



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 24, 2011

Hearing Date: March 24, 2011
Case No.: **2005.0869E**
Project Address: **121 Golden Gate Avenue**
Zoning: RC-4 (Residential, Commercial Combined, High Density)
North of Market Residential Special Use District
120-T Height and Bulk District
Block/Lot: 0349/001
Project Sponsor: Sharon Christen
Mercy Housing
1360 Mission Street
San Francisco, CA 94103
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT TO DEMOLISH AN EXISTING TWO-STORY BUILDING CONTAINING THE ST. ANTHONY FOUNDATION DINING HALL AND KITCHEN, PHILANTHROPIC AND SOCIAL SERVICES SPACE, AND ACCESSORY OFFICE SPACE AND CONSTRUCT A 10-STORY, 99-FOOT-HIGH BUILDING WITH A DINING HALL/KITCHEN AND PHILANTHROPIC/SOCIAL SERVICES IN THE BASEMENT, GROUND, AND SECOND FLOORS, 90 SENIOR AFFORDABLE DWELLING UNITS AND APPROXIMATELY 21,864 SQUARE FEET OF NON-RESIDENTIAL INTERIOR SPACE AND NO PARKING FACILITIES.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No.2005.0869E, 121 Golden Gate Avenue (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. 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 April 14, 2010.
 - B. On December 8, 2010, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning

Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on December 8, 2010.
 - D. On December 8, 2010, 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.
 - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 8, 2010.
2. The Commission held a duly advertised public hearing on said DEIR on January 13, 2011, 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 24, 2011.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-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 Draft Comments and Responses document, published on March 10, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.
 5. Project Environmental Impact Report 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, and are part of the record before the Commission.
 6. On March 24, 2011, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report 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 project sponsor has indicated that the presently preferred alternative is Alternative B: Partial Preservation Alternative, described in the Final Environmental Impact Report.
 8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2005.0869E, 121 Golden Gate Avenue, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and

Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.

9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report would have the following unavoidable significant environmental impacts that could not be mitigated to a level of non-significance:
 - A. Historic Architectural Resources: The project would demolish a contributor building to the Uptown Tenderloin National Register Historic District and individually eligible for listing on the National and California Register;
 - B. Air Quality: Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations during project construction; and
 - C. Air Quality: The project would expose sensitive receptors to substantial pollutant concentrations during project operation.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 24, 2011.

Linda Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: March 24, 2011



COMMENTS & RESPONSES

121 Golden Gate Avenue Project

PLANNING DEPARTMENT
CASE NO. 2005.0869E

STATE CLEARINGHOUSE NO. 2010042048

Draft EIR Publication Date:	DECEMBER 8, 2010
Draft EIR Public Hearing Date:	JANUARY 13, 2011
Draft EIR Public Comment Period:	DECEMBER 8, 2010-JANUARY 24, 2011
Final EIR Certification hearing Date:	MARCH 24, 2011



SAN FRANCISCO
PLANNING
DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

March 10, 2011

To: Members of the Planning Commission and
Interested Parties

From: Bill Wycko, Environmental Review Officer

Re: Attached Comments and Responses to Draft Environmental Impact Report
Case No. 2005.0869E, 121 Golden Gate Avenue Project The attached Comments and Responses
document, responding to comments made on the Draft Environmental Impact Report (DEIR) for the 121
Golden Gate Avenue Project, is presented for your information. This document, along with the DEIR, will
be considered by the Planning Commission during a public meeting on March 24, 2011, at which time the
Commission will determine whether to certify the EIR as complete and adequate.

We are sending this Comments and Responses document to you for your review prior to the public
meeting. The Commission does not conduct a hearing to receive comments on the Comments and
Responses document, and no such hearing is required by the California Environmental Quality Act
(CEQA). Interested parties may, however, write to the Commission members or to the President of the
Commission at 1650 Mission Street, Suite 400, San Francisco, CA 94103, and express opinions about the
Comments and Responses document, or the Commission's decision to certify the completion of the Final
EIR for this project. Letters should be sent in time to be received at 1650 Mission Street by Wednesday,
March 23, 2011, the day before the March 24, 2011 Planning Commission meeting , at which time EIR
certification will be determined.

Please note that if you receive a copy of the Comments and Responses document in addition to the DEIR
published on December 8, 2010, you will technically have a copy of the Final EIR. Thank you for your
interest in this project.

If you have questions about the attached Comments and Responses document, or about this process,
please call **Jeanie Poling** at (415) 575-9072 or e-mail her at Jeanie.Poling@sfgov.org.

THIS PAGE INTENTIONALLY LEFT BLANK

City and County of San Francisco
Planning Department

121 Golden Gate Avenue Project

COMMENTS AND RESPONSES

Planning Department Case No. 2005.0869E

State Clearinghouse No. 2010042048

March 10, 2011

Draft EIR Publication Date: December 8, 2010

Draft EIR Public Hearing Date: January 13, 2011

Draft EIR Public Review Period: December 8, 2010 - January 24, 2011

Final EIR Certification Hearing Date: March 24, 2011

THIS PAGE INTENTIONALLY LEFT BLANK

121 Golden Gate Avenue Project
Draft Environmental Impact Report
COMMENTS AND RESPONSES

TABLE OF CONTENTS

		<i>Page</i>
A.	INTRODUCTION	C&R.1
B.	LIST OF PERSONS COMMENTING.....	C&R.3
C.	COMMENTS AND RESPONSES.....	C&R.5
	Aesthetics.....	C&R.6
	Cultural and Paleontological Resources.....	C&R.7
	Alternatives.....	C&R.10
	Other	C&R.15
D.	STAFF-INITIATED TEXT CHANGES.....	C&R.19

APPENDICES

1. Comment Letters
2. Transcript of DEIR Public Hearing (January 13, 2011)

LIST OF FIGURES

Figure C&R.1	Project Rendering at Jones Street and Golden Gate Avenue.....	C&R.9
--------------	---	-------

LIST OF TABLES

Table C&R.1	Comparison of Uses.....	C&R.12
-------------	-------------------------	--------

THIS PAGE INTENTIONALLY LEFT BLANK

A. INTRODUCTION

This document contains public comments received on the Draft Environmental Impact Report (DEIR) prepared for the proposed 121 Golden Gate Avenue Project, and responses to those comments. Also included are Planning Department staff-initiated text changes as well as text changes in response to comments on the DEIR.

Following this introduction, Section B contains a list of all persons and organizations who submitted written comments on the DEIR and who testified at the public hearing on the DEIR held on January 13, 2011.

Section C contains all substantive comments made at the DEIR public hearing before the Planning Commission on January 13, 2011, and comment letters received during the DEIR public review period from December 8, 2010 to January 24, 2011. All comment letters and the transcript of the public hearing on the 121 Golden Gate Avenue Project are presented in their entirety in Appendices 1 and 2, respectively.

The comments and responses (C&R) component of the environmental review process is intended to respond to comments on the adequacy of the approach and analysis in a DEIR in accordance with the California Environmental Quality Act (CEQA). Comments regarding the merits of and concerns about the project should be directed to the Planning Commission to assist with its decision making on whether or not to approve the project, a decision that will be made at a public hearing subsequent to certification (determination of adequacy under CEQA) of the Final EIR. Some comments do not pertain to physical environmental issues, but, in some instances, responses are included to provide additional information for use by decision-makers.

These comments and responses will be incorporated into the Final EIR as a new chapter. Text changes resulting from comments and responses will also be incorporated in the Final EIR as noted in the

A. INTRODUCTION

responses and in Section D, Staff-Initiated Text Changes. Deletions of the DEIR text are shown with ~~striketrough~~ and additions are shown with double underline.

B. LIST OF PERSONS COMMENTING

The following individuals submitted written comments during the public comment period December 8, 2010 through January 24, 2011, and/or provided oral testimony at the public hearing on January 13, 2011, on the 121 Golden Gate Avenue Project DEIR.

San Francisco Planning Commission

Michael Antonini, Planning Commissioner (oral comments, Planning Commission Public Hearing, January 13, 2011)

Historic Preservation Commission

Historic Preservation Commission (written comments, January 5, 2011)

Public Agencies

Scott Morgan, Director, State Clearinghouse, State Governor's Office of Planning and Research, State Clearinghouse and Planning Unit (written comments, January 25, 2011)

Associations

Alliance for a Better District 6 – Marvis Phillips, resident (written comments, December 10, 2010)

THIS PAGE INTENTIONALLY LEFT BLANK

C. COMMENTS AND RESPONSES

All comments received are presented herein by direct quotation, and edited to delete repetition and non-substantive material only. When necessary, minor edits have been made to the public hearing transcript for clarification. Editorial changes to the comments are indicated by square brackets ([]).

Comments and responses are organized according to the order of topic areas as they appear in the DEIR and Initial Study (Notice of Preparation).

Each comment is numbered and followed by a corresponding numbered response. The name of the commenter follows each comment in italic font and parentheses, e.g., (*John Smith, written comments*). In some cases, comments that are substantively similar have been grouped and addressed with a single response, or in other cases comments from individual commenters may be divided among several topic areas.

AESTHETICS

Comment #1

“The HPC agreed that the aesthetics of the proposed project needs further review by Planning Staff and perhaps simplification in terms of material, texture, and color in order to be compatible with the historic district.” (*Historic Preservation Commission, written comments*)

Response #1

The DEIR concluded on pages 43 and 44 that the proposed project would not damage scenic resources or other features of the built or natural environment that contribute to a scenic public setting. The DEIR found that the proposed ten-story building would be compatible with the height of immediately surrounding buildings, which range from three to nine stories. The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

On page 57 of the DEIR, it is noted that the project building is adjacent to other historical resources (the Boyd Hotel, St. Boniface Church and Rectory, and the Market Street Theatre and Loft National Register Historic District). While the new building would be taller than the adjacent Boyd Hotel and would block public views of the steeple of the St. Boniface Church and Rectory from vantage points at the intersection of Golden Gate Avenue and Jones Street, the proposed building would be compatible with the general scale and massing of the surrounding larger-sized buildings in the area. The DEIR concluded that while the proposed building would intensify land uses on the project site, the scale and massing would not have a demonstrable adverse effect on the physical character of the vicinity.

Planning Preservation staff and the project sponsor agreed that the color of the exterior stucco could be lightened to match the terra cotta rain screen. The proposed project’s final architectural design and articulation would undergo evaluation by the Planning Department and Planning Commission as part of the Conditional Use authorization review, a process separate from the environmental review.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Comment #2

"The HPC agreed with the findings that the subject building is eligible for listing on both the California Register of Historical Resources and National Registers of Historic Places as an individual resource under Criteria 1 (Event) and 2 (Persons) as well as a contributor to the adopted Uptown Tenderloin National Register Historic District under Criterion 3 (Architecture)." (*Historic Preservation Commission, written comments*)

Response #2

The comment expresses concurrence with the conclusions presented on page 43 of the DEIR. The comment will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed project.

Comment #3

"The HPC is pleased to see that the use of the building which makes it historic to begin with is continuing and will be part of the new project." (*Historic Preservation Commission, written comments*)

Response #3

The comment will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed project.

Comment #4

"The HPC finds the proposed mitigation measures of documentation and salvaging historic material good. However, the HPC recommends that an Interpretive Program be incorporated in the interior of the proposed project and that the Program be prepared by a qualified consultant meeting the minimum qualifications." (*Historic Preservation Commission, written comments*)

Response #4

An interpretive program will be incorporated in the interior of the proposed project. (See page C&R.20 for the additional mitigation measure **M-CP-2a (Interpretive Display).**)

Comment #5

“The HPC agreed further analysis is needed regarding compatibility of the proposed project, i.e. more photography and/or photo simulations of how the new building will fit into the context of the historic district.” (*Historic Preservation Commission, written comments*)

Response #5

A rendering/simulation of the project is portrayed in Figure C&R.1 on page C&R.9, and will be added to the DEIR as indicated in Section D, Staff-Initiated Text Changes, page C&R.19.

The design of the proposed building incorporated a number of features specifically to complement the buildings in the Uptown Tenderloin National Register Historic District. The architectural elements on the tripartite exterior (base, body and cap) of the building would be similar to the tripartite exteriors of the existing buildings. Elements of the proposed project similar to the buildings in the district include the following:

- Base: the proposed marquees and awnings are similar to many other buildings in the district. The porcelain tile and color would be reminiscent of the stone bases of such nearby buildings as the Hibernia Bank building at Market and Jones Streets.
- Body: the curtain wall sections would contain punched windows and bay windows that are characteristic throughout the district. The reddish terra cotta tile would echo the exterior brick colors of other district buildings.
- Cap: the strong cornice lines of the proposed building would be typical of many other buildings in the district.
- Massing: the proposed building would be shaped with setbacks to complement the adjacent buildings on the southeast and west (the Boyd Hotel and St. Boniface, respectively) and the building on the northwest corner of Jones Street and Golden Gate Avenue.



Source: HKIT Architects

Rendering of Project at Jones Street and Golden Gate Avenue Figure C&R.1

ALTERNATIVES

Comment #6

“The HPC wanted to be clear that the comments and concerns about the preservation alternative are not a reflection of the programmatic activity the project sponsor wants to fulfill on the site but rather how the document recognizes the responsibility of understanding a preservation alternative in a more technical sense and it be reflected in the environmental document.” (*Historic Preservation Commission, written comments*)

Response #6

According to CEQA Guidelines Section 15126.6(a), an EIR must consider of a reasonable range of potentially feasible alternatives to the project that would feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the project’s significant environmental impact(s). An EIR is not required to consider alternatives that are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination, and must publicly disclose its reasoning for selecting those alternatives. The DEIR complies with these requirements in identifying one alternative, in addition to the CEQA-mandated No Project Alternative, that would avoid or substantially lessen the significant impact to historical architectural resources identified for the proposed project, and would meet some of the project sponsors objectives.

On page 102 of the DEIR, it is stated that a full preservation alternative would avoid the proposed project’s impact on historical architectural resources. Instead of demolishing the existing building, this alternative would renovate the interior of the building, and could accommodate a small vertical addition that could contain residential uses, but could not accommodate a tower. However, this alternative was rejected as infeasible by Planning Department staff and was not considered further, because it would not meet the criticalaffordable housing objective of the project sponsor.

On page 101 of the DEIR A Partial Preservation Alternative (Alternative B) is discussed. The Alternative would preserve a portion of the existing building’s character-defining features and design features to maintain a sense of the historical resource’s height and massing, however, the Alternative was rejected by the project sponsor as infeasible. The Alternative would partially meet the project sponsor’s objectives (see Project Objectives on page 27 of the DEIR), it would

have approximately half the livable residential space and 68 affordable units, 24 percent fewer than the proposed project's 90 units; and it would be a smaller building. As a result, the Partial Preservation Alternative would not sufficiently enhance the capacity of St. Anthony Foundation to meet its mission—in particular to shelter those in need. This alternative would also require structural compromises, setbacks, and additional expense in comparison to the fully functional building of the proposed project. It was rejected by the project sponsor because it would not meet the critical affordable housing objective.

The comment will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed project or one of the alternatives.

Comment #7

"The HPC also stated that a preservation alternative does not have to meet all of the project sponsor's objectives, just most of them." (*Historic Preservation Commission, written comments*)

Response #7

A full preservation alternative would retain the St. Anthony Foundation's existing program space. Table C&R.1, page C&R.12, shows the space utilized by the various programs in the proposed project. The existing building contains 41,882 square feet. The basement through the second floor of the new project would contain 36,996 square feet for St. Anthony Foundation programs and 5,044 square feet residential support space for the residential tower. Because a full preservation alternative would not contain any residential use, the 5,044 sq.ft. allocated for residential support space in the proposed project could be used for the St. Anthony Foundation programs. Also see Response #10 for more detail on proposed square footage by use.

As indicated in the DEIR, the Partial Preservation Alternative would provide 85,867 square feet and 68 residential units, compared to the proposed project's 109,375 square feet of space and 90 residential units.

As noted in the previous response, both a full Preservation Alternative and the Partial Preservation Alternative were rejected as infeasible because neither would meet the critical affordable housing objectives of the project sponsor. Both would meet the following project objectives:

Table C&R.1 - Comparison of Existing and New Program Uses by Square Footage					
SPACE	EXISTING SAF	NEW SAF	NEW MHC	NET NEW	NOTES
Basement Uses					
STORAGE / TRASH	3,476	6,314		2,838	
LOBBY / DINING	4,852			(4,852)	Currently some space in the lobby is allocated to a ramp that provides access to the basement from the street level
DINING & FAC OFFICES / STAFF / VOLUNTEER	1,449	2,594		1,145	
KITCHEN	1,265			(1,265)	
UTILITY / MISC - B	1,142	1,407	2,405	2,670	High-rise utilities - necessary in basement. MHC trash
Subtotal	12,184	10,315	2,405	536	
Total New (SAF + MHC):			12,720		
Floor 1					
SAF. - FLOOR 1	13,678	-		(13,678)	Dining, Kitchen, Arcade move to first floor of proposed 121 Golden Gate Ave.
LOBBY / DINING		6,986		6,986	
DINING & FAC OFFICES / STAFF / VOLUNTEER		756		756	
KITCHEN		3,364		3,364	
ARCADE (QUEUE)		1,362		1,362	
MHC LOBBY			568	568	New space in proposed development
UTILITY / MISC -1	451	882	211	642	Mercy Housing exclusive use
Subtotal	14,129	13,350	779	-	High - rise utilities
Total New (SAF + MHC):			14,129		
Floor 2					
SAF - FLOOR 2	13,678	-		(13,678)	Clothing / housewares and social services move to remodeled second floor
SOCIAL SERVICES OFFICES / CONF		4,847		4,847	Social services offices were formerly located at the ground floor of 121 Golden Gate Ave.
CLOTHING / HOUSEWARES PROGRAM		6,480		6,480	New program relocated from offsite
UTILITY / MISC - 2	451	471		20	High-rise utilities
Subtotal	14,129	11,798	-	(2,331)	
Vertical Circulation Space	1,440	1,533	1,860	1,953	Existing: 1 elevator, 2 stairs. Proposed: 5 elevators, 3 stairs
GRAND TOTAL - USES	41,882	36,996	5,044	158	
Total New (SAF + MHC):			42,040		

Notes:

SAF = St. Anthony Foundation - social service programs
MHC = Mercy Housing Corporation - residential program
Source: SAF, MHC, and HKIT Architects

- Provide a facility that enhances the mission of St. Anthony Foundation to feed, heal, ... clothe, lift the spirits of those in need, and create a society in which all persons flourish.
- Provide a state-of-the-art dining room and new social services facilities for the very low-income residents of San Francisco.
- Design a project that enhances the existing urban character of the area and is compatible with the Uptown Tenderloin National Register Historic District.
- Construct a LEED-certified building.

The comment will be transmitted to the decision-makers and may be considered in their determination whether to approve, modify, or disapprove the proposed project.

Comment #8

“The HPC finds the presentation of the partial preservation alternative in the Draft EIR to be problematic and does not support it.” (*Historic Preservation Commission, written comments*)

Response #8

As noted on page 55 of the DEIR, in general, a project that meets the criteria of the Secretary of the Interior’s Standards shall be considered as mitigated to a level of less-than-significant impact on the historical resource (CEQA Guidelines 15064.5(b)(3)). The Partial Preservation Alternative preserves a portion of the existing building’s character-defining features but does not meet the Secretary’s Standards. Alternatives evaluated in an EIR must avoid or substantially lessen one or more significant environmental effects identified for the proposed project (CEQA Guidelines Section 15126.6(a)), but CEQA does not require the alternative to meet the Secretary’s Standards. As noted in Response #6 above, the Partial Preservation Alternative meets the requirements for alternatives in an EIR.

The comment will be transmitted to the decision-makers and may be considered in their determination whether to approve, modify, or disapprove the proposed project.

Comment #9

“The HPC agreed that plopping an addition which is essentially the proposed project on top of the existing historic building as shown is not constructive nor does it display much creativity. The HPC finds

the design of the proposed addition to be disconnected with the existing historic building.” (*Historic Preservation Commission, written comments*)

Response #9

CEQA Guidelines 15126.6 (Consideration and Discussion of Alternatives to the Proposed Project) requires enough information for a meaningful analysis and comparison with the proposed project, but does not require as much detail as presented or analyzed for the approval/disapproval determination of the proposed project. Figures 16 and 17 (pages 98 and 99 in the DEIR) were included for informational purposes. Figure 16, a simulation, is only included to imply the massing of the alternative.

The comment will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed project or one of the alternatives to the project.

Comment #10

“The HPC agreed what should be referenced in the Draft EIR are components of the project that would fit within the envelope of the existing building so that the HPC can have the opportunity to further evaluate how the preservation alternative does not meet the program requirements of the project.” (*Historic Preservation Commission, written comments*)

Response #10

Table C&R.1, page C&R.12, shows the total square footage in the existing 121 Golden Gate building and St. Anthony Foundation’s existing programmatic functions (labeled “Existing SAF”) and the proposed uses in the basement through second floors of the proposed new project (split into the “New SAF” = St. Anthony Foundation’s proposed new and relocated uses and “New MHC” = Mercy Housing Corporation’s proposed new uses on these floors). The table shows the building’s existing uses, the new dining room/kitchen/clothing distribution/social service proposed uses, and the proposed affordable housing proposed uses. As noted in the table, the St. Anthony Foundation’s dining room/social service/clothing portion of the proposed project would fit within the existing building. If all of the 36,996 square feet of St. Anthony Foundation’s proposed services uses were placed within the existing building, there would be 5,044 square feet remaining within the envelope of the existing building square footage. This amount of square footage and the location of this space within the existing building would be inadequate to meet the program goals of providing 90 units of affordable senior housing, ancillary housing management, and utility spaces. The 5,044 square feet could be added to the St. Anthony

Foundation program uses by increasing the dining room square footage at the ground floor, and increasing storage area in the basement. Thus, the St. Anthony Foundation program goals could be met and the affordable senior housing program goal could not be met.

OTHER

Comment #11

"After meeting several months ago with the project sponsors we of the Alliance find the original project as described here again is the best alternative.

"The plan will add 90 studio & 1 bedroom senior / disabled low-cost affordable to our community housing stock in an area heavy with senior hotels. Studio & 1 bedroom units give senior/disabled more freedom to live independently.

"We also like the plan of the dining room which brings the line indoors for an extent.

"It therefore means that we of the Alliance for a Better Dist. 6 do here-by endorse the Draft Environmental Impact Report, as we support this project." (*Marvis J. Phillips, written comments*)

Response #11

The comments will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed projector or one of the alternatives to the project.

Comment #12

"[T]he Draft EIR seems to be accurate and adequate, but, and part of that, even though I acknowledge the input from the Historic Preservation Commissioner, the Draft EIR is to analyze historic alternatives, and one of them is a partial presentation. And while that is not favored, it analyzes that, which is important because the EIR should also include alternatives. So that's a good thing. And again, the further refinement of the aesthetics and the contentious nature of this are important. That is something that goes through my mind, and less so with the Environmental Impact Report.

"I don't believe changing the façade, changing the appearance of the building, and making contextual change is not anything that will cause additional environmental impact.

"However, this is a draft, and there will be a comment period, and we will come back with comments and responses. So there's certainly room for that." (*Commissioner Antonini, oral comments*)

Response #12

The comments will be considered by the decision-makers in their determination whether to approve, modify, or disapprove the proposed projector or one of the alternatives to the project.

Comment #13

"The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on January 24, 2011, and no state agencies submitted comments by that date. This

letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act." (*Scott Morgan, written comments*)

Response #13

The comment will be considered by the decision-makers as part of their deliberations on the project, and does not require additional analysis under CEQA.

PAGE INTENTIONALLY LEFT BLANK

D. STAFF-INITIATED TEXT CHANGES

Below are revisions to the DEIR. Revisions have been made in response to public comments that have been made on the DEIR, as well as those initiated by Planning Department staff. Deletions to the DEIR text are shown with ~~strike through~~ and additions are shown with double underline, except where text is indicated as entirely new in order to allow for ease of reading.

On page ii of the DEIR, List of Figures, the following is added:

Figure 13a Project Rendering at Jones Street and Golden Gate Avenue22a

On page S-9, following M-CP-2 of the DEIR, the following Mitigation is added:

M-CP-2a: (Interpretive Display). The project sponsor shall install a permanent interpretative display located in a publicly accessible area on the project site, such as the St. Anthony Foundation lobby. The display shall describe the history and significance of St. Anthony's and its importance to the neighborhood and to San Francisco. Components of this interpretive display could include historic photographs, architectural drawings, oral histories, and descriptive text. Elements of the display could be developed from the HABS documentation. Such an interpretive display shall be developed by an historian who meets the Secretary of Interior's Standards.

On new page 22a of the DEIR, a new Figure 13a is added, as shown on page C&R.21.

On page 57 of the DEIR, line 6 from the top of the page is changed as follows:

... considered a significant impact under CEQA. Mitigation Measures M-CP-2 and M-CP-2a, page 61, would reduce this ...

On page 57 of the DEIR, second to last line from the bottom of the page is changed as follows:

... impact. Mitigation Measures M-CP-2 and M-CP-2a, page 61, would reduce this impact, but not to a less-than-significant ...

On page 62 of the DEIR, following M-CP-2 of the DEIR, the following Mitigation is added:

MITIGATION MEASURE M-CP-2a (Interpretive Display)

Creating an interpretive display would reduce Impact CP-2, but not to a less-than-significant level, and the impact would remain significant and unavoidable.

The project sponsor shall install a permanent interpretative display located in a publicly accessible area on the project site, such as the St. Anthony Foundation lobby. The display shall describe the history and significance of St. Anthony's and its importance to the neighborhood and to San Francisco. Components of this interpretive display could include historic photographs, architectural drawings, oral histories, and descriptive text. Elements of the display could be developed from the HABS documentation. Such an interpretive display shall be developed by an historian who meets the Secretary of Interior's Standards.



Source: HKIT Architects

● Rendering of Project at Jones Street and Golden Gate Avenue Figure 13a

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDICES:

- 1. Comment Letters**
 - 2. Transcript of DEIR Public Hearing**
-
-

PAGE INTENTIONALLY LEFT BLANK

APPENDIX 1:
Comment Letters

PAGE INTENTIONALLY LEFT BLANK



SAN FRANCISCO PLANNING DEPARTMENT

January 5, 2011

Mr. Bill Wycko
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
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 Mr. Wycko,

On December 15, 2010, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed Project at 121 Golden Gate Avenue. After discussion, the HPC arrived at the comments below:

- The HPC agreed with the findings that the subject building is eligible for listing on both the California Register of Historical Resources and National Registers of Historic Places as an individual resource under Criteria 1 (Event) and 2 (Persons) as well as a contributor to the adopted Uptown Tenderloin National Register Historic District under Criterion 3 (Architecture). } 2
- The HPC is pleased to see that the use of the building which makes it historic to begin with is continuing and will be part of the new project. } 3
- The HPC finds the presentation of the partial preservation alternative in the Draft EIR to be problematic and does not support it. } 8
- The HPC agreed that plopping an addition which is essentially the proposed project on top of the existing historic building as shown is not constructive nor does it display much creativity. The HPC finds the design of the proposed addition to be disconnected with the existing historic building. } 9
- The HPC agreed what should be referenced in the Draft EIR are components of the project that would fit within the envelope of the existing building so that the HPC can have the opportunity to further evaluate how the preservation alternative does not meet the program requirements of the project. } 10
- The HPC wanted to be clear that the comments and concerns about the preservation alternative are not a reflection of the programmatic activity the project sponsor wants to fulfill on the site but rather how the document recognizes the responsibility of understanding a preservation alternative in a more technical sense and it be reflected in the environmental document. } 6
- The HPC also stated that a preservation alternative does not have to meet all of the project sponsor's objectives, just most of them. } 7
- The HPC finds the proposed mitigation measures of documentation and salvaging historic material good. However, the HPC recommends that an Interpretive Program } 4

be incorporated in the interior of the proposed project and that the Program be prepared by a qualified consultants meeting the minimum qualifications.] 4

- The HPC agreed further analysis is needed regarding compatibility of the proposed project, i.e. more photography and/or photo simulations of how the new building will fit into the context of the historic district.] 5

- The HPC agreed that the aesthetics of the proposed project needs further review by Planning Staff and perhaps simplification in terms of material, texture, and color in order to be compatible with the historic district.] 1

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

Sincerely,



Charles Chase, President
Historic Preservation Commission



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



January 25, 2011

Jeanie Poling
City and County of San Francisco
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 121 Golden Gate Avenue
SCH#: 2010042048

Dear Jeanie Poling:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on January 24, 2011, and no state agencies submitted comments by that date. This letter-acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

13

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

RECEIVED

DEC 17 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.F.A.

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PLANNING

MAJOR ENVIRONMENTAL ANALYSIS

BILL WYCKO, ENVIRONMENTAL REVIEW OFFICER

1650 MISSION ST SUITE 400

SAN FRANCISCO, CA 94103

RE: CASE NO. 2005.0869E 121 GARDEN GROVE AVE PROJECT

DEAR MR WYCKO,

AFTER MEETING SEVERAL MONTHS AGO WITH
THE PROJECT SPONSOR'S WE OF THE ALLIANCE
FIND THE ORIGINAL PROJECT AS DESCRIBED
HERE AGAIN IS THE BEST ALTERNATIVE,

THE PLAN WILL ADD 90 STUDIO + 1 BEDROOM
SENIOR / DISABLED LOW-COST AFFORDABLE TO
OUR COMMUNITY HOUSING STOCK IN A GREAT
AREA WITH SENIOR HOTELS, STUDIO + 1 BEDROOM
UNITS GIVE SENIOR/DISABLED MORE FREEDOM TO
LIVE INDEPENDENTLY.

WE ALSO LIKE THE PLAN OF THE DINING ROOM
WHICH BRINGS THE LINE INDOORS FOR AN EXTENT,

IT THEREFORE MEANS THAT WE OF THE ALLIANCE
FOR A BETTER DISTRICT DO HERE - BY ENDORSE THE

DRAFT ENVIRONMENTAL IMPACT REPORT,
AS WE SUPPORT THIS PROJECT.

11

SINCERELY

MARUS J. PHILLIPS

LAND USE CHAIR

ALLIANCE FOR A BETTER DIST 6

CC: PAULA LEWIS, ST ANTHONY'S

: SHARON CHRISTEN, MERCY HOUSING CORP

: ~~FILE~~ ~~FILE~~

: FILE

2341 HRS

10 DEC 2010

PAGE INTENTIONALLY LEFT BLANK

APPENDIX 2:

Transcript of DEIR Public Hearing

PAGE INTENTIONALLY LEFT BLANK

BEFORE THE PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

--oOo--

In re:

121 Golden Gate Avenue)
)
)
)
) Item 2005.0869E
)
)
)
 _____)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

Thursday, January 13, 2011

City Hall
Planning Commission Hearing Room, 4th Floor
One Carlton B. Goodlett Place
San Francisco, California 94102

REPORTED BY:
KAREN A. FRIEDMAN, CSR 5425 JOB # 432890

PUBLIC HEARING - 1/13/2011

Page 2	Page 4
<p>1 2 COMMISSION MEMBERS PRESENT: 3 4 MICHAEL ANTONINI GWYNETH J. BORDEN 5 CHRISTINA R. OLAGUE RON MIGUEL 6 RODNEY FONG HISASHI SUGAYA 7 KATHRYN MOORE 8 ALSO PRESENT: 9 JOHN S. RAHAIM, Director of Planning KELLEY AMDUR, Department Staff 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>1 The project would require conditional use 2 authorization for construction of a building exceeding a 3 height of 40 feet and for elimination of off-street 4 parking requirements, exception to setback, rear yard, 5 and bulk requirements, and for the variance for 6 off-street loading. 7 8 Written comments will be accepted at the 9 Planning Department until 5:00 p.m. on January 22, 2011. 10 DIRECTOR RAHAIM: Before Ms. Poling gets 11 started, I want to welcome her here. 12 Ms. Poling has been with us several years, 13 working with the Planning Department, but this is the 14 first time she is speaking before us and we welcome her 15 to the Commission. 16 MS. POLING: Thank you, Mr. Rahaim. 17 Good afternoon, Commissioners. The case before 18 you is 121 Golden Gate Avenue, the St. Anthony 19 Foundation/Mercy Housing Project EIR; Department case 20 number 2005.0869E. The purpose of today's hearing is to 21 take public comment on the adequacy, accuracy, and 22 completeness of the Draft EIR. No approval action is 23 requested. 24 The subject property is an approximately 25 14,000-square-foot lot located on the northwest corner of Golden Gate Avenue and Jones Street in the</p>
Page 3	Page 5
<p>1 SAN FRANCISCO, CALIFORNIA THURSDAY, JANUARY 13, 2011 2 4:20 P.M. 3 --oOo-- 4 P R O C E E D I N G S 5 SECRETARY IONIN: Moving on to item 11, case 6 number 2005.0869E, 121 Golden Gate Avenue, between Jones 7 and Leavenworth, Lot 001, Assessor's Block 0349, hearing 8 on the Draft Environmental Impact Report. The proposed 9 project includes the demolition of a two-story, 42,468 10 square-foot building containing dining 11 hall/philanthropic uses and the construction of a 12 ten-story, 109,375 square-foot building that would 13 replace and expand the dining hall/philanthropic uses 14 and add 90 affordable senior housing units. During 15 project construction the dining hall uses would operate 16 at 150 Golden Gate Avenue. No offstreet parking exists 17 or is proposed. 18 The existing building is a contributor to the 19 Uptown Tenderloin National Register Historic District 20 and is individually eligible for listing on the National 21 Register of Historic Places and the California Register 22 of Historic Resources. The 14,156-square-foot project 23 site is located in an RC-4 zoning district, an 80-120-T 24 height and bulk district, and the North of Market 25 Residential Special Use District, Subarea number 1.</p>	<p>1 Tenderloin. The existing two-story building on the 2 project site contains St. Anthony's Dining Hall and 3 philanthropic uses. 4 The project would demolish the existing 5 building and construct a ten-story, 99-foot-tall, 6 approximately 109,000-square-foot building. The new 7 building would contain the dining hall and philanthropic 8 services on the basement, first, and second levels and 9 90 affordable senior housing units on the third through 10 tenth levels. During project construction the dining 11 hall would operate at the St. Anthony Foundation 12 building across the street, at 150 Golden Gate Avenue. 13 No off-street parking exists or is proposed on the 14 parking site. 15 Commissioners, the Planning Department prepared 16 an EIR for this project because it would have a 17 significant impact on the environment. The EIR found 18 that the existing building is considered a historic 19 resource because of its important contributions to the 20 cultural history of San Francisco. It is associated 21 with St. Anthony's services to the city's poor and with 22 Father Alfred Boeddeker, the pastor of St. Boniface 23 Church, who in 1950 founded the dining hall that 24 continues to feed thousands daily. In addition, the 25 building, constructed in 1912, is a contributor to the</p>

<p style="text-align: right;">Page 6</p> <p>1 Uptown Tenderloin National Register Historic District. 2 Demolition of this historic resource is therefore 3 considered a significant environmental impact. 4 The Draft EIR says that a full preservation 5 alternative that conforms to the Secretary of Interior's 6 standards could only accommodate a small vertical 7 addition and would not meet the program's objectives. 8 The Draft EIR identifies and evaluates a partial 9 preservation alternative that would meet some of the 10 project's objectives: specifically, 68 residential units 11 instead of the proposed project's 99 residential units. 12 The Draft EIR was presented to the Historic 13 Preservation Commission at a hearing on December 15th. 14 Their comments are contained in a letter that has been 15 distributed to you at today's hearing. 16 In summary, the Historic Preservation 17 Commission does not support the partial preservation 18 alternative as presented in the Draft EIR. They would 19 like the EIR to reference components of the project that 20 would fit within the envelope of the existing building. 21 They would also like the EIR to provide more photographs 22 or simulations that show how the new building would fit 23 into the context of the historic district, and they 24 recommend that an interpretive program be incorporated 25 into the interior of the proposed building.</p> <p style="text-align: right;">Page 7</p> <p>1 Finally, the Historic Preservation Commission 2 agrees that the esthetics of the proposed project needs 3 further review by the Planning staff in order to be 4 compatible with the historic district. 5 Commissioners, the Draft EIR also identifies 6 significant and unavoidable air quality impacts during 7 both project construction and project operation. 8 To conclude my presentation, I would like to 9 note that staff published this Draft EIR on December 8th 10 and it has a 45-day public review period, which closes 11 January 22nd. Those who are interested in commenting on 12 the Draft EIR in writing may submit their comments to 13 the environmental review officer at 50 Mission Street, 14 Suite 400, by 5:00 p.m. on January 22. 15 For members of the public who are at this 16 hearing today, please state your name for the record, 17 and address your comments to the adequacy and 18 completeness of the Draft EIR. All comments will be 19 transcribed and responded to in a Comments and Responses 20 document. Those who have commented will receive a copy 21 of this document prior to EIR certification or any 22 approval action taken by the Commission. 23 This concludes my presentation. I am available 24 to answer questions. Thank you. 25 COMMISSIONER ANTONINI: Public comment on this</p>	<p style="text-align: right;">Page 8</p> <p>1 item? Public comment is closed. 2 MR. SUGAYA: Did I hear staff say closing was 3 the 22nd? On the document here it says the 21st. 4 MS. POLING: Technically it is the 21st. I 5 made a mistake. The 22nd is a Saturday. So I will be 6 saying we will accept comments until close of business 7 on the 24th. 8 COMMISSIONER SUGAYA: Thank you. 9 COMMISSIONER ANTONINI: I agree, the Draft EIR 10 seems to be accurate and adequate, but, and part of 11 that, even though I acknowledge the input from the 12 Historic Preservation Commissioner, the Draft EIR is to 13 analyze historic alternatives, and one of them is a 14 partial presentation. And while that is not favored, it 15 analyzes that, which is important because the EIR should 16 also include alternatives. So that's a good thing. And 17 again, the further refinement of the esthetics and the 18 contention nature of this is important. That is 19 something that goes through my mind, and less so with 20 the Environmental Impact Report. 21 I don't believe changing the facade, changing 22 the appearance of the building, and making contextual 23 change is not, anything that will cause additional 24 environmental impact. 25 However, this is a draft, and there will be a</p> <p style="text-align: right;">Page 9</p> <p>1 comment period, and we will come back with comments and 2 responses. So there's certainly room for that. 3 So, any other comments on the part of the 4 Commission? 5 MR. RAHAIM: I just wanted to clarify for the 6 record, if I may, because of the slight discrepancy of 7 the dates, what we are saying, we will accept comments 8 until the close of business on the 24th. 9 MS. POLING: Yes, because the 22nd is Saturday. 10 MR. RAHAIM: Yes. Clarify that. 11 SECRETARY IONIN: All right, Commissioners. 12 --oOo-- 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
--	--

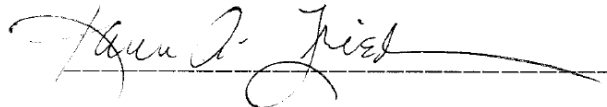
13

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF REPORTER

I, KAREN A. FRIEDMAN, a Certified Shorthand Reporter, hereby certify that the foregoing proceedings were taken in shorthand by me at the time and place therein stated, and that the said proceedings were thereafter reduced to typewriting, by computer, under my direction and supervision.

DATED: January 19, 2011.



KAREN A. FRIEDMAN, CSR 5425

