



SAN FRANCISCO PLANNING DEPARTMENT

DRAFT Planning Commission Motion NO. M-XXXXX

HEARING DATE: March 29, 2018

Hearing Date: March 29, 2018
Case No.: **2016-010340ENV**
Project Address: **500 Turk Street**
Zoning: RC-4 (Residential-Commercial-Combined, High Density)
Block/Lot: Block 0741, Lot: 002
Project Sponsor: Tenderloin Neighborhood Development Corporation
201 Eddy Street
San Francisco, CA 94102
Staff Contact: Jeanie Poling – (415) 575-9072
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT THAT INCLUDES DEMOLITION OF A ONE- TO TWO-STORY TIRE AND AUTOMOBILE SERVICE BUILDING AND ASSOCIATED PARKING LOT, AND CONSTRUCTION OF AN EIGHT-STORY BUILDING CONTAINING APPROXIMATELY 107 AFFORDABLE HOUSING UNITS, ONE MANAGER'S RESIDENTIAL UNIT, AND APPROXIMATELY 2,600 SQUARE FEET OF GROUND FLOOR RETAIL SPACE.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final environmental impact report identified as Case No. 22016-010340ENV, the "500 Turk Street Project" at 500 Turk Street (hereinafter "the Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the 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. Admin. Code 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 October 11, 2017.
 - B. The Department published the draft environmental impact report (hereinafter "DEIR") on November 22, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on November 22, 2017.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted on and near the Project site by the Project sponsor on November 22, 2017.
 - D. 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, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on November 22, 2017.
 - E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on November 22, 2017.
2. The Commission held a duly advertised public hearing on said DEIR on January 11, 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 16, 2018.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 55-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 March 12, 2018, distributed to the Commission and all parties who commented on the DEIR on March 13, 2018, and made available to others upon request at the Department.
 4. A final environmental impact report (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.
 5. 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.
 6. On March 29, 2018, 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.
 7. The Planning Commission hereby does find that the FEIR concerning File No. 2016-010340ENV reflects the independent judgment 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, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
 8. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:

- A. The Project would have significant, project-specific environmental impact on historic architectural resources; and
 - B. The Project would have significant cumulative environmental impact on historic architectural resources.
9. The Planning Commission reviewed and considered the information contained in the EIR prior to certifying the completion of the FEIR for the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 29, 2018.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

RTC



FINAL RESPONSES TO COMMENTS ON DEIR

500 Turk Street Project

PLANNING DEPARTMENT
CASE NO. 2016-010340ENV

STATE CLEARINGHOUSE NO. 2017102039

March 12, 2018



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date	NOVEMBER 22, 2017
Draft EIR Public Hearing Date	JANUARY 11, 2018
Draft EIR Public Comment Period	NOVEMBER 22, 2017 - JANUARY 16, 2018
Final EIR Certification Hearing Date	MARCH 29, 2018



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: March 12, 2018
TO: Members of the Planning Commission and Interested Parties
FROM: Lisa Gibson, Environmental Review Officer
Re: **Attached Responses to Comments on Draft Environmental
Impact Report Case No. 2016-010340ENV: 500 Turk Street Project**

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Attached for your review please find a copy of the Responses to Comments on Draft Environmental Impact Report (EIR) for the 500 Turk Street Project (Case No. 2016-010340ENV). **This document, along with the draft EIR, will be before the Planning Commission for final EIR certification on March 29, 2018.** The Planning Commission will receive public testimony on the final EIR certification at the March 29, 2018, hearing. Please note that the public review period for the draft EIR ended on January 16, 2018; any comments received after that date, including any comments provided orally or in writing at the final EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the responses to comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street and express an opinion on the responses to comments document, or the Commission's decision to certify the completion of the final EIR for this project.

Please note that if you receive the responses to comments document in addition to the draft EIR, you technically have the final EIR. If you have any questions concerning the responses to comments document or the environmental review process, please contact Jeanie Poling at 415-575-9072.

Thank you for your interest in this project and your consideration of this matter.

FINAL RESPONSES TO COMMENTS ON DEIR

500 Turk Street Project

PLANNING DEPARTMENT
CASE NO. 2016-010340ENV

STATE CLEARINGHOUSE NO. 2017102039

March 12, 2018



**SAN FRANCISCO
PLANNING
DEPARTMENT**

Draft EIR Publication Date	NOVEMBER 22, 2017
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ATTACHMENTS

Attachment A: Draft EIR Comment Letters and Emails

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1. INTRODUCTION

PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

The purpose of this responses to comments (RTC) document is to present comments submitted on the *draft environmental impact report* (draft EIR) for the proposed 500 Turk Street Project (project), to respond in writing to comments on physical environmental issues, and to revise the draft EIR as necessary to provide additional clarity. Pursuant to the California Environmental Quality Act (CEQA), Public Resource Code section 21091(d)(2)(A) and (B), the planning department has considered the comments received on the draft EIR, evaluated the issues raised, and provides written responses herein that address each substantive environmental issue that has been raised. In accordance with CEQA, the responses to comments focus on clarifying the project description and addressing physical environmental effects associated with the proposed project. Such effects include physical impacts or changes attributable to the project rather than any social or financial implications of the project. Therefore, this document focuses primarily on responding to comments that relate to physical environmental issues in compliance with CEQA.¹ In addition, this RTC document includes text changes to the draft EIR initiated by planning department staff.

None of the comments received provide new information that warrants recirculation of the draft EIR. The comments do not identify new significant impacts or a substantial increase in the severity of previously identified impacts or feasible project alternatives or mitigation measures that are

¹ CEQA Guidelines 2018. Sections 15064(c) and 16064(d).

considerably different from those analyzed in the draft EIR and/or that the project sponsor has not agreed to implement.

The draft EIR together with this RTC document constitute the final EIR for the 500 Turk Street Project in fulfillment of CEQA requirements and consistent with CEQA Guidelines Section 15132. The final EIR has been prepared in compliance with CEQA, including the CEQA Guidelines² and the San Francisco Administrative Code, chapter 31. It is an informational document for use by:

(1) governmental agencies (such as the City and County of San Francisco) and the public to aid in the planning and decision-making process by disclosing the physical environmental effects of the project and identifying possible ways of reducing or avoiding the potentially significant impacts; and (2) the San Francisco Planning Department prior to its decision to approve, disapprove, or modify the project. If the planning department approves the project, it would be required to adopt CEQA findings and a mitigation monitoring and reporting program (MMRP) to ensure that mitigation measures identified in the final EIR are implemented. See below for further description of the environmental review process.

ENVIRONMENTAL REVIEW PROCESS

An environmental evaluation (EE) application was submitted to the planning department on January 9, 2017. The filing of the EE application initiated the environmental review process as outlined below.

² Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act.

Notice of Preparation and Public Scoping

The planning department, as lead agency responsible for administering the environmental review of projects within the City and County of San Francisco under CEQA, prepared a *notice of preparation* (NOP) of an EIR with an initial study (IS) checklist on October 11, 2017. As described in the draft EIR, the planning department sent the NOP/IS to governmental agencies, organizations, and persons interested in the proposed project (see Appendix A in the draft EIR).

During the 30-day public scoping period that ended on January 16, 2018, the planning department accepted comments from agencies and interested parties identifying environmental issues that should be addressed in the EIR. During the review and comment period, one letter was submitted to the planning department by an interested party, advising the city of the consultation process pursuant to Assembly Bill 52 (AB 52). Passed in 2014, AB 52 requires CEQA lead agencies to provide an opportunity for consultation to Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, and requires tribal cultural resources to be added to the categories of cultural resources considered under CEQA. Comments received during the scoping process were considered in preparation of the draft EIR.

Draft EIR Public Review

The planning department published a draft EIR³ for the project on November 22, 2017, and circulated the draft EIR to local, state, and federal agencies and to interested organizations and individuals for a period of 56 days, to January 16, 2018. Paper copies of the draft EIR were made available for public review at the planning information center (PIC) counter at the San Francisco Department of Building

³ City and County of San Francisco, *Draft Environmental Impact Report, 500 Turk Street Project*, State Clearinghouse No. 2017102039 and San Francisco Planning Department Case No. 2016-010340ENV, November 22, 2017.

Inspection, 1660 Mission Street, 1st Floor. The draft EIR was also made available for viewing or downloading at the planning department website, <http://tinyurl.com/sfceqadocs>, by choosing the link for Negative Declarations and EIRs under “Current Documents for Public Review” and searching for Case File No. 2016-010340ENV.

On November 22, 2017, the planning department also distributed notices of availability of the draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk’s office; and posted notices at locations on or near the project site. The distribution list for the draft EIR, as well as all documents referenced in the draft EIR, were also available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

During the draft EIR public review period, the planning department received written comments from one city commission, two non-governmental organizations, and one individual. Attachment A of this RTC document includes copies of the comment letters submitted during the draft EIR public review period.

During the public review period, the planning department conducted a public hearing to receive verbal comments on the draft EIR. The public hearing was held before the San Francisco Planning Commission on January 11, 2018, at San Francisco City Hall. A court reporter present at the public hearing transcribed the oral comments verbatim and prepared a written transcript (see Attachment B of this RTC document).

Responses to Comments Document and Final EIR

The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the draft EIR. Under CEQA Guidelines section 15201, members of the public may comment on any aspect of the project. Further, the CEQA Guidelines section 15204(a), states that the focus of public review should be “on the sufficiency of the draft EIR in identifying and analyzing the possible impacts on the environment and ways in which

the significant effects of the project might be avoided or mitigated.” In addition, “when responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.” CEQA Guidelines section 15088 specifies that the lead agency is required to respond to the comments on the major environmental issues raised in the comments received during the public review period. Therefore, this RTC document is focused on the sufficiency and adequacy of the draft EIR regarding the significance of the environmental impacts of the proposed project that was evaluated in the draft EIR.

The planning department distributed this RTC document for review to the San Francisco Planning Commission as well as to the agencies, neighborhood organizations, and persons who commented on the draft EIR. The planning commission will consider the adequacy of the final EIR—consisting of the draft EIR and the RTC document—in complying with the requirements of CEQA. If the planning commission finds that the final EIR complies with CEQA requirements, it will certify the final EIR and will then consider the associated MMRP.

Consistent with CEQA Guidelines section 15097, the MMRP is designed to ensure implementation of the mitigation measures identified in the final EIR and adopted by decision-makers to mitigate or avoid the project’s significant environmental effects. CEQA also requires the adoption of findings prior to approval of a project for which a certified EIR identifies significant environmental effects (CEQA Guidelines sections 15091 and 15092). If the EIR identifies significant adverse impacts that cannot be mitigated to less-than-significant levels, the findings must include a Statement of Overriding Considerations for those impacts (CEQA Guidelines section 15093[b]) if the project is approved. The project sponsor would be required to implement the MMRP as a condition of project approval.

DOCUMENT ORGANIZATION

This RTC document consists of the following sections, plus supplemental attachments, as described below:

- **Section 1: Introduction** – This section includes a discussion of the purpose of the RTC document, the environmental review process for the project, and the organization of the RTC document.
- **Section 2: List of Persons Commenting** – This section provides a list of the agencies, organizations, and individuals who submitted written comments during the public review period or spoke at the public hearing on the draft EIR. The list is organized into the following groups: federal, state, regional, and local agencies and boards and commissions; organizations; and individuals. The list identifies whether the persons submitted comments in writing (letter, e-mail, or fax), verbally at the draft EIR public hearing, or both.
- **Section 3: Comments and Responses** – This section contains substantive comments on the draft EIR made verbally during the public hearing and received in writing during the public comment period. The comments are organized by topic, and by subtopic where appropriate. Comments are coded as follows:
 - Comments from agencies are designated by “A-” and an acronym of the agency’s name.
 - Comments from non-governmental organizations are designated by “O-” and an acronym of the organization’s name.
 - Comments from individuals are designated by “I-” and the commenter’s last name.

Following each comment or group of comments on a topic are the planning department’s responses. The responses generally provide clarification of the draft EIR text. They may also include revisions or additions to the draft EIR. Such changes are

shown as indented text, with new text double underlined and deleted material shown as ~~striketrough~~ text.

- **Section 4: Draft EIR Revisions** – This section includes all of the changes to the draft EIR text and graphics noted in the responses to the comments received. Staff-initiated changes to clarify information presented in the draft EIR are also included, as applicable, and are highlighted by an asterisk (*) in the margin to distinguish them from text changes in response to comments. These changes and minor errata do not result in significant new information with respect to the proposed project, including the level of significance of project impacts or any new significant impacts.

RTC document appendices (called “Attachments” to distinguish them from the draft EIR Appendices) include the draft EIR comment letters (Attachment A) and the January 11, 2018, draft EIR hearing transcript (Attachment B). The comment letters are organized in the order presented in the List of Persons Commenting (see RTC Section 2).

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2. LIST OF PERSONS COMMENTING

This chapter presents the agencies, organizations, and individuals who submitted written comments during the public review period or spoke at the public hearing on the draft EIR. **Table RTC 2-1** lists the commenters' names, along with the corresponding commenter codes used in Section 3, Responses to Comments, to denote each set of comments, the comment format, and the comment date. This RTC document codes the comments in the following way:

- Comments from agencies are designated by "A-" and the acronym of the agency's name (i.e., "HPC" for Historic Preservation Commission).
- Comments from organizations are designated by "O-" and an acronym of the organization's name.
- Comments from individuals are designated by "I-" and the commenter's last name.

Within each category, commenters are listed in alphabetical order by commenter code. Comment letters and emails received are included as Attachment A. The San Francisco Planning Commission hearing transcript is included as Attachment B.

Table RTC-2-1: Commenters on the Draft EIR

Commenter Code	Name of Person and Title	Agency/Organization	Comment Format	Date
Federal, State, Regional and Local Agencies, Boards, and Commissions				
A-HPC	Andrew Wolfram, President	Historic Preservation Commission	Letter	December 21, 2017
Organizations				
O-ABD6	Marvis Phillips, President	District 6 Community Planners	Email	January 4, 2018
O-TNDC	Katie Lamont, Director of Housing Development	Tenderloin Neighborhood Development Corporation	Letter	January 8, 2018
Individuals				
I-Smith	Corey Smith		Transcript	January 11, 2018
I-Hong	Dennis Hong		Email	January 16, 2018

LSA, 2018.

3. COMMENTS AND RESPONSES

This chapter of the responses to comments (RTC) document summarizes the substantive environmental comments received on the draft EIR and presents the responses to those comments. This chapter begins with a description of the overall organization of the responses to comments, followed by the comments and responses.

ORGANIZATION OF RESPONSES TO COMMENTS

The comments in this chapter are organized by environmental topic area. General comments not related to substantive environmental issues, including comments pertaining to the project’s merits, are addressed in the concluding section of this chapter. Prefixes relating to the abbreviated environmental topic areas are used to group responses as shown below.

- PD Project Description
- PO Plans and Policies
- AE Aesthetics
- PH Population and Housing
- TR Transportation and Circulation
- CO Construction
- CU Cumulative
- AL Alternatives
- GC General Comments

Within each section of this chapter and under each topic area, similar comments are grouped together and numbered sequentially using the topic code prefix and sequential numbering for each subtopic. For example, comments related to General Comments [GC] are listed as [GC-1] and [GC-2] and so on. Within each topic code and corresponding heading that introduces the subject are excerpted

comments followed by the commenter's name, and the comment code that identifies the specific comment document (i.e., letter or transcript) and comment being addressed. A detailed explanation of the nomenclature used for comment coding can be found on page RTC-9 in Section 2 of this document. The comments are presented verbatim except for minor typographical corrections. Photos, figures, and other attachments submitted by commenters and references in individual comments are included in the applicable RTC attachment (Attachment A, Draft EIR Comment Letters or Emails or Attachment B, Draft EIR Public Hearing Transcript); they are not reproduced as part of the comments in this section.

Attachments A and B include comment matrices (Tables A-1 and B-1, respectively) that list all comments received and indicate multiple comment topics. Individual comments on separate topics from each commenter are bracketed and coded by topic; bracketed comments and corresponding comment codes are shown in the margins of the comments in Attachments A and B.

Following each comment or group of comments, a comprehensive response is provided to address issues raised in the comments and to clarify or augment information in the draft EIR, as appropriate. Response numbers correspond to the topic code; for example, the response to the first group of comments on the Project Description (PD-1) is provided under Response PD-1. The responses may provide clarification of the draft EIR text and include revisions or additions to the draft EIR. Revisions to the draft EIR are shown as indented text. New text is double-underlined; deleted material is shown with ~~strikethrough text~~.

Corrections and/or clarifications to the draft EIR are captured in the individual responses as well as in Section 4, Draft EIR Revisions.

PROJECT DESCRIPTION

The comment and corresponding response in this section cover topics in Chapter II, Project Description, of the draft EIR. These include topics related to:

- PD-1: Residential and Retail Use and Distribution

COMMENT PD-1: Residential and Retail Use and Distribution

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Hong

Housing and retail: Nice job with the distribution of housing units, i.e., Studio, 1 BR, 2 BR and 3 BR.

a. Can there be a chart that shows what is required of the sponsor for these housing units and what the sponsor is proving?

b. What kind of retail will there be?

(Dennis Hong; Email; January 16, 2018 [I-Hong])

RESPONSE PD-1

As noted on page 11 of the draft EIR, a total of 108 residential units would be included in the proposed building, with most distributed throughout the second through eight floors. Residential units would include 23 studio units, 21 one-bedroom units, 50 two-bedroom units and 14 three-bedroom units. The distribution of units is also shown in Table II-1 on page 18 of the draft EIR. It is unclear what the commenter is requesting in terms of a chart that depicts what is required and what is proposed for the housing units. As discussed on page 37 of the draft EIR, the site is located within the RC-4 district and Subarea No. 1 of the North of Market Residential Special Use District, which allows a density ratio of one dwelling unit for each 125 square feet of lot area. The site is located on an 18,906 square-foot lot, which would allow a total of 151 units. In order to comply with other development controls for the site, a total of 108 residential units are proposed. The five modifications/variances requested by the project and analysis of compliance with the planning code section are provided on pages 38 through 39 of the draft EIR.

The future tenants of the proposed ground floor commercial space are unknown at this time. However, per the purposes of the North of Market Residential Special Use District, commercial uses are anticipated to primarily serve customers who are residents of the area.

PLANS AND POLICIES

The comment and corresponding response in this section cover topics in Chapter III, Plans and Policies, of the draft EIR. These include topics related to:

- PO-1: Executive Directive 17-02

COMMENT PO-1: Executive Directive 17-02

This response addresses comments from the commenter listed below; each comment on this topic is quoted in full below this list:

I-Hong

Mayors Directive: How will Mayor Ed Lee's Executive Directive (17-02) of Sept 27, 2017 to streamline this process work or be part of this project? *(Dennis Hong; Email; January 16, 2018 [I-Hong])*

RESPONSE PO-1

On September 17, 2017, the Mayor's Office issued an executive directive (Executive Directive 17-02) related to the processing and streamlining of housing proposals within the city, in order to expedite approvals and keep up with the pace of demand for new housing. Among other provisions, the directive requires entitlement decisions for housing projects requiring environmental impact reports (like the proposed project) to be rendered within 18 months of a stable project description. The project sponsor filed the environmental evaluation application on January 9, 2017, and environmental review of the proposed project commenced in April 2017, at which time the project sponsor and planning staff determined that the proposed project was sufficiently stable enough to evaluate. It is anticipated that the final EIR will be considered for certification on March 29, 2018, for a total timeframe of approximately 12 months, which is well below the maximum timeline indicated in the Mayor's directive.

AESTHETICS

The comments and corresponding responses in this section cover topics in the initial study. These include topics related to:

- AE-1: Visual Simulations and Building Appearance

COMMENT AE-1: Visual Simulations and Building Appearance

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

SFMTA has a unique www site that communicates some of their work, i.e., the BRT project along Van Ness. Maybe just a small version as a test/trial process might work. Currently CEQA does not require a “Visual Simulation” but adds to the credibility of what is expected. This projects figures does a great job with this presentation. Unless I missed it, did the DEIR identify the finishes, color and materials to be used? *(Dennis Hong; Email; January 16, 2018 [I-Hong])*

RESPONSE AE-1

As discussed on page 34 of the initial study, the topic of aesthetics is not considered in the environmental analysis, in compliance with Public Resources Code section 21099(d). Therefore, visual simulations or other architectural drawings that would depict the proposed building’s aesthetic design, including finishes, color and materials are not required for environmental review. Therefore, these details are not described in the initial study or in the draft EIR. Design issues that relate to consistency with urban design elements of the San Francisco General Plan would be considered during the planning department’s review of the project pursuant to section 315 of the planning code.

POPULATION AND HOUSING

The comment and corresponding response in this section cover topics in the initial study. These include topics related to:

- PH-1: Displacement of Existing Uses

COMMENT PH-1: Displacement of Existing Uses

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

Displacement: What provisions are there for any displaced and or return of any residents and merchants if displaced by this project? (*Dennis Hong; Email; January 16, 2018 [I-Hong]*)

RESPONSE PH-1

As discussed on page 41 of the initial study, the proposed project would not displace any housing units or people. Furthermore, the existing tire shop that occupies the site is expected to close with or without development of the project. No merchants would be displaced by the project.

TRANSPORTATION AND CIRCULATION

The comments and corresponding responses in this section cover topics in the initial study. These include topics related to:

- TR-1: SFMTA Turk Safety Project

COMMENT TR-1: SFMTA Turk Safety Project

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

Vision Zero: This corner of Turk Street and Larkin Street is very diverse. Make sure this project works along with incorporating the SFMTA's Turk Street Safety Projects Proposed Design features and does not get lost with this project, . i.e., Safety improvements for both the traffic and the pedestrian; both during and after construction.

- a. MTA's collision analysis - vision zero shows that along Turk Street between Mason and Polk Streets there have been over five years there has been over 174 traffic collisions. 92 of these involved pedestrians and bicyclists, which often related to mid-block crossings and vehicle turning movements.

So as you can see with that cited, this means more traffic control needs to be placed here.

If SFMTA's Safety Project completes before the 500 Turk Street is started and or finished the 500 Turk Street Project must protect and or restore MTA's work. Sometimes the pedestrian walk ways get damaged and not replaced/repaired.

SFMTA's Turk Street Safety Project; cites this Turk Street corridor"as a vibrant corridor with a diverse range of people, families, seniors, children, students, workers, shoppers and tourists. Turk is a street teeming with San Francisco life and energy." (*Dennis Hong; Email; January 16, 2018 [I-Hong]*)

RESPONSE TR-1

Turk Street is identified by SFMTA for improvements between Market Street and Gough Street, based on its inclusion on the Vision Zero High Injury Network. Improvements anticipated to be implemented by Spring 2018 as part of the Turk Street Safety Project include high visibility crosswalks, painted safety zones, signal improvements, lane reductions, installation of a protected bicycle lane, and a tow-away no-parking parking buffer, which would allow for emergency vehicle access and active loading. All of the Turk Street Safety Project improvements would occur within the public right-of-way and are anticipated to be in place prior to construction of the 500 Turk Street project (which is not anticipated to break ground before October 2019). The 500 Turk Street project improvements to the public right-of-way would include loading and passenger zones, the reconfiguration/addition of on-street parking spaces, and the elimination of some existing driveway curb cuts; SFMTA would need to approve these changes as a part of its Color Curb Program. The 500 Turk Street project changes to the public right-of-way would not alter any other existing or planned improvements on Turk Street, including those implemented as part of the Turk Street Safety Project.¹

¹ 500 Turk Street project plans were reviewed by Adrian Leung, SFMTA project manager for the Turk Street Safety Project on February 15, 2018, who confirmed that the 500 Turk Street project would not conflict with the Turk Street Safety Project.

CONSTRUCTION

The comments and corresponding responses in this section cover topics in the initial study. These include topics related to:

- CO-1: Construction Impacts

COMMENT CO-1: Construction Impacts

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

[...] A lot of emphasizes was placed on (construction type issues) the use of the “best practice, etc.” In my opinion all too often this does not work well and needs better monitoring especially with; pedestrian and vehicle traffic control, construction dust, debris and etc. Admittedly, it's a difficult issue. Still projects of this size has been done with great success. However, communication is a key part of this process.

Construction issues: A. Traffic and pedestrian safety controls need to be enforced both during and after construction hours. B. How are the construction staging areas being implemented, protected and controlled i.e., staging of equipment, materials and etc.? C. Additional attention needs to focus on protecting and needs of the nearby business', especially during construction working hours. All too often the “Best Practices does not work well.” The demo will create possibly wind-blown dust in to these business, any toxic or non-toxic dust needs to be controlled. D. Construction vehicles with the already congested traffic needs traffic control officers, signs.

Communications and meetings with the neighborhood would go a long way and will be time worth spent. Informing the neighborhood residents, the business' with the project time lines, what is happening and etc. A POC Person of Contact with a phone number would help. (Bi-lingual would go a long way). (*Dennis Hong; Email; January 16, 2018 [I-Hong]*)

RESPONSE CO-1

These comments generally relate to circulation, noise, and dust issues that could occur during the construction period and concerns that standard best practices may not be sufficient to reduce potential impacts. As discussed in the initial study, and as shown in Table S-2 on pages S-10 through S-34 of the draft EIR, a number of standard construction-period mitigation and improvement measures are required to reduce construction-related impacts, including Improvement Measure I-TR-1 (page S-19), Mitigation Measure M-NO-3 (page S-23), and Mitigation Measure M-AQ-2 (page S-24). All of these measures identify specific actions to be implemented to ensure that construction-related impacts to pedestrian circulation, noise, and air quality would be reduced to a less-than-significant level.

Specifically, Improvement Measure I-TR-1 (which the project sponsor has agreed to implement) requires preparation and implementation of a Construction Management Plan in coordination with Public Works, SFMTA, the Fire Department, Muni Operations, and other agencies. The plan would include measures to ensure that pedestrian and vehicle traffic (including construction vehicle traffic) is appropriately directed and controlled for safety purposes and that project staging areas are appropriately located to limit conflicts. In addition, this measure includes a provision that adjacent businesses and residents be regularly notified of ongoing project construction activities and requires that contact information be provided for specific construction inquiries or concerns.

Finally, Mitigation Measures M-NO-3 and M-AQ-2 specify a variety of measures to be implemented during the construction period to ensure that temporary noise and dust impacts to adjacent businesses and residents are limited, to the extent feasible.

CUMULATIVE

The comments and corresponding responses in this section cover topics in Chapter IV, Environmental Setting and Impacts, of the draft EIR. These include topics related to:

- CU-2: Cumulative Projects

COMMENT CU-2: Cumulative Projects

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

Cumulative - On going projects: Nice charts/figures with the other on going major projects at the same as this project is under construction, can these project's show time lines (dates) be added to the RTC? I believe SFMTA's has a Turk Street Safety Project, can this be added to the Table 2, fig 9, - the upgrade of Turk Street from Market to Gough Street. Time line shows an implementation of February to March 2018. *(Dennis Hong; Email; January 16, 2018 [I-Hong])*

RESPONSE CU-1

Table IV-1 on page 49 of the draft EIR shows a list of cumulative projects anticipated to occur within one quarter mile of the project site and indicates the current (as of June 13, 2017) environmental review status of each project. Many of these projects are already approved. For all projects that are either already approved or are currently under the review, the exact timeline for construction and operation is unknown and dependent upon many factors; therefore, it is not possible, nor would it be useful, to attempt to identify the exact timeline for development of these projects.

As discussed in **Response TR-1** on page RTC-19, the Turk Street Safety Project is anticipated to be implemented prior to construction of the proposed project. The Turk Street Safety Project does not need to be included in the list of cumulative projects in the EIR in part because the EIR focuses on the project's significant individual and cumulative impacts on historic resources, and the roadway improvements associated with the Turk Street Safety Project would not affect any historic resources.

Therefore, this project is not identified in Table IV-1 or in Figure IV-1 on page 50 of the draft EIR. As discussed in the draft EIR and initial study, all other potential impacts would either be less than significant or less than significant with mitigation.

ALTERNATIVES

The comments and corresponding responses in this section cover topics in Chapter VI, Alternatives, of the draft EIR. These include topics related to:

- AL-1: Partial Preservation Alternative

COMMENT AL-1: Partial Preservation Alternative

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-HPC

The [Historic Preservation Commission] (HPC) noted an error on page 121, which contains Figure VI-5. As captioned and referenced in the text, Figure VI-5 should have shown a conceptual site plan for the partial preservation alternative. As printed in the DEIR, however, Figure VI-5 showed a conceptual site plan for the full preservation alternative. The HPC asked that this error be corrected. (*Andrew Wolfram, President, Historic Preservation Commission; Letter; December 21, 2017 [A-HPC]*)

RESPONSE AL-1

The error noted on Figure VI-5 on page 121 of the draft EIR is noted and is corrected in Section 4, draft EIR Revisions, of this RTC document.

GENERAL COMMENTS

The comments and corresponding responses in this section cover general subjects not directly related to a specific section of the draft EIR. These include topics related to:

- GC-1: Adequacy of the Draft EIR and Project Merits
- GC-2: Responses to Comments Process

Portions of some of the comments addressed in this section also relate to other resource topics and are therefore responded to more fully in those sections.

COMMENT GC-1: Adequacy of the Draft EIR and Project Merits

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-HPC
O-ABD6
O-TNDC
I-Hong
I-Smith

The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746. (*Andrew Wolfram, President, Historic Preservation Commission; Letter; December 21, 2017 [A-HPC]*)

As the Interim Board Chair of District 6 Community Planners, I am in support of the “draft EIR” for Case No. 2016-010340 - 500 Turk Street. I have read the parts of the EIR that I study (Geology and Soils), and the GEO Tech Report, I'm especially interested in what is under a project, within the core city area. And as I expected there is rubble from the fire and earthquake of 1906, which is found under most of the Tenderloin, SOMA, and Civic Center areas. I'm happy to see that “soil improvement Measures” are recommended, and while I'm concerned about the historical loss, something acknowledging the historical value of the site seems appropriate. With all that stated, I feel

this project has met the concerns of the community and should be able to be approved by the San Francisco Planning Commission at its hearing date/time on 11 January 2018. (*Marvis J. Phillips; President, District 6 Community Planners; Email; January 4, 2018 [O-ABD6]*)

To date, TNDC has held two community meetings, met with SF Heritage, and obtained support from SF Housing Action Coalition and Market Street for the Masses. We believe we have the full support of the community to pursue this project. We look forward to the Planning Commission meeting this Thursday, January 11th, where the Planning Commission will have the opportunity to comment on the draft EIR. We are happy to answer any question you have in advance of the meeting, please contact Katie Lamont at 415-358-3921 or at klamont@tndc.org. (*Katie Lamont, Director of Housing Development, Tenderloin Neighborhood Development Corporation; Letter; January 8, 2018 [O-TNDC]*)

I'm in full support of this project! I have worked in this part of the Tenderloin area for over twelve plus years, in fact right across the street, since retired (as a construction project manager). I have patronized most of these wonderful (small business') - mostly the restaurants. It is a safe area. These small business are thriving at their best. Anything we do could to help these small business during the course of this projects build out would be really appreciated. All across the city - construction projects like this really puts a toll on these small business and sadly some out of business too. This can not happen!

1. The sponsor and planning department/s design team has done another excellent job with this DEIR. With so many changes to all the multi-able housing codes/laws and my limited access to these resources I trust I'm on the same page or that these issues will resolve itself.

2. Community input: It looks like the sponsor has met with the community to address some their concerns and that the CEQA issues have been resolved. Even though most of them have been Mitigated. *(Dennis Hong; Email; January 16, 2018 [I-Hong])*

The Projects open space (SF Better Streets Plan) take full advantage of the weather in this area. - Nice job with the additional trees and the children's play area. *(Dennis Hong; Email; January 16, 2018 [I-Hong])*

Good afternoon, Commissioners. I'm Corey Smith on behalf of the San Francisco Housing Action Coalition, certainly in support here today. Just a couple things, I know there's a large conversations about a lot happening up at the state level and I know that we're going to end up having a ballot measure, hopefully in June, that would create a by-right process for 100 percent of affordable housing, so I just do want to comment as much as I'm sure you all love hearing from me for these types of projects. I cannot wait for the day that I do not have to come up here for 100 percent of affordable projects. We needed it, we needed it yesterday, and I'm really, really excited about it. One other thing, that's totally off topic, but Don Falk and Randy Shaw both had op-eds in the Chronicle -- I think it was last week -- regarding development in the Tenderloin. If you haven't read them, they're fantastic. Both really, really thoughtful from two people that really know the community well. Please approve the EIR today. Thank you. *(Corey Smith; Transcript; January 11, 2018 [I-Smith])*

RESPONSE GC-1

These comments generally relate to 1) the adequacy of the information and analysis in the draft EIR or 2) the merits of the proposed project. These comments generally state that the draft EIR analysis is adequate and express support for the proposed project. These comments are noted and will be considered by city decision-makers in their review of the draft EIR and the proposed project.

COMMENT GC-2: Responses to Comments Process

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Hong

Comments: Will any of the comments made at the Planning Commission's meeting of January 11, 2018 be included in the RTC - there were some excellent comments? (*Dennis Hong; Email; January 16, 2018 [I-Hong]*)

RESPONSE GC-2

Comments made at the January 11, 2018 Planning Commission hearing on the draft EIR are reproduced in Attachment B to this RTC document and are responded to in this section. Refer to Response GC-1 on page RTC-27, which addresses the only comment received at the hearing.

4. DRAFT EIR REVISIONS

This section presents specific revisions to the text of the draft EIR that are being made in responses to comments, or to amplify and clarify material in the draft EIR. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with double underline text. Deletions to the text are shown with ~~striketrough text~~. Page numbers correspond to the page numbers of the draft EIR. The revisions to the draft EIR derive from two sources: 1) comments raised in one or more of the comments letters received by the City and County of San Francisco on the draft EIR; and 2) staff-initiated changes that correct minor inaccuracies, typographical errors or to clarify material found in the draft EIR subsequent to its publication and circulation. Staff-initiated change to clarify information presented in the draft EIR are highlighted by an asterisk (*) in the margin to distinguish them from text changes associated with responses to comments. None of the changes or clarifications presented in this chapter significantly alters the conclusions or findings of the draft EIR.

PROJECT DESCRIPTION

Subsequent to the publication of the draft EIR, staff identified additional requirements for planning code compliance. These changes do not alter the analysis or conclusions of the draft EIR. The following is added to the San Francisco Planning Code section of Chapter II, Project Description, starting on page 36 of the draft EIR.

The San Francisco Planning Code (planning code) incorporates by reference the city's zoning maps and governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings (or to alter and demolish existing ones) may not be issued unless: (1) the proposed project conforms to the planning code; (2) allowable exceptions are granted pursuant to provisions of the planning code; or (3) legislative amendments to the planning code are included as part of the proposed project. *

The following is added to the Use District section of Chapter III, Plans and Policies, on page 38 of the draft EIR.

The project sponsor is requesting zoning administrator review and approval of modifications/variance from planning code requirements for rear yard depth, inner courtyard dimension, dwelling unit exposure, ground floor active use, and bay window dimensions. *

The following is added to the planning department approvals in the Project Approvals section of Chapter II, Project Description, starting on page 29 of the draft EIR.

- **Bay Window Dimensions Variance.** Planning Code section 136(c)(2) permits bay windows to project over the public right-of-way, provided that the bays meet specified limitations for dimensions and separation. The project sponsor is requesting a variance from the dimensional requirements for bay windows under Planning Code section 136(c)(2). *
- **Ground Floor Active Use Variance.** Planning Code section 145.1 requires active uses on the ground floor for at least the first 25 feet of building depth. The proposed ground floor frontage along Larkin Street would not meet active use requirements; therefore, the project sponsor is requesting a variance.

The following is added to the other city departments approvals in the Project Approvals section of Chapter II, Project Description, on page 31 of the draft EIR.

- Approval of a site mitigation plan, a health and safety plan, ~~and~~ a dust control plan, and an enhanced ventilation system by the San Francisco Department of Public Health (SFDPH). *
- Entertainment Commission review of compatibility and protection for residential uses and places of entertainment.

ALTERNATIVES

The graphic that depicts the conceptual site plan for the Partial Preservation Alternative shown in Figure VI-5 on page 121 of the draft EIR is revised to depict the correct site plan, as shown on the following page. This change does not alter the analysis or conclusions of the draft EIR.

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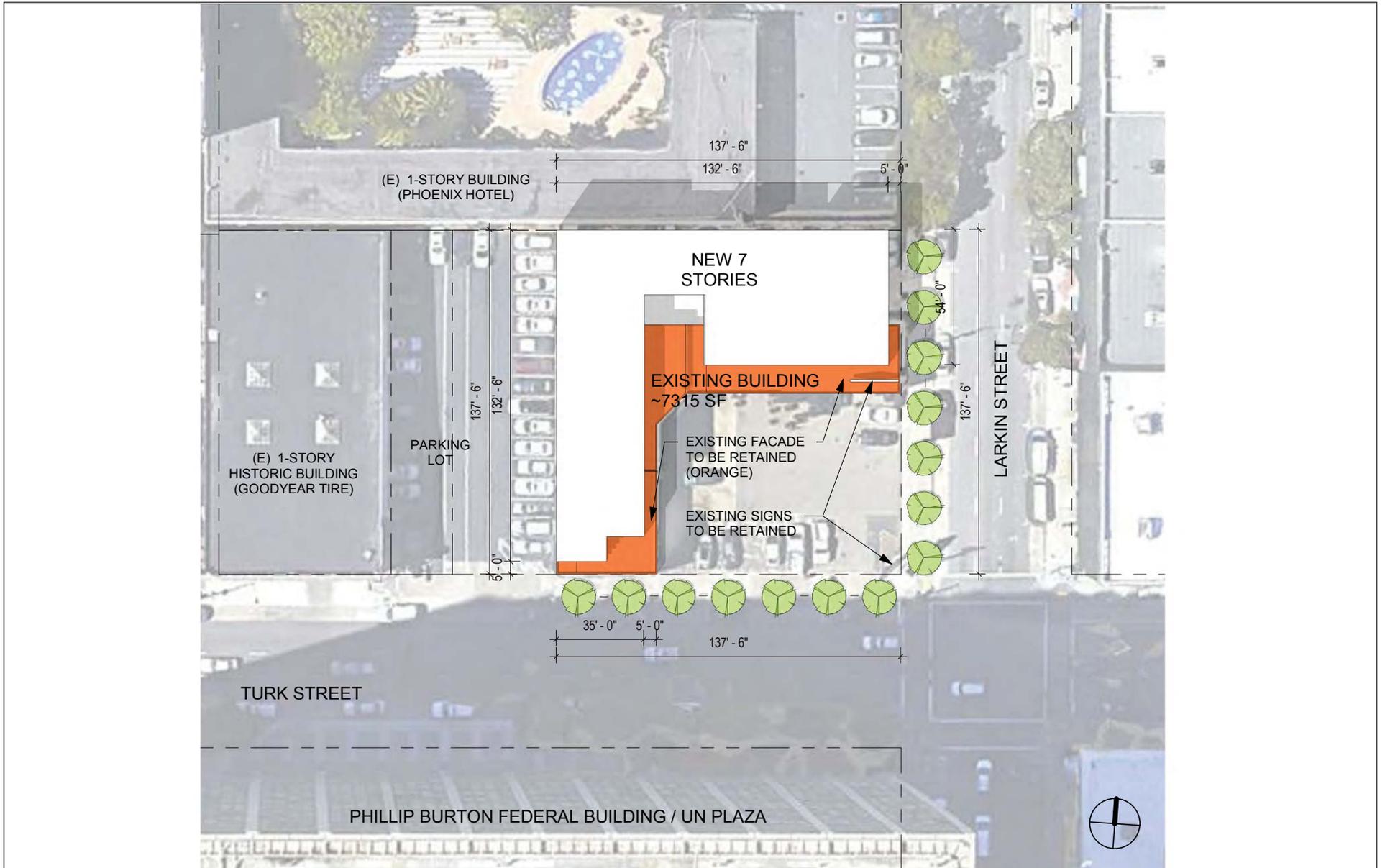


FIGURE VI-5 - Revised



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ATTACHMENTS

- A. DRAFT EIR COMMENT LETTERS AND EMAILS**
- B. DRAFT EIR PUBLIC HEARING TRANSCRIPT**

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ATTACHMENTS

DRAFT EIR COMMENTS INTRODUCTION

This attachment contains copies of all written comments received on the draft EIR, including comments submitted either by letter, fax, or email. Written comments are grouped under one of three categories: governmental organizations, non-governmental organizations, or individuals; written comments are further grouped by letter or email. A transcript of oral comments presented at the public hearing on the draft EIR is included in a separate group. A table summarizing all of the commenters in each of these four categories is presented in Section 2 of the RTC document. Within each group of comments, commenters are organized in alphabetical order by code. To facilitate the commenter in locating the responses to his or her comments, the EIR assigns a unique commenter code plus one or more topic codes to each comment, as explained below. The commenter code is shown at the top of each page with individual comment numbers shown in the margin of each written comment. Table A-1, Comment Letters and Emails and Table B-1, Public Hearing Transcript (located following the section on Comment Codes, below) indicates each commenter code, comment number, and the topic code assigned to each comment. This information serves as a cross-reference guide for the commenter and topic codes.

COMMENTER CODES

This document assigns a code to each comment letter, email, and public hearing transcript based on the name of the organization or individual submitting the comment. Comments submitted by mail, email, or orally at the public hearing (as transcribed in the official public hearing transcript) are all coded and numbered the same way. Each commenter code has three parts. It begins with a prefix indicating whether the commenter is from a governmental agency (A), non-governmental organization (O), or is an individual (I). This is followed by a hyphen and the acronym of the agency or organization, or the individual's last name. If comments were received from multiple individuals

with the same last name, the last name is followed by a space and that individual's first initial. Finally, if a specific individual or organization submitted multiple comment letters, the last name and initial is followed by a number indicating the order that the comment was received. The parts of the commenter code that indicate the commenter's affiliation (A, O, I, etc.), name, and number of the comment letter received is shown in bold at the top of each page of every written comment. Comment topic codes are indicated along the left side of each page using brackets to indicate where in the comment letter the comment is located and a topic code that corresponds to the responses in the RTC document.

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS COMMENTING ON THE DEIR

The prefixes for the topic codes used in the organization of Chapter IV, Comments and Responses, are shown below.

PD	Project Description
PO	Plans and Policies
AE	Aesthetics
PH	Population and Housing
TR	Transportation and Circulation
CO	Construction
CU	Cumulative
AL	Alternatives
GC	General Comments

Within each section of this chapter under each topic area, similar comments are grouped together and numbered sequentially using the topic code prefix and sequential numbering for each subtopic. For example, comments on the Project Description [PD] are listed as [PD-1], [PD-2], [PD-3], and so on. Within each topic code and corresponding heading that introduces the comment subject; there are quotes of comments, including the commenter name and a unique comment code that identifies the commenter.

ATTACHMENT A

DRAFT EIR COMMENT LETTERS AND EMAILS

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Table A-1: Draft EIR Comment Letters and Emails

Comment Code	Full Name	Comment Type	Topic Code
Federal, State, Regional and Local Agencies, Boards, and Commissions			
A-HPC	Andrew Wolfram, President, Historic Preservation Commission	Letter	AL-1: Partial Preservation Alternative GC-1: Adequacy of the Draft EIR and Project Merits
Organizations			
O-ABD6	Marvis Phillips, President, District 6 Community Planners	Email	GC-1: Adequacy of the Draft EIR and Project Merits
O-TNDC	Katie Lamont, Director of Housing Development	Letter	GC-1: Adequacy of the Draft EIR and Project Merits
Individuals			
I-Hong	Dennis Hong	Email	PD-1: Residential and Retail Use and Distribution PO-1: Executive Directive 17-02 AE-1: Visual Simulations and Building Appearance PH-1: Displacement of Existing Uses TR-1: SFMTA Turk Safety Project CO-1: Construction Impacts CU-1: Cumulative Projects GC-1: Adequacy of the Draft EIR and Project Merits GC-2: Responses to Comments Process



SAN FRANCISCO PLANNING DEPARTMENT

Letter
A-HPC

December 21, 2017

Jeanie Poling
EIR Coordinator, 500 Turk Street DEIR
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Poling,

On December 6, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the 500 Turk Street Draft Environmental Impact Report (DEIR).

The HPC reviewed the DEIR and had the following comments:

- The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746.
- The HPC noted an error on page 121, which contains Figure VI-5. As captioned and referenced in the text, Figure VI-5 should have shown a conceptual site plan for the partial preservation alternative. As printed in the DEIR, however, Figure VI-5 showed a conceptual site plan for the full preservation alternative. The HPC asked that this error be corrected.

GC-1

AL-1

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

Andrew Wolfram, President
Historic Preservation Commission

Sent: Thursday, January 04, 2018 12:21 AM
To: Poling, Jeanie (CPC)
Cc: dfalk@tndc.org
Subject: Case No. 2016-010340 500 Turk Street

Dear Jeanie,

As the Interim Board Chair of District 6 Community Planners, I am in support of the "Draft EIR" for Case No. 2016-010340 - 500 Turk Street. I have read the parts of the EIR that I study (Geology and Soils), and the GEO Tech Report, I'm especially interested in what is under a project, within the core city area. And as I expected there is rubble from the fire and earthquake of 1906, which is found under most of the Tenderloin, SOMA, and Civic Center areas. I'm happy to see that "soil improvement measures" are recommended, and while I'm concerned about the historical loss, something acknowledging the historical value of the site seems appropriate.

With all that stated, I feel this project has met the concerns of the community and should be able to be approved by the San Francisco Planning Commission at its hearing date/time on 11 January 2018.

Again I'm in strong support of this project.

Sincerely,

Marvis J. Phillips
Interim Board Chair
District 6 Community Planners

--

Thank you for your time and consideration. Please contact me if you have any questions or concerns.

Sincerely,
Marvis J. Phillips
President, ABD6
<http://abd6.cfsites.org/>

GC-1



January 8, 2018

Rich Hillis, President
San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 500 Turk Street Family Housing

Dear President Hillis and Commissioners:

On behalf of Tenderloin Neighborhood Development Corporation (TNDC), I am reaching out about our efforts to develop 108 units of family-friendly affordable housing in the Tenderloin, at the corner of Turk & Larkin Streets. TNDC is committed to providing safe, affordable housing with supportive services for low-income people throughout San Francisco. Over 35 years, TNDC has developed 39 buildings that provide quality, affordable homes for over 4,100 low income residents.

The proposed project site is the current location of the Kahn and Keville tire shop; the existing L-shaped building that houses this business is considered an historic resource under CEQA. The building's character defining features include its continuous use as a tire shop and its unique L-shaped configuration that surrounds a corner parking lot. Our proposed project would demolish this structure to newly construct 108 units of affordable housing on floors 2-8, with ground floor resident amenities, interior courtyard and community serving retail.

To date, TNDC has held two community meetings, met with SF Heritage, and obtained support from SF Housing Action Coalition and Market Street for the Masses. We believe we have the full support of the community to pursue this project.

We look forward to the Planning Commission meeting this Thursday, January 11th, where the Planning Commission will have the opportunity to comment on the draft EIR. We are happy to answer any question you have in advance of the meeting, please contact Katie Lamont at 415-358-3921 or at klamont@tndc.org.

Thank you,

A handwritten signature in blue ink, appearing to read "Katie Lamont".

Katie Lamont
Director of Housing Development

CC: Supervisor Jane Kim
John Rahim, Planning Director
Jeanie Poling, Environmental Planner
Won Young Kim, David Baker Architects
Donald S. Falk, Chief Executive Officer, TNDC

TENDERLOIN
NEIGHBORHOOD
DEVELOPMENT
CORPORATION

201 EDDY ST
SAN FRANCISCO
CA 94102

PH: 415.776.2151
FAX: 415.776.3952
INFO@TNDC.ORG
WWW.TNDC.ORG



GC-1

From: Dennis Hong [mailto:dennisj.gov88@yahoo.com]
Sent: Tuesday, January 16, 2018 2:46 PM
To: Gibson, Lisa (CPC); Poling, Jeanie (CPC)
Cc: Kim, Jane (BOS); Rahaim, John (CPC); Board of Supervisors, (BOS); Secretary, Commissions (CPC); Sarah Jones; Leung, Adrian (MTA)
Subject: 500 Turk DEIR my comments Case# 2016-010340ENV

Good afternoon Miss Poling and Miss Gibson, Thank you for the opportunity to review and comment on this DEIR-500 Turk Street - Case 2016-01340ENV project. Another one of the Cities major and important projects and hope it works. I'm a long time resident and tax payer of this wonderful City; 70+ years currently living in District 7. Before that, Forty + years out of District 3.

I'm in full support of this project! I have worked in this part of the Tenderloin area for over twelve plus years, in fact right across the street, since retired (as a construction project manager). I have patronized most of these wonderful (small business') - mostly the restaurants. It is a safe area. These small business are thriving at their best. Anything we do could to help these small business during the course of this projects build out would be really appreciated. All across the city - construction projects like this really puts a toll on these small business and sadly some out of business too. This can not happen!

GC-1

OK with that said here are some more of my (personal) rambling comments and views to this project:

1. The sponsor and planning department/s design team has done another excellent job with this DEIR. With so many changes to all the multi-able housing codes/laws and my limited access to these resources I trust I'm on the same page or that these issues will resolve itself.

GC-1

2. **Community input:** It looks like the sponsor has met with the community to address some their concerns and that the CEQA issues have been resolved. Even though most of them have been Mitigated. A lot of emphasizes was placed on (construction type issues) the use of the "best practice, etc". In my opinion all to often this does not work well and needs better monitoring especially with; pedestrian and vehicle traffic control, construction dust, debris and etc.. Admittedly, it's a difficult issue. Still projects of this size has been done with great success. However, communication is a key part of this process.

GC-1

CO-1

3. **Construction issues:** A. Traffic and pedestrian safety controls need to be enforced both during and after construction hours. B. How are the construction staging areas being implemented, protected and controlled i.e., staging of equipment, materials and etc.? C. Additional attention needs to focus on protecting and needs of the nearby business', especially during construction working hours. All to often the "Best Practices does not work well". The demo will create possibly wind blown dust in to these business, any toxic or non toxic dust needs to be controlled. D. Construction vehicles with the already congested traffic needs traffic control officers, signs.

CO-1

4. **Communications** and meetings with the neighborhood would go a long way and will be time worth spent. Informing the neighborhood residents, the business' with the project time lines, what is happening and etc..A POC Person of Contact with a phone number would help. (Bi-lingual would go a long way).

CO-1

6. **SFMTA** has a unique www site that communicates some of their work, i.e., the BRT project along Van Ness. Maybe just a small version as a test/trial process might work. 7. Currently CEQA does not require a "Visual Simulation" but add's to the credibility of what is expected. This projects figures does a great job with this presentation. Unless I missed it, did the DEIR identify the finishes, color and materials to be used?

AE-1

7. **Displacement:** What provisions are there for any displaced and or return of any residents and merchants if displaced by this project?

PH-1

8. **Housing and retail:** Nice job with the distribution of housing units, i..e, Studio, 1 BR, 2 BR and 3 BR.

a. Can there be a chart that shows what is required of the sponsor for these

housing units and what the sponsor is proving?

b. What kind of retail will there be?

PD-1

9. **Comments:** Will any of the comments made at the Planning Commission's meeting of January 11, 2018 be included in the RTC - there were some excellent comments?

GC-2

10. **Cumulative - On going projects:** Nice charts/figures with the other on going major projects at the same as this project is under construction, can these project's show time lines (dates) be added to the RTC? I believe SFMTA's has a Turk Street Safety Project, can this be added to the Table 2, fig 9, - the upgrade of Turk Street from Market to Gough Street. Time line shows an implementation of February to March 2018.

CU-1

11. **Vision Zero:** This corner of Turk Street and Larkin Street is very diverse. Make sure this project works along with incorporating the SFMTA's Turk Street Safety Projects Proposed Design features and does not get lost with this project, . i.e., Safety improvements for both the traffic and the pedestrian; both during and after construction.

a. MTA's collision analysis - vision zero shows that along Turk Street between

Mason and Polk Streets there have been over five years there has been

over 174 traffic collisions. 92 of these involved pedestrians and bicyclists,

which often related to mid-block crossings and vehicle turning movements.

So as you can see with that cited, this means more traffic control needs to be placed here.

If SFMTA's; Safety Project completes before the 500 Turk Steet is started and or finished the 500 Turk Street Project must protect and or restore MTA's work. Some times the pedestrian walk ways get damaged and not replaced/repared.

SFMTA's Turk Street Safety Project; cites this Turk Street corridor"as a vibrant corridor with a diverse range of people, families, seniors, children, students, workers, shoppers and tourists. Turk is a street teeming with San Francisco life and energy."

12. **The Projects open space** (SF Better Streets Plan) take full advantage of the weather in this area. - Nice job with the additional trees and the children's play area.

TR-1

GC-1

13. **Mayors Directive:** How will Mayor Ed Lee's Executive Directive (17-02) of Sept 27, 2017 to streamline this process work or be part of this project?

PO-1

14. **Finally:** With all that said, I realize some of these issues may had already been vented/veted at various meetings but I think these issues still needs to be included in the final EIR as a RTC item. Please require the RTC to consider these concerns. I look forward to the RTC document.

In Closing: Thanks again for providing me the opportunity to submit my comments on this DEIR. If anyone has any questions regarding my comments you may contact me at dennisj.gov88@yahoo.com

Happy New Year
All the best, Dennis

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ATTACHMENT B

DRAFT EIR PUBLIC HEARING TRANSCRIPT

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Table B-1: Commenters in Draft EIR Public Hearing Transcript

Comment Code	Full Name	Topic Code
Individuals		
I-Smith	Corey Smith	GC-1: GC-1: Adequacy of the Draft EIR and Project Merits

PLANNING COMMISSION OF THE
CITY AND COUNTY OF SAN FRANCISCO

RE: 500 TURK STREET PROJECT
HEARING

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Thursday, January 11, 2018

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4689

CLARK REPORTING & VIDEO CONFERENCING
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1 P R O C E E D I N G S

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3 MR. IONIN: Commissioners, that will place us
4 on Item No. 11, for Case Number 2016-010340ENV at 500
5 Turk Street. This is a Draft Environmental Impact
6 Report. Please note that written comments will be
7 accepted at the Planning Department until 5 p.m. on
8 January 16, 2018.

9 MS. POLING: Good afternoon, President Hillis
10 and Commissioners.

11 I'm Jeanie Poling, Planning Staff and EIR
12 Coordinator for the 500 Turk Street Project. With me
13 today is Preservation Planner, Jorgen Cleemann, and also
14 the Project Sponsor is present.

15 The item before you is the review and comment
16 on the 500 Turk Street Project Draft Environmental
17 Impact Report or draft EIR. The purpose of today's
18 hearing is to take public comments on the adequacy,
19 accuracy, and completeness of the draft EIR, pursuant to
20 the California Environmental Quality Act, or CEQA, and
21 San Francisco's local procedures for implementing CEQA.

22 No approval action on this document is
23 requested at this time.

24 The project review period for the project's
25 draft EIR began on November 22, 2017 and will continue

1 until 5:00 p.m. on January 16, 2018.

2 I'll now provide a brief overview of the
3 project.

4 The project site is an appropriately -- is an
5 approximately 19,000 square-foot lot at the northwest
6 corner of Turk and Larkin Streets in the Tenderloin.
7 The proposed project would demolish an existing one- and
8 two-story, 7,315-square-foot tire and automobile service
9 building and associated surface parking lot, and
10 construct an eight-story building containing 107
11 affordable residential units and one manager's unit.

12 The demolition would result in a significant
13 and unavoidable impact on the individual historic
14 architectural resource at 500 Turk Street and a
15 cumulative impact on historic architectural resources.
16 The draft EIR found that impacts related to
17 archeological resources, construction noise, and
18 construction air quality could be mitigated to a
19 less-than-significant level. All other impacts were
20 found to be less than significant.

21 A hearing before the Historic Preservation
22 Commission to hear the comments on the draft EIR was
23 held on December 6, 2017. I've provided you with a copy
24 of the HPC's letter. At the hearing the HPC found the
25 draft EIR to be adequate and accurate and the

1 preservation alternatives appropriately analyzed.

2 Today the Planning Department is seeking
3 comments on the adequacy and accuracy of the information
4 contained in the draft EIR. For members of the public
5 who wish to speak, please state your name for the
6 record. Please speak slowly and clearly so that the
7 Court Reporter can make an accurate transcript of
8 today's proceedings.

9 Staff is not here to respond to comments today.
10 Instead all verbal and written comments received today
11 and during the public comment period will be transcribed
12 and responded to in a "Responses to Comment" document.
13 Revisions to the draft EIR will be made as appropriate.

14 Those who are interested in submitting written
15 comments on the draft EIR may do so by email or by hard
16 copy to Jeanie Poling, EIR Coordinator, San Francisco
17 Planning Department, 1650 Mission Street, San Francisco.
18 All comments must be received by the end of the comment
19 period, which is 5 p.m. on January 16, 2018.

20 Unless you have questions, I suggest that we
21 open the public hearing on this item. Thank you.

22 MR. HILLIS: Great. Thank you, Ms. Poling.

23 So we will now open it up to public comment on
24 the 500 Turk Street Project draft Environmental Impact
25 Report.

1 Mr. Smith.

2 MR. SMITH: Good afternoon, Commissioners. I'm
3 Corey Smith on behalf of the San Francisco Housing
4 Action Coalition, certainly in support here today.

5 Just a couple things, I know there's a large
6 conversations about a lot happening up at the state
7 level and I know that we're going to end up having a
8 ballot measure, hopefully in June, that would create a
9 by-right process for 100 percent of affordable housing,
10 so I just do want to comment as much as I'm sure you all
11 love hearing from me for these types of projects. I
12 cannot wait for the day that I do not have to come up
13 here for 100 percent of affordable projects. We needed
14 it, we needed it yesterday, and I'm really, really
15 excited about it.

16 One other thing, that's totally off topic, but
17 Don Falk and Randy Shaw both had op-eds in the Chronicle
18 -- I think it was last week -- regarding development in
19 the Tenderloin. If you haven't read them, they're
20 fantastic. Both really, really thoughtful from two
21 people that really know the community well. Please
22 approve the EIR today. Thank you.

23 MR. HILLIS: Great. Thank you.

24 Any additional public comment?

25 Okay. So I think we'll close this item.

I-Smith
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1 Right? We're not here to approve the EIR, just to take
2 public comment. And I'll remind the public that
3 comments will be accepted until 5 p.m. on January 16,
4 2018. So thank you.

5 And that's it. There's no Commissioner
6 comments either?

7 MR. IONIN: No Commissioner comments. Okay.
8 Very good.

9 (Whereupon, the proceedings were concluded.)

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