



# SAN FRANCISCO PLANNING DEPARTMENT

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August 29, 2019

Jonas Ionin  
Planning Commission Secretary  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: **Revised Draft Motion to Certify the Final EIR and Errata to Responses to  
Comments (RTC) on Draft EIR  
3333 California Street Mixed-Use Project  
Case No. 2015-014028ENV**

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

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**415.558.6378**

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**415.558.6377**

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, a revised draft motion to certify the Final EIR and an errata memo providing updated open spaces numbers in RTC Section 2 are being forwarded to you for distribution to the Planning Commission.

The revised draft motion and the errata memo may be downloaded from:

[https://sfplanning.org/environmental-review-documents?field\\_environmental\\_review\\_categ\\_target\\_id=All&items\\_per\\_page=All](https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=All&items_per_page=All)

The proposed project will require approvals from the Planning Commission and other city agencies. A hearing before the Planning Commission to consider the certification of the Final EIR will be held on Thursday, September 5, 2019.

If you have any questions related to this project's environmental evaluation, please contact me at (415) 575-9038 or [kei.zushi@sfgov.org](mailto:kei.zushi@sfgov.org).

Sincerely,

Kei Zushi  
Senior Environmental Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Revised DRAFT Planning Commission Motion NO. M-XXXXX

HEARING DATE: September 5, 2019

*Hearing Date:* September 5, 2019  
*Case No.:* 2015-014028ENV  
*Project Title:* 3333 California Street Mixed-Use Project  
*Zoning:* RM-1 (Residential, Mixed, Low Density District)  
40-X Height and Bulk District  
*Block/Lot:* Assessor's Block 1032/Lot 003  
*Lot Size:* 446,490 square feet (10.25 acres)  
*Project Sponsor:* Laurel Heights Partners  
Don Bragg - (415) 857-9324  
[dbragg@pradogroup.com](mailto:dbragg@pradogroup.com)  
*Staff Contact:* Kei Zushi - (415) 575-9038  
[CPC.3333CaliforniaEIR@sfgov.org](mailto:CPC.3333CaliforniaEIR@sfgov.org)

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**ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT AND PROJECT VARIANT AT 3333 CALIFORNIA STREET. BOTH THE PROJECT AND PROJECT VARIANT WOULD DEMOLISH THE EXISTING ANNEX BUILDING, SURFACE PARKING LOTS, AND CIRCULAR GARAGE RAMPS; PARTIALLY DEMOLISH THE EXISTING FOUR-STORY OFFICE BUILDING AND DIVIDE IT INTO TWO SEPARATE BUILDINGS, VERTICALLY EXPAND THE EXISTING BUILDING TO ADD TWO TO THREE LEVELS; AND CONSTRUCT THIRTEEN NEW BUILDINGS. IN TOTAL, THE PROJECT WOULD INCLUDE 824,691 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 558 UNITS), 54,117 SQUARE FEET OF RETAIL USE, 49,999 SQUARE FEET OF OFFICE USE, AND 14,690 SQUARE FEET OF CHILD CARE USE. THE PROJECT VARIANT WOULD INCLUDE 978,611 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 744 UNITS), 48,593 SQUARE FEET OF RETAIL USE, AND 14,650 SQUARE FEET OF CHILD CARE USE. BOTH THE PROJECT AND PROJECT VARIANT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, LOADING FACILITIES, AND STREETScape IMPROVEMENTS.**

MOVED, that the San Francisco Planning Commission (hereinafter "commission") hereby CERTIFIES the final environmental impact report identified as case no. 2015-014028ENV, the "3333 California Street Mixed-Use Project" (hereinafter "project and variant"), based upon the following findings:

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

- A. The department determined that an environmental impact report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on September 20, 2017.
  - B. The department held a public scoping meeting on October 16, 2017 in order to solicit public comment on the scope of the project’s environmental review.
  - C. On April 25, 2018, the department published an initial study and provided public notice in a newspaper of general circulation of the availability of the initial study for public review and comment; this notice was mailed to the department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on April 25, 2018.
  - D. On November 7, 2018, the department published the draft EIR (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment, and of the date and time of the commission public hearing on the DEIR; this notice was mailed to the department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on November 7, 2018.
  - E. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site on November 7, 2018.
  - F. On November 7, 2018, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.
  - G. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on November 7, 2018.
- 2. The historic preservation commission held a duly advertised hearing on said DEIR on December 5, 2018 at which historic preservation commission formulated its comments on the DEIR.
  - 3. The planning commission held a duly advertised public hearing on said DEIR on December 13, 2018 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on January 8, 2019.
  - 4. The department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a responses to comments document, published on August 22, 2019, distributed to the commission and all parties who commented on the DEIR, and made available to others upon request at the department.
  - 5. A final EIR (hereinafter “FEIR”) has been prepared by the department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document, all as required by law.

6. Project EIR files have been made available for review by the commission and the public. These files are available for public review at the department at 1650 Mission Street, Suite 400, and are part of the record before the commission. The project files are also available on the internet at the following address: <https://www.ab900record.com/3333cal>.
7. On September 5, 2019, the commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The commission hereby does find that the FEIR concerning file no. 2015-014028ENV reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline section 15088.5, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The commission, in certifying the completion of said FEIR, hereby does find that the project or project variant described in the EIR as well as the revised project and revised variant would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:
  - A. The proposed project or project variant would have a significant, project-specific impact on historic architectural resources;
  - B. The proposed project or project variant would have a significant, project-specific transit capacity utilization impact related to transportation and circulation; and
  - C. The proposed project or project variant would have a significant, project-specific construction noise impact.
10. The commission reviewed and considered the information contained in the FEIR prior to approving the proposed project.

I hereby certify that the foregoing motion was ADOPTED by the planning commission at its regular meeting of September 5, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

DATE: August 29, 2019

TO: Members of the Planning Commission

FROM: Kei Zushi, Environmental Planning

**Re: Errata to the Responses to Comments on the Draft Environmental  
Impact Report for the 3333 California Street Mixed-Use Project  
Planning Department Case No. 2015-014028ENV**

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Following publication of the Responses to Comments (RTC) document for the 3333 California Street Mixed-Use Project Draft Environmental Impact Report (Draft EIR), the Planning Department determined it was necessary to update the open space numbers in RTC Section 2, Revisions and Clarifications to the Project Description.

This erratum addresses this issue. Staff-initiated EIR text changes will be incorporated into the Final EIR. New revisions are noted in red with additions noted with double underline and deletions noted in ~~double strikethrough~~.

The revisions below are intended to accurately represent the on-site open space distinguishing the common open space that would be available for use by the public from the private open space that would be provided for the exclusive use of residents and tenants of the proposed buildings on the project site.

RTC Tables 2.4a and Table 2.4b on RTC pp. 2.21 and 2.22, respectively, have been modified as shown on pp. 2 through 4 of this Errata Memo.

The partial paragraph on RTC p. 2.43 under the subsection "Recreation" has been modified as follows:

Changes to the open space network under the revised project or revised variant are described on RTC p. 2.14, listed in RTC Tables 2.4a and 2.4b on RTC pp. 2.21-2.22, and shown on RTC Figure 2.29 on RTC p. 2.23. The revised project or revised variant would include minor modifications to the sizes of some of the proposed open spaces, including some that would be publicly accessible. There would be a minor increase in the total amount of open space on the project site that would be common open space, for both the revised project (an increase from 103,000 square feet to 127,126 square feet) and the revised variant (an increase from 103,000 square feet to 125,226 square feet). ~~and~~ There would be a minor decrease in the total amount of private open space (from 85,000 square feet to ~~81,618~~ 81,200 square feet) for ~~both~~ the revised project and an increase for the revised variant (from 85,000 square feet to 86,570 square feet). The demand for recreational resources would not change noticeably, because the revised project or revised variant would not alter the residential component of the land use program and would only slightly reduce the amount of retail space and its related employment. Thus, with no changes in demand for recreational resources, or in the construction program, and minor increases in the total amount of open space, recreational resources impacts under the revised project or revised variant would be similar to those under the proposed project or project variant, and would be less than significant. Similarly, contributions to any significant cumulative recreational resources impacts would not be cumulatively considerable.

**RTC Table 2.4a: Proposed Open Space for Revised Project**

Open Space	Approximate Size (Square Feet)	Location
<b>Common Open Space</b> <sup>NOTE A</sup>		
California Plaza	<del>3,300</del> <u>4,290</u>	Within the setback of the proposed Plaza A Building along California Street, extending east from the Laurel Street/California Street intersection to the proposed Cypress Stairs
Cypress Square and western Mayfair Walk	<del>28,150</del> <u>24,780</u>	Between the Plaza A and B buildings and the portion of the east-west walkway between the Plaza B Building and Laurel Street
<u>Lower</u> Walnut Walk	<del>16,760</del> <u>16,850</u>	The portion of the north-south walkway between Center Buildings A and B to Masonic and Euclid avenues at Corner Plaza
Euclid Green	<del>18,760</del> <u>18,004</u>	Extending from the intersection of Euclid Avenue and Laurel Street at the southwest corner of the site toward the corner of Masonic and Euclid avenues
Presidio Overlook <u>and part of Mayfair Walk</u>	<del>3,800</del> <u>10,450</u>	At the eastern terminus of Mayfair Walk, accessed from Mayfair Walk or the Pine Street Steps and Plaza
Cypress Stairs	<del>32,230</del> <u>52,752</u>	Between the Plaza A and B buildings
Walnut Extension and Roundabout		Between Plaza B and Walnut buildings
Eastern Mayfair Walk		Between Center Building B and the Walnut Building east of Walnut Extension and Roundabout
Pine Street Steps and Plaza		On east side of Walnut Building and Center Building B near intersection of Masonic and Presidio avenues
Masonic Plaza		Between Center Building B and the Masonic Building along Masonic Avenue
<i>Subtotal</i>	<del>103,000</del> <u>127,126</u>	
<b>Private Open Space</b> <sup>NOTE B</sup>		
Ground-level terraces, interior courtyards and private internal walkways	<del>85,000</del> <u>81,618</u> <u>81,200</u>	Throughout the project site including the Cypress Square residential open space, <del>and the Euclid Residential Terrace, and site area that is not counted towards the public open space</del>

Notes:

<sup>A</sup> A portion of the common open space would be open to the public.

<sup>B</sup> The private open space ~~does~~ includes rooftop decks.

Source: Laurel Heights Partners, LLC; Meyer Studio Land Architects; James Corner Field Operations; BAR Architects; Jensen Architects; Solomon Cordwell Buenz; BKF Engineers; and ARUP (February 2019), 2017, Sheet G-0.01 ~~2-03~~ dated ~~7/24/19~~ 8/26/19

**RTC Table 2.4b: Proposed Open Space for Revised Variant**

Open Space	Approximate Size (Square Feet)	Location
<b>Common Open Space</b> <sup>NOTE A</sup>		
California Plaza	<del>3,300</del> <u>4,290</u>	Within the setback of the proposed Plaza A Building along California Street, extending east from the Laurel Street/California Street intersection to the proposed Cypress Stairs
Cypress Square and western Mayfair Walk	<del>28,150</del> <u>24,780</u>	Between the Plaza A and B buildings and the portion of the east-west walkway between the Plaza B Building and Laurel Street
<u>Lower</u> Walnut Walk	<del>16,760</del> <u>16,850</u>	The portion of the north-south walkway between Center Buildings A and B to Masonic and Euclid avenues at Corner Plaza
Euclid Green	<del>18,760</del> <u>18,004</u>	Extending from the intersection of Euclid Avenue and Laurel Street at the southwest corner of the site toward the corner of Masonic and Euclid avenues
Presidio Overlook <u>and part of Mayfair Walk</u>	<del>3,800</del> <u>10,450</u>	At the eastern terminus of Mayfair Walk, accessed from Mayfair Walk or the Pine Street Steps and Plaza
Cypress Stairs	<del>32,230</del> <u>50,852</u>	Between the Plaza A and B buildings
Walnut Extension and Roundabout		Between Plaza B and Walnut buildings
Eastern Mayfair Walk		Between Center Building B and the Walnut Building east of Walnut Extension and Roundabout
Pine Street Steps and Plaza		On east side of Walnut Building and Center Building B near intersection of Masonic and Presidio avenues
Masonic Plaza		Between Center Building B and the Masonic Building along Masonic Avenue
<i>Subtotal</i>	<del>103,000</del> <u>125,226</u>	
<b>Private Open Space</b> <sup>NOTE B</sup>		
Ground-level terraces, interior courtyards and private internal walkways	<del>85,000</del> <del>81,618</del> <u>86,570</u>	Throughout the project site including the Cypress Square residential open space, <del>and the Euclid Residential Terrace, and site area that is not counted towards the public open space</del>

Notes:

<sup>A</sup> A portion of the common open space would be open to the public.

<sup>B</sup> The private open space ~~does~~ includes rooftop decks.

Source: Laurel Heights Partners, LLC; Meyer Studio Land Architects; James Corner Field Operations; BAR Architects; Jensen Architects; Solomon Cordwell Buenz; BKF Engineers; and ARUP (February 2019), 2017, Sheet G0.01v, dated 8/26/19