Table 6.3: Ability of Alternatives to Meet Basic Project Objectives

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1. Redevelop a large underutilized commercial site into a new high quality walkable mixed-use community with a mix of compatible uses including residences, neighborhood-serving ground floor retail, on-site child care, potential office/commercial uses, and substantial open space.</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Yes</td>
<td>Partially</td>
</tr>
<tr>
<td>2. Create a mixed-use project that encourages walkability and convenience by providing residential uses, neighborhood-serving retail, on-site child care, and potential office/commercial uses on site.</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Yes</td>
<td>Partially</td>
</tr>
<tr>
<td>3. Address the City’s housing goals by building new residential dwelling units on the site, including on-site affordable units, in an economically feasible project consistent with the City’s General Plan Housing Element and ABAG’s Regional Housing Needs Allocation for the City and County of San Francisco.</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

November 7, 2018
Case No. 2015-014028ENV

3333 California Street Mixed-Use Project
Draft EIR
### Alternative A: No Project Alternative

No

### Alternative B: Full Preservation – Office Alternative

No

### Alternative C: Full Preservation – Residential Alternative

Partially

### Alternative D: Partial Preservation – Office Alternative

Partially

### Alternative E: Partial Preservation – Residential Alternative

Partially

### Alternative F: Code Conforming Alternative

Partially

---

#### 4. Open and connect the site to the surrounding community by extending the neighborhood urban pattern and surrounding street grid into the site through a series of pedestrian and bicycle pathways and open spaces, including a north-south connection from California Street to Euclid Avenue that aligns with Walnut Street and an east-west connection from Laurel Street to Presidio Avenue.

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<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Would the alternative meet this objective?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Partially</td>
</tr>
</tbody>
</table>

#### 5. Create complementary designs and uses that are compatible with the surrounding neighborhoods by continuing active ground floor retail uses along California Street east from the Laurel Village Shopping Center, adding to the mix of uses and businesses in the area, and providing activated, neighborhood-friendly spaces along the Presidio, Masonic and Euclid avenue edges compatible with the existing multi-family development to the south and east.

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<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>Would the alternative meet this objective?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Partially</td>
</tr>
</tbody>
</table>

#### 6. Provide a high quality and varied architectural and landscape design that is compatible with its diverse surrounding context, and utilizes the site’s topography and other unique characteristics.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Would the alternative meet this objective?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Partially</td>
</tr>
</tbody>
</table>
## 6. Alternatives

### A. Introduction

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Would the alternative meet this objective?</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
</tr>
<tr>
<td>7. Provide substantial open space for project residents and surrounding community members by creating a green, welcoming, walkable environment that will encourage the use of the outdoors and community interaction.</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
</tr>
<tr>
<td>8. Incorporate open space in an amount equal to or greater than that required under the current zoning, in multiple, varied types designed to maximize pedestrian accessibility and ease of use.</td>
<td>No</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
<td>Partially</td>
</tr>
<tr>
<td>9. Include sufficient off-street parking for residential and commercial uses in below-grade parking garages to meet the project's needs.</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>10. Work to retain and integrate the existing office building into the development to promote sustainability and eco-friendly infill re-development.</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*Source: Laurel Heights Partners, LLC*
Table 6.1: Comparison of Characteristics of the Proposed Project, Project Variant, and EIR Alternatives

<table>
<thead>
<tr>
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<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stories</td>
<td>3 – 7 stories</td>
<td>3 – 7 stories</td>
<td>1 – 4 stories</td>
<td>1 – 6 stories</td>
<td>4 – 6 stories</td>
<td>4 – 6 stories</td>
<td>4 – 6 stories</td>
<td>4 stories</td>
</tr>
<tr>
<td>Number of New or Renovated Buildings</td>
<td>15</td>
<td>15</td>
<td>-</td>
<td>4</td>
<td>5</td>
<td>11</td>
<td>13</td>
<td>27</td>
</tr>
<tr>
<td>Site Disturbance</td>
<td>Full Site</td>
<td>Full Site</td>
<td>None</td>
<td>Northern Portion of Site</td>
<td>Northern and Western Portions of Site</td>
<td>Northern and Western Portions of Site</td>
<td>Northern, Western and Southern Portions of Site</td>
<td>Full Site</td>
</tr>
<tr>
<td>Excavation</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Demolition debris and excavated soils (cubic yards [cy])</td>
<td>288,300 cy</td>
<td>288,300 cy</td>
<td>-</td>
<td>Less</td>
<td>Less</td>
<td>Less</td>
<td>Less</td>
<td>Similar</td>
</tr>
<tr>
<td>Construction Duration</td>
<td>7 – 15 years</td>
<td>7 – 15 years</td>
<td>2 years</td>
<td>5.5 years</td>
<td>5.5 years</td>
<td>6.5 years</td>
<td>7 – 15 years</td>
<td>4 phases</td>
</tr>
<tr>
<td>Use (gross square feet)</td>
<td>1,372,270</td>
<td>1,476,987</td>
<td>469,000</td>
<td>831,856</td>
<td>1,141,734</td>
<td>1,348,782</td>
<td>1,267,740</td>
<td>1,180,084</td>
</tr>
<tr>
<td>Residential</td>
<td>824,691</td>
<td>978,611</td>
<td>-</td>
<td>187,668</td>
<td>705,179</td>
<td>475,247</td>
<td>811,867</td>
<td>49,521</td>
</tr>
<tr>
<td>Office</td>
<td>49,999</td>
<td>-</td>
<td>338,000 (office bldg.)</td>
<td>392,459 (office bldg.)</td>
<td>402,404 (office bldg.)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Retail</td>
<td>54,117</td>
<td>48,593</td>
<td>-</td>
<td>44,306</td>
<td>44,306</td>
<td>44,306</td>
<td>14,995</td>
<td>-</td>
</tr>
<tr>
<td>Daycare</td>
<td>14,690</td>
<td>14,650</td>
<td>11,500</td>
<td>14,650</td>
<td>14,650</td>
<td>14,650</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Parking</td>
<td>428,773</td>
<td>435,133</td>
<td>93,000</td>
<td>237,729</td>
<td>377,599</td>
<td>412,095</td>
<td>396,917</td>
<td>315,488</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>558</td>
<td>744</td>
<td>-</td>
<td>167</td>
<td>534</td>
<td>456</td>
<td>588</td>
<td>629</td>
</tr>
<tr>
<td>Studio + 1 bedroom</td>
<td>235</td>
<td>420</td>
<td>-</td>
<td>108</td>
<td>343</td>
<td>321</td>
<td>359</td>
<td>349</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>195</td>
<td>196</td>
<td>-</td>
<td>48</td>
<td>117</td>
<td>97</td>
<td>140</td>
<td>167</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>101</td>
<td>101</td>
<td>-</td>
<td>11</td>
<td>59</td>
<td>30</td>
<td>64</td>
<td>102</td>
</tr>
<tr>
<td>4 bedroom</td>
<td>27</td>
<td>27</td>
<td>-</td>
<td>8</td>
<td>25</td>
<td>11</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Vehicle Parking Spaces</td>
<td>896</td>
<td>970</td>
<td>543</td>
<td>765</td>
<td>746</td>
<td>1,132</td>
<td>800</td>
<td>740</td>
</tr>
<tr>
<td>Residential</td>
<td>558</td>
<td>744</td>
<td>-</td>
<td>167</td>
<td>534</td>
<td>456</td>
<td>588</td>
<td>629</td>
</tr>
<tr>
<td>Retail</td>
<td>138</td>
<td>128</td>
<td>-</td>
<td>115</td>
<td>69</td>
<td>115</td>
<td>45</td>
<td>-</td>
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<tr>
<td>Commercial</td>
<td>60</td>
<td>60</td>
<td>-</td>
<td>60</td>
<td>-</td>
<td>60</td>
<td>60</td>
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</tr>
<tr>
<td>Office</td>
<td>100</td>
<td>-</td>
<td>585</td>
<td>-</td>
<td>570</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Daycare</td>
<td>29</td>
<td>29</td>
<td>-</td>
<td>29</td>
<td>21</td>
<td>29</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Car Share</td>
<td>11</td>
<td>9</td>
<td>-</td>
<td>13</td>
<td>8</td>
<td>16</td>
<td>8</td>
<td>6</td>
</tr>
</tbody>
</table>

Notes:
- **NOTE A** Existing office uses are inclusive of the accessory uses at the existing office building – the 11,500-gross-square-foot childcare use and 12,500 gross square feet of storage space.

(continued)
Today, for the third time since 1863, Fireman's Fund Insurance Company is dedicating a new home office building in the city of its birth.

Situated on an historic site at California Street and Presidio Avenue, the new building—a proud addition to San Francisco's growing skyline—is the nerve center of THE FUND's nationwide network of offices which serve over 2,000,000 policyholders and 23,500 independent agents and broker representatives throughout the United States, Canada, and overseas.

To Fireman's Fund policyholders, old and new, we pay special tribute on this day. The loyalty, confidence and whole-hearted support of these home owners, automobile owners, shippers, manufacturers, professional men and business men have contributed greatly to the growth and progress of our company.

Today, Fireman's Fund Insurance Company is insuring property on every continent in the world; ships and their cargoes on the seven seas are protected by its policies.
Site and Landscape Features

1. Corporate campus setting featuring an office building located on a large, open landscaped site across 10 acres.
2. Mature trees around the corporate modern campus.
3. Landscape utilizing curvilinear shapes in pathways, driveways, and planting areas; and other integrated landscape features.
4. Open area along Euclid Avenue and Laurel Street.
5. Concrete pergola atop terraced planting feature facing Laurel Street.

Office Building Features

1. Stepped multi-story massing built into the natural topography of the site.
2. Office building encompassing three distinct building phases that have all taken on significance.
3. Mid-century modern architectural style with site ornamentation.
4. Glass curtain wall composed of bronze powder-coated aluminum framing system in a regularly spaced pattern of mullions and muntines, typically with a small spandrel panel of obscure glass below a larger pane.

Source: LSA, December 2017, Laurel Heights Partners, LLC

FIGURE 4.B.1: CHARACTER DEFINING FEATURES OF 3333 CALIFORNIA STREET
Corporate campus setting featuring an office building located on a large, open landscaped site across 10.25 acres

Landscape utilizing curvilinear shapes in pathways, driveways, and planning areas; and other integrated landscape features (planter boxes, seating)

Main entrance leading from Walnut and California streets
Brick perimeter walls, integrated planter boxes, and retaining walls of reinforced concrete and clad in stretcher bond pattern.

Mature trees around the corporate modern campus.

Open area along Euclid Avenue and Laurel Street.

Concrete pergola atop terraced planting feature facing Laurel Street.
Stepped multi-story massing building into the natural topography of the site

Office building encompassing three distinct building phases that have all taken on significance
Midcentury Modern architectural style with little ornamentation

Continuous full-height, slightly recessed curtain wall glazing on most sides and along all levels of the building

Flat, cantilevered roof with projecting eaves

Glass curtain wall composed of bronze powder coated aluminum framing system in a regularly spaced pattern of mullions and muntins, typically with a small spandrel panel of obscure glass below a larger pane.
FIGURE 2.3: PROPOSED SITE PLAN

Legend:
- Project Site
- Mixed-Use Buildings with Ground Floor Retail Uses
- Mixed-Use Building with Office, Retail, and Childcare Uses
- Residential Buildings

Source: Laurel Heights Partners, LLC and SWCA (2017)
3333 CALIFORNIA STREET MIXED-USE PROJECT

AERIAL VIEW LOOKING SOUTHEAST

LEGEND
- Existing Building
- New Building

FIGURE 6.2: ALTERNATIVE B: FULL PRESERVATION - OFFICE ALTERNATIVE SITE PLAN

Source: Laurel Heights Partners, LLC (2018)
Location 1: California Street Looking East
Location 2: Walnut Street Looking South
Location 3: California Street Looking Southwest
Location 4: Pine Street Looking West
Location 5: Masonic Street Looking North
Location 6: Mayfair Drive Looking East

FIGURE 6.3: ALTERNATIVE B: FULL PRESERVATION - OFFICE ALTERNATIVE BUILDING MASSING
LEGEND
- Existing Building
- New Building

AERIAL VIEW LOOKING SOUTHEAST

FIGURE 6.5: ALTERNATIVE C: FULL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN
Location 1: California Street Looking East
Location 2: Walnut Street Looking South
Location 3: California Street Looking Southwest
Location 4: Pine Street Looking West
Location 5: Masonic Street Looking North
Location 6: Mayfair Drive Looking East

LEGEND
Existing Building
New Building

3333 CALIFORNIA STREET MIXED USE PROJECT
FIGURE 6.6: ALTERNATIVE C: FULL PRESERVATION - RESIDENTIAL ALTERNATIVE BUILDING MASSING

Source: Laurel Heights Partners, LLC (2018)
FIGURE 6.8: ALTERNATIVE D: PARTIAL PRESERVATION - OFFICE ALTERNATIVE SITE PLAN

3333 CALIFORNIA STREET MIXED-USE PROJECT
2015-014028ENV
3333 California Street Mixed Use Project

FIGURE 6.9: ALTERNATIVE D: PARTIAL PRESERVATION - OFFICE ALTERNATIVE BUILDING MASSING

Source: Laurel Heights Partners, LLC (2018)
3333 CALIFORNIA STREET MIXED-USE PROJECT

FIGURE 6.11: ALTERNATIVE E: PARTIAL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN

LEGEND

Existing Building
New Building

Source: Laurel Heights Partners, LLC (2018)
FIGURE 6.14: ALTERNATIVE F: CODE CONFORMING
ALTERNATIVE - SITE PLAN
Source: Laurel Heights Partners, LLC (2018)

LEGEND
- Existing Building
- New Building

FIGURE 6.15: ALTERNATIVE F: CODE CONFORMING ALTERNATIVE - BUILDING MASSING
Russian Hill Community Association
1166 Green St. San Francisco, CA 94109 510-928-8243  rhcasf.com

December 3, 2018

AIA San Francisco
130 Sutter Street, Suite 600
San Francisco, CA 94104

Re: "Residence 950" — Site of Historic Willis Polk Residence

Dear Members of AIA San Francisco:

The integrity and professionalism of the American Institute of Architects San Francisco Chapter is compromised by its promotion of a by-invitation-only tour and presentation of “Residence 950” on December 17, 2018.

We call to your attention that the Willis Polk Residence at 950 Lombard, a designated historic resource, was purchased by the developer September 12, 2012 for $4,500,000. On June 8, 2017 the developer entered into an Agreement with the City of San Francisco which called for a Settlement of $400,000, recognizing that the historic structure was deliberately demolished over a period of years by work done beyond the work permitted. On March 22, 2018, representatives of San Francisco Heritage toured the property and confirmed that little historic fabric remains of the cottage, also an original structure on the property. In October, 2018 the property, now called "Residence 950" went on the market for $45,000,000.

And now the San Francisco Chapter of the American Institute of Architects is offering an invitation only, private tour and presentation for $40 on December 19th.

The phrase "have you no shame" comes to mind. What is the message AIASF wants to impart to its members? What is the responsibility of the architect when confronted with a situation like this? Or with the proposed project at the site of the demolished Richard Neutra house at 49 Hopkins?

We urge the AIASF to implement a "Case Study" seminar for its members of the Willis Polk, Richard Neutra and other significant or not so significant properties where professional ethics are called into question in the service of a developer. We are certain that members of the preservation community and citizens interested in protecting San Francisco’s unique resources would be more than willing to participate.

We welcome your response.

Sincerely,

Kathleen Courtney
Chair, Housing & Zoning Committee
kcourtney@rhcasf.com
510-928-8243

Cc: President Rich Hillis, Planning Commission; President Andrew Wolfram, Historic Preservation Commission; President Angus McCarthy, Building Inspection Commission; Planning Director John Rahaim’; City Attorney Dennis J. Herrera; Supervisor Catherine Stefani; Supervisor Aaron Peskin; SF Heritage CEO Mike Buhler; F. Joseph Butler, AIA, Little House Committee; Jamie Cherry, Jeff Cheney, RHCA; Robyn Tucker, PANA