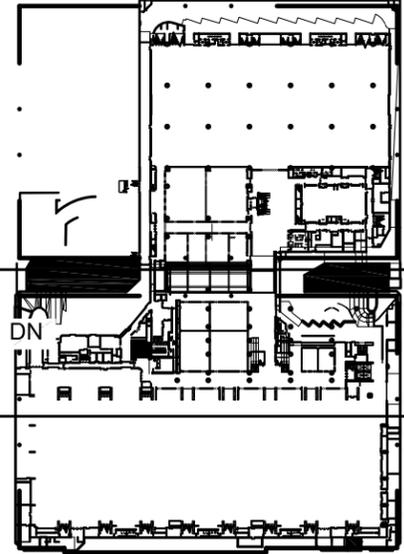
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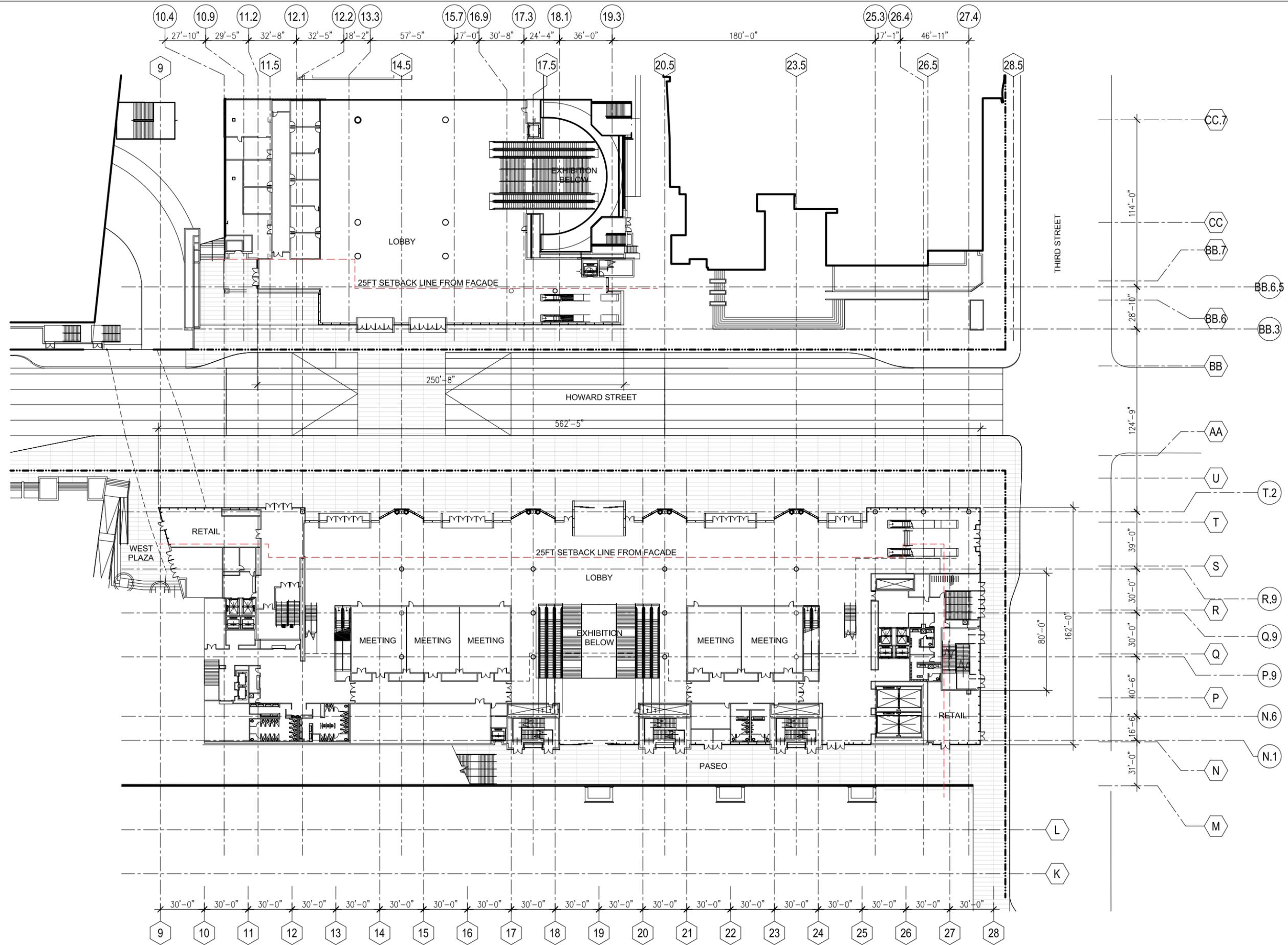
1/64" = 1'-0"

Sheet No.:

A-2.B3

ZONE 1
ZONE 2
ZONE 3





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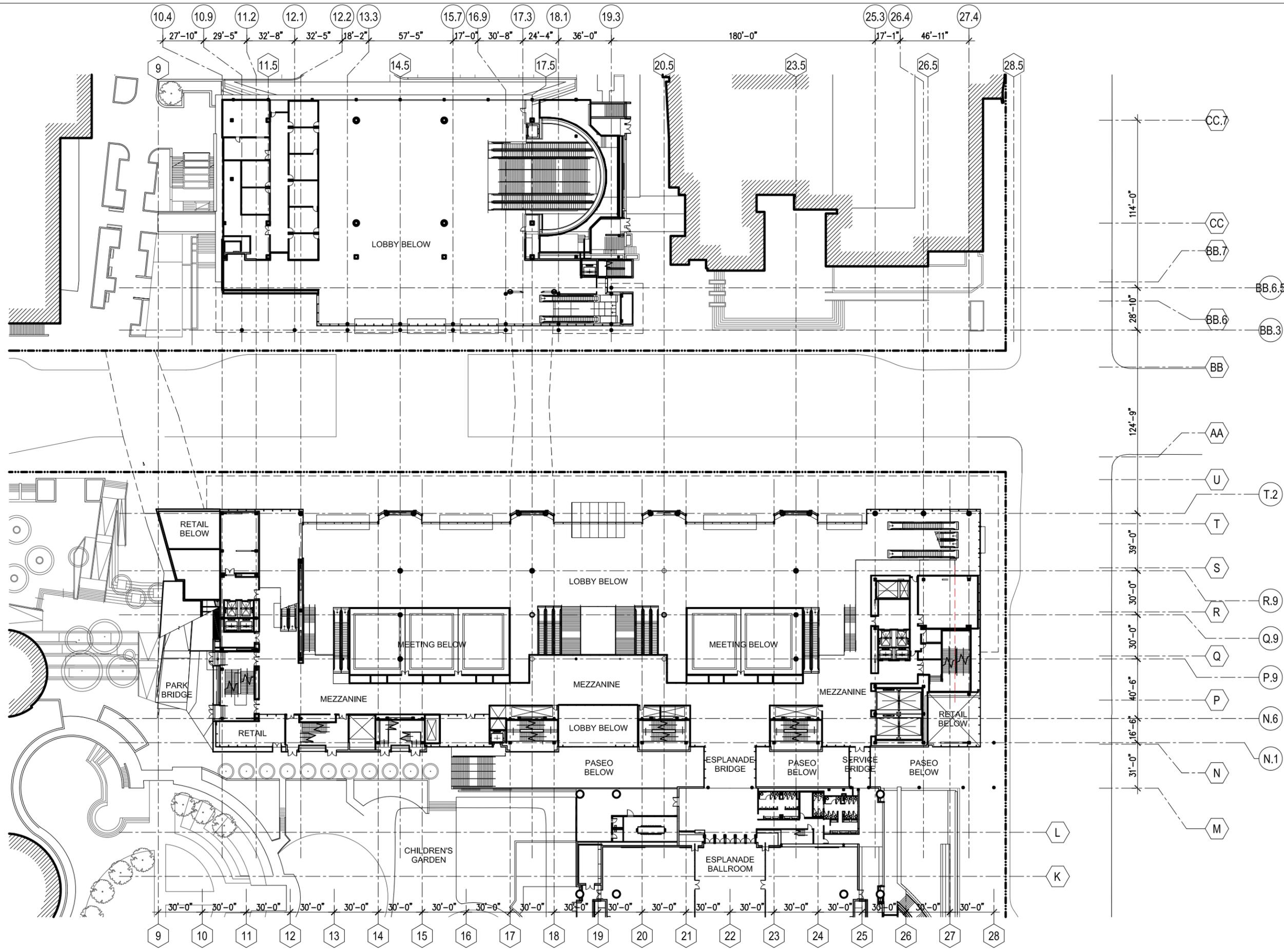


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FIRST LEVEL FLOOR PLAN

Project No.:
212125

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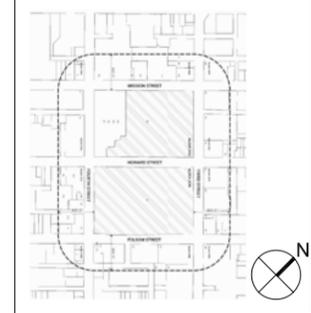
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Site Map:



Sheet Name:

FIRST MEZZ LEVEL FLOOR PLAN

Project No.:

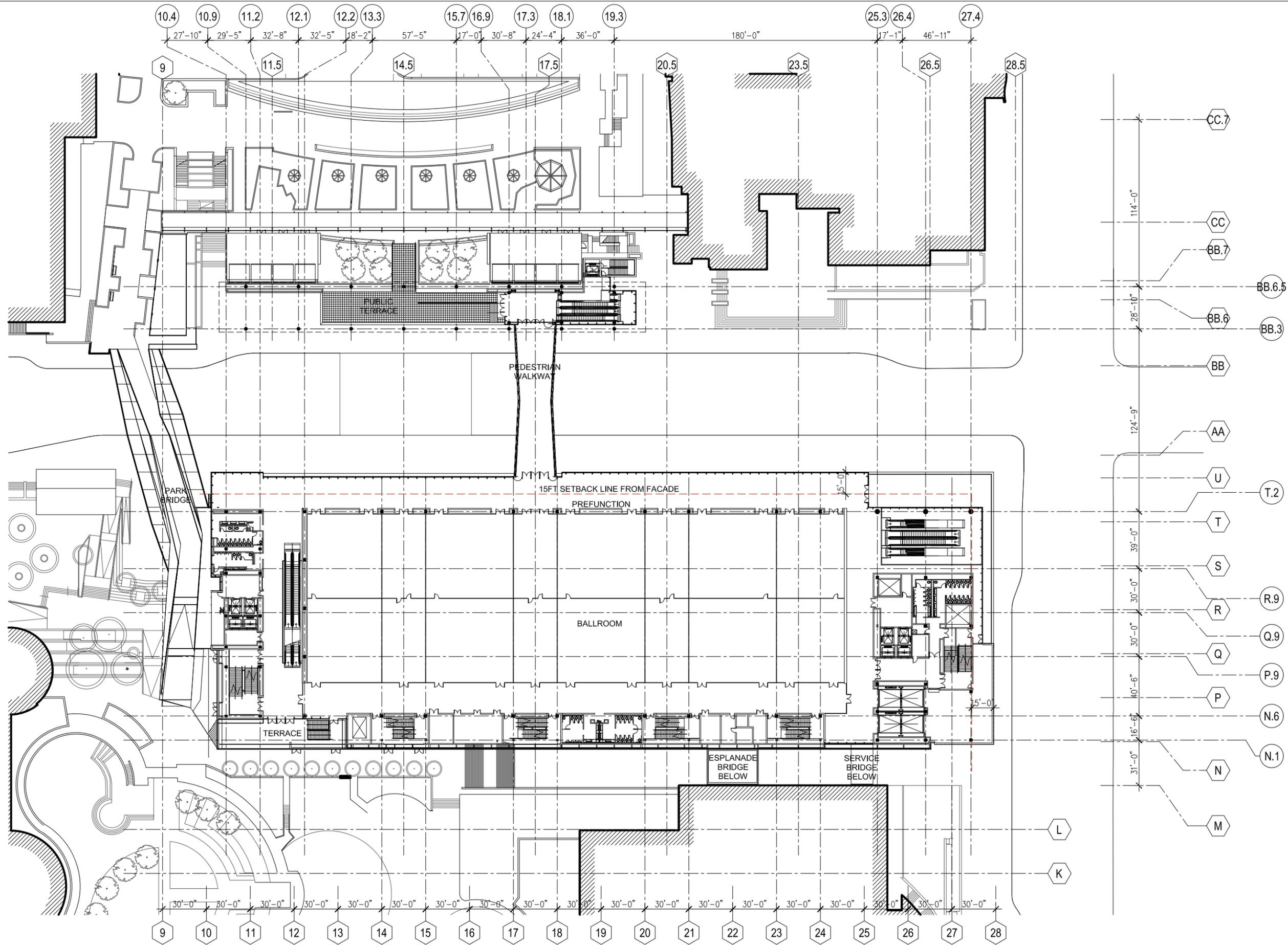
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SECOND LEVEL FLOOR PLAN

Project No.:

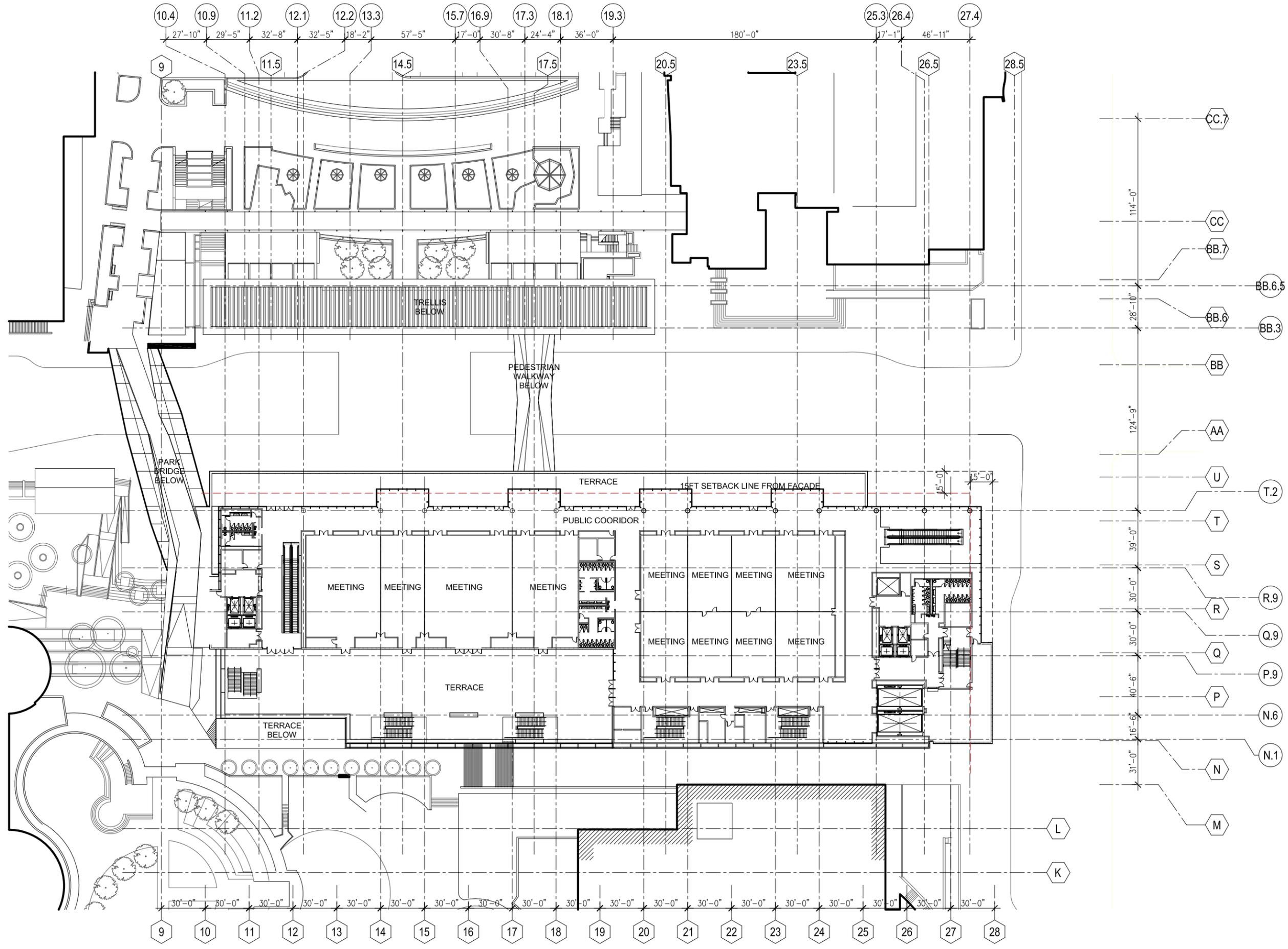
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Sheet Name:

THIRD LEVEL FLOOR PLAN

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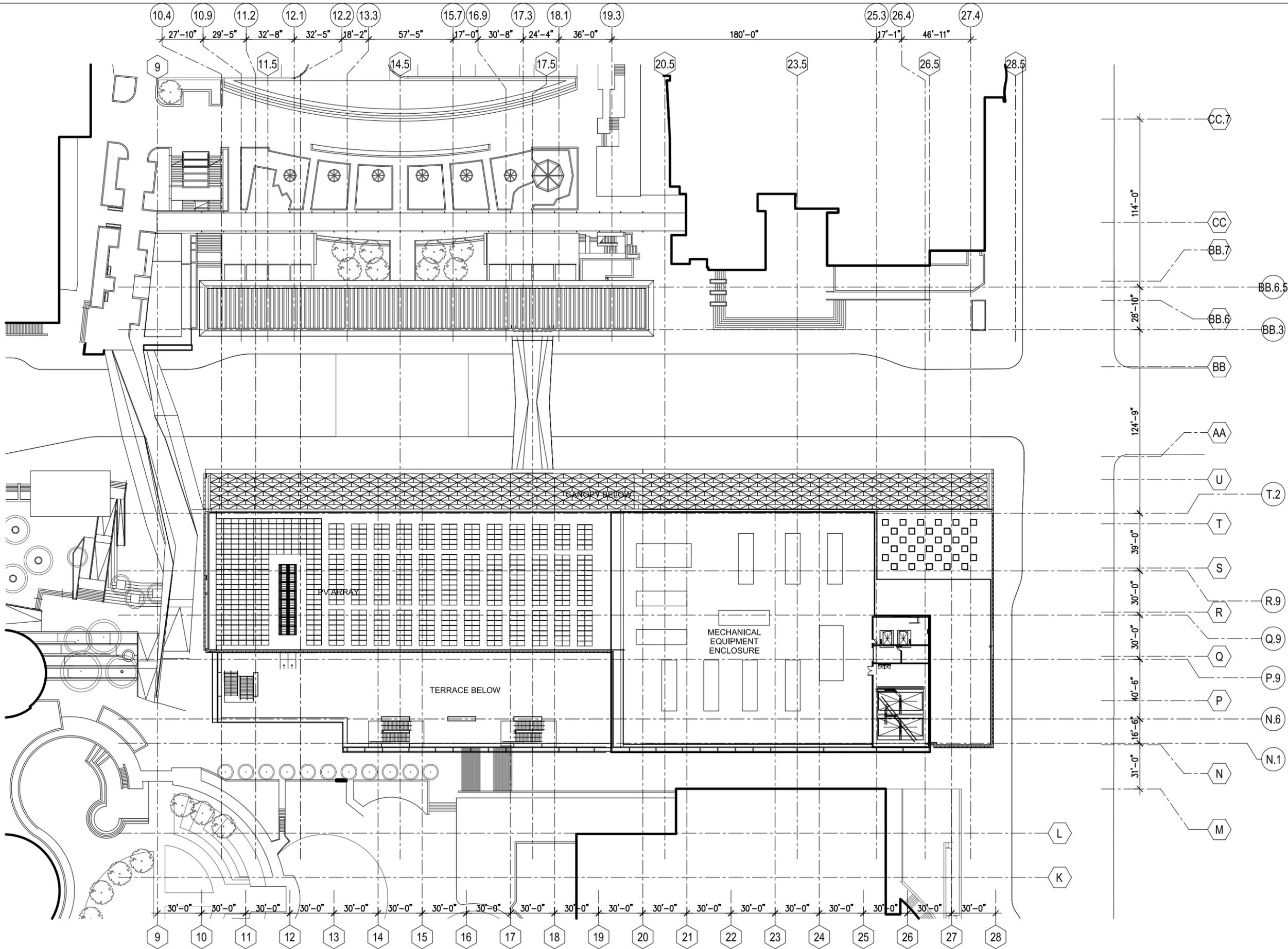
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Sheet Name:
ROOF PLAN

Project No.:
212125

Scale:
1/64" = 1'-0"

Sheet No.:
A-2.RF



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Site Map:

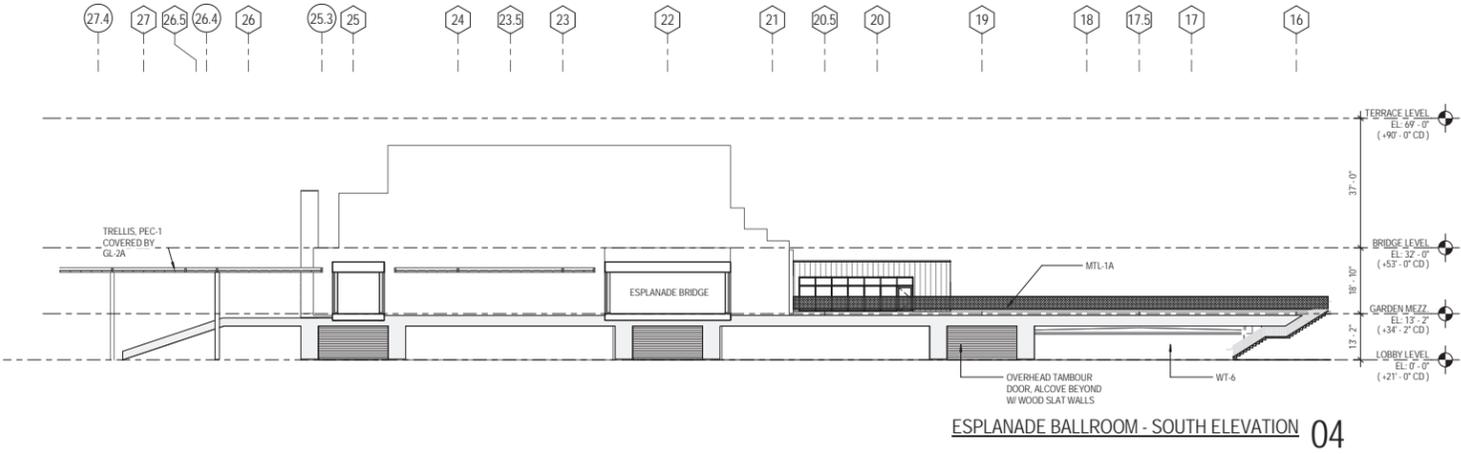


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SOUTH BUILDING ELEVATIONS

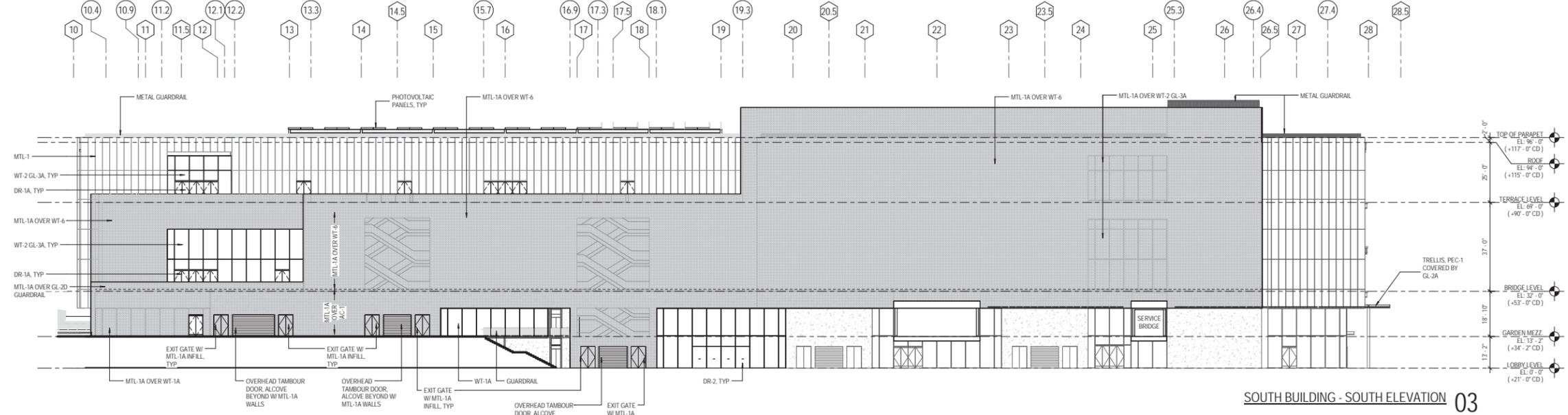
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Scale:
1" = 50'

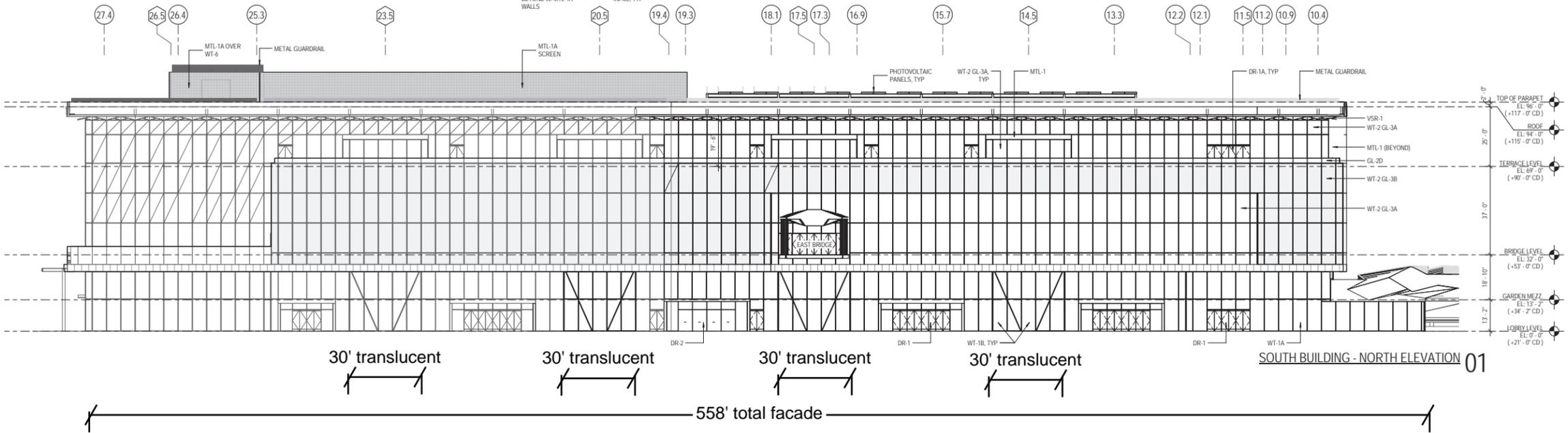
Sheet No.:
A-5.01



ESPLANADE BALLROOM - SOUTH ELEVATION 04



SOUTH BUILDING - SOUTH ELEVATION 03

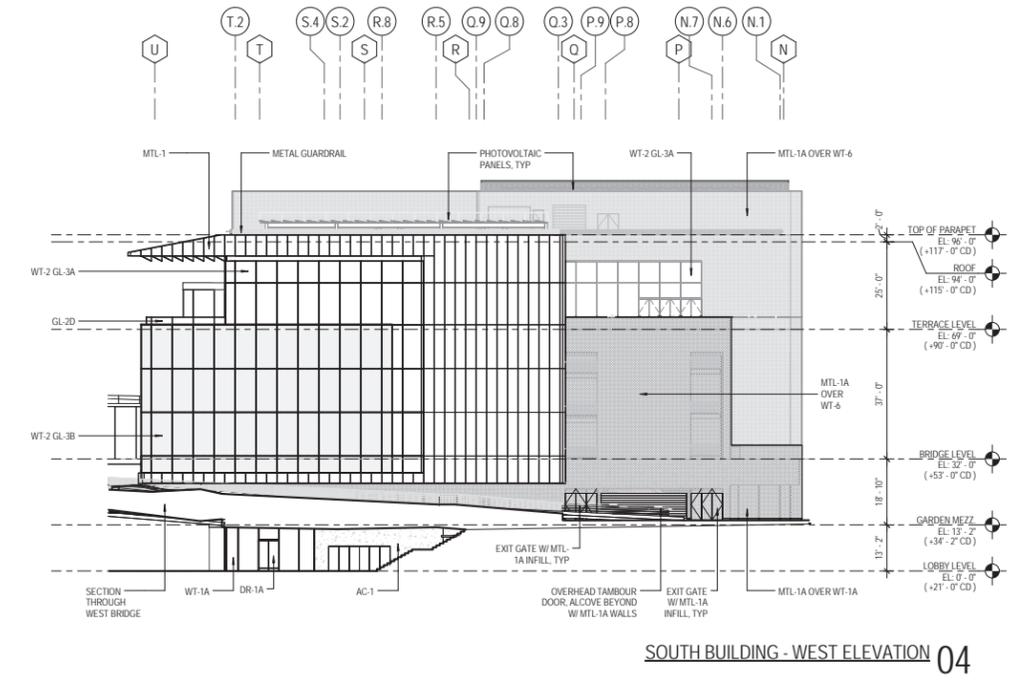
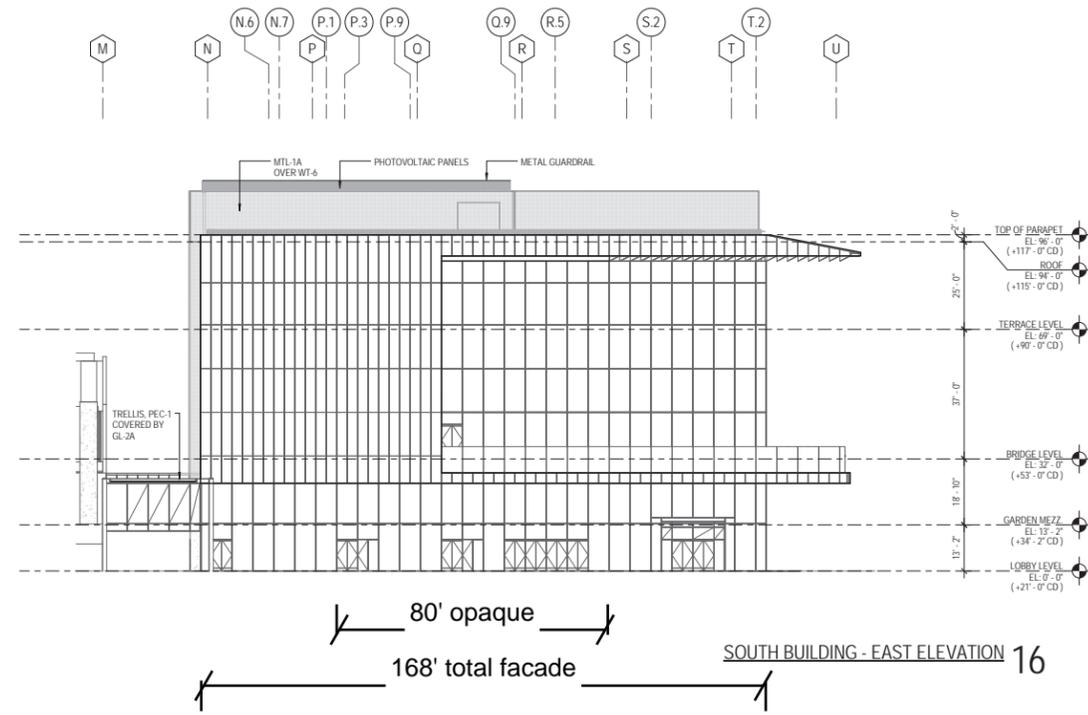


SOUTH BUILDING - NORTH ELEVATION 01



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Site Map:



Sheet Name:
SOUTH BUILDING ELEVATIONS

Project No.:
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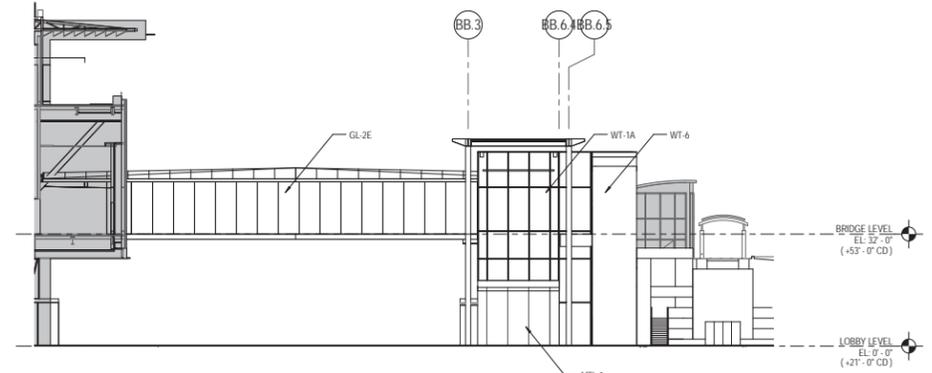
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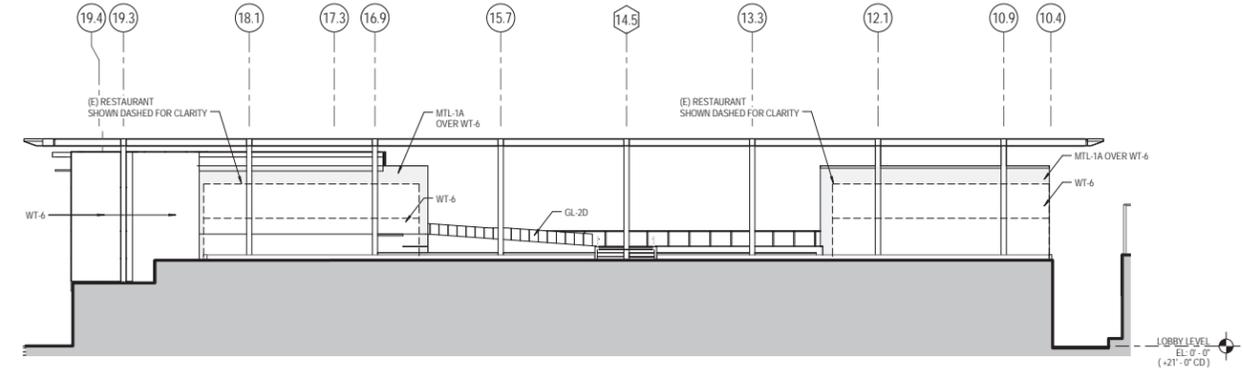


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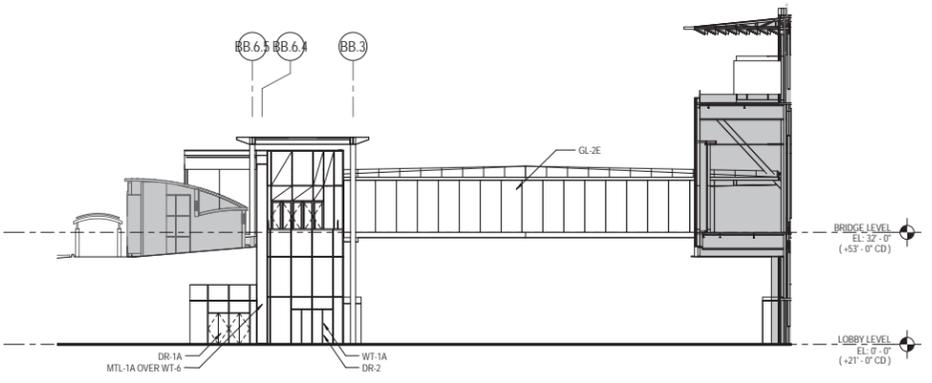
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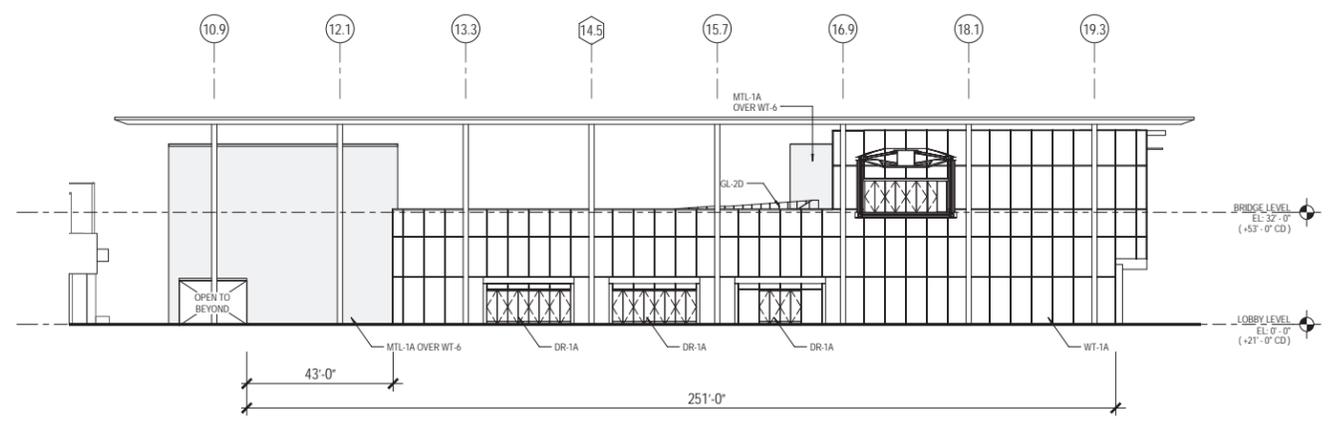
NORTH BUILDING - EAST ELEVATION 21



NORTH BUILDING - NORTH ELEVATION 03



NORTH BUILDING - WEST ELEVATION 19



NORTH BUILDING - SOUTH ELEVATION 01

Site Map:



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NORTH BUILDING ELEVATIONS

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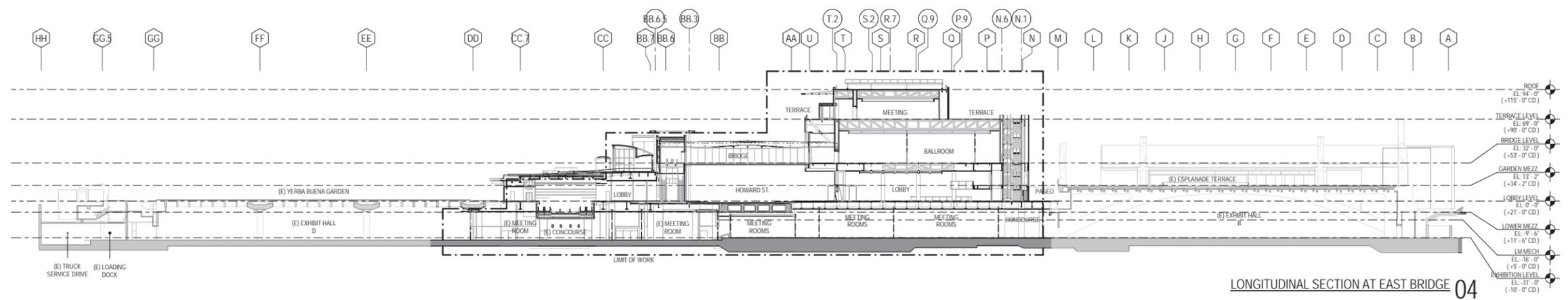
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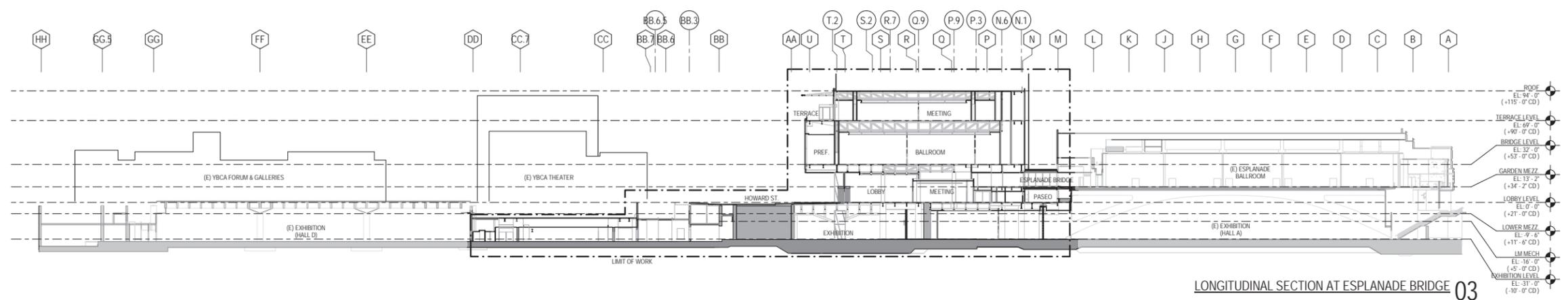
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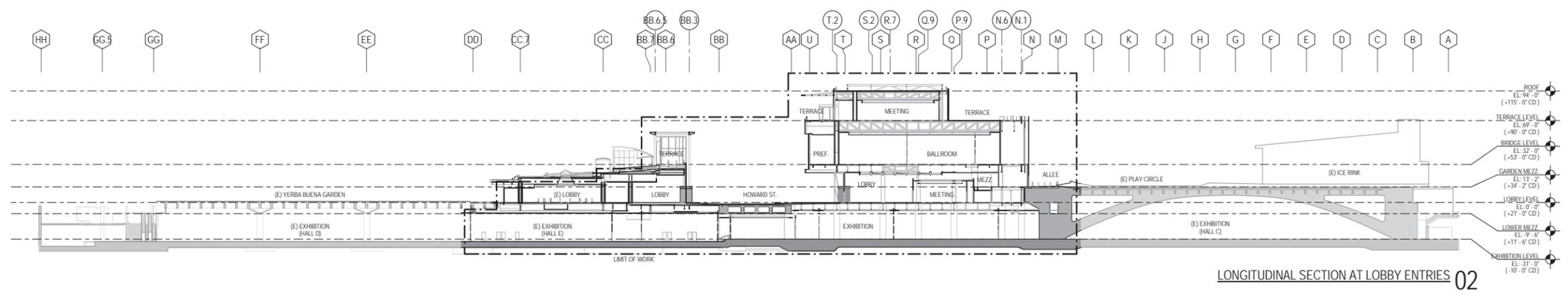
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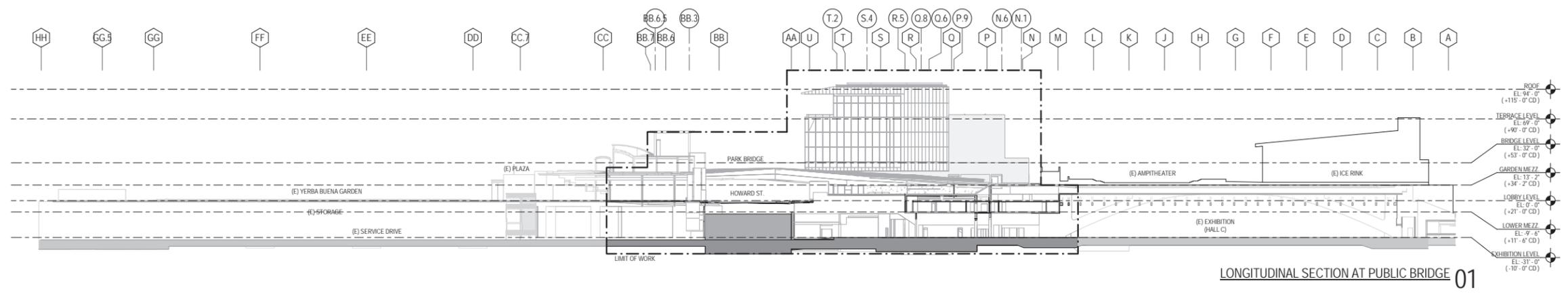
LONGITUDINAL SECTION AT EAST BRIDGE 04



LONGITUDINAL SECTION AT ESPLANADE BRIDGE 03



LONGITUDINAL SECTION AT LOBBY ENTRIES 02



LONGITUDINAL SECTION AT PUBLIC BRIDGE 01



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BUILDING SECTIONS

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Scale:

1" = 50'

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VIEW SOUTH FROM INSIDE NORTH LOBBY

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW OF SOUTH LOBBY ENTRY

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW WEST FROM HOWARD STREET

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW WEST ON THIRD & HOWARD

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



MOSCONE CENTER
SAN FRANCISCO

SOM

SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET, SAN FRANCISCO, CA 94111



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1000 FARMACIA DRIVE, SUITE 200
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VIEW NORTH FROM CHILDREN'S GARDEN

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW EAST FROM FOURTH & HOWARD

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW SOUTH FROM PARK BRIDGE

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



VIEW WEST FROM HOWARD STREET

SKIDMORE, OWINGS & MERRILL LLP WITH MARK CAVAGNERO ASSOCIATES



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