



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Office Development Authorization

HEARING DATE: MAY 10, 2012

*Date:* October 13, 2011  
*Case No.:* **2011.1147B**  
*Project Address:* **601 Townsend Street (Baker Hamilton Building)**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
68-X Height and Bulk District  
*Block/Lot:* 3799/001  
*Project Sponsor:* John Kevlin, Rueben & Junius  
One Bush Street, Ste. 600  
San Francisco, CA 94104  
*Staff Contact:* Richard Sucre – (415) 575-9108  
richard.sucre@sfgov.org  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to convert approximately 72,600 gross square feet on the basement level of the existing building at 601 Townsend Street (also known as the Baker Hamilton Building) into office use. Currently, the building possesses 288,458 gross square feet (gsf), and previously received an office development authorization for 215,858 gsf in 1999. Currently, the entire building is occupied by Adobe Systems, Inc., who will also utilize the new office space. There are no exterior alterations proposed with this application. In support of the project, the Project Sponsor has submitted a Historic Building Maintenance Plan.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located at the southwest corner of 7<sup>th</sup> and Townsend Street with frontage on Townsend, 7<sup>th</sup>, and King Streets. Commonly known as the Baker Hamilton Building, the subject building is a three-story-over-basement, brick masonry warehouse that was constructed in 1905. The building is designated as Landmark No. 193. Currently, the building features office use on the first, second and third floors and is occupied by "Adobe Systems, Inc."

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in a commercial/industrial area within the Showplace Square Area Plan that is located in close proximity to the South of Market Area Plan. The immediate neighborhood consists largely of medium-scale new construction, and old warehouses that have been converted into office and commercial space. Across from the project site along 7<sup>th</sup> Street is the Caltrans rail yard, which largely consists of a series of railroad spurs. To the north of the project site is a three-story office building and the

Concourse Exhibition Center, while further south are a several new apartment complexes. Other zoning districts in the vicinity of the project site include: the MB-RA (Mission Bay-Redevelopment Area); SLI (Service-Light Industrial); PDR-1-G (Production, Distribution and Repair-1-General); and, PDR-1-D (Production, Distribution and Repair-1-Design).

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) per Section 15183 as a Project Consistent with a Community Plan, General Plan or Zoning.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 20, 2012	April 20, 2012	20 days
Posted Notice	20 days	April 20, 2012	April 20, 2012	20 days
Mailed Notice	N/A	N/A	April 24, 2012	16 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the office allocation process.

## PUBLIC COMMENT

- To date, the Department received no public comment on this project.

## ISSUES AND OTHER CONSIDERATIONS

- 601 Townsend Street has a total of 288,458 gsf of usable space. In 1999, the Planning Commission authorized approximately 215,858 gsf of office development on the first, second, and third floors at the subject property. Currently, the basement level (approximately 72,600 gsf) is used as storage.
- Within the UMU (Urban Mixed Use) Zoning District, office use is permitted within a designated landmark, pursuant to Planning Code Section 803.9(c). Under this Planning Code section, the Historic Preservation Commission may provide advice to the Zoning Administrator on whether the proposed use would enhance the feasibility of preserving the building. In support of this determination, the Project Sponsor submitted a Historic Building Maintenance Plan. On April 18, 2012, the Historic Preservation Commission (HPC) reviewed the proposed project and determined the project would enhance the feasibility of preserving the building, as noted in HPC Resolution No. 675.
- The table below shows the estimated amount of each fee due for 72,600 gsf of office space proposed for authorization in this Project.

<b>FEE TYPE</b>	<b>PLANNING CODE SECTION/FEE</b>	<b>AMOUNT DUE</b>
Transit Impact Development <sup>1</sup>	411 (@ \$2.41)	\$174,966.00
Jobs-Housing Linkage (PDR to Office)	413 (@ \$5.87)	\$426,162.00
Child Care	414 (@ \$1.06)	\$72,598.94
Eastern Neighborhoods (Tier 1; PDR to Office)	423 (@ \$3.18)	\$230,868.00
Open Space Requirement (1,452 sf)	426 (@ \$80.82)	\$117,350.64
	<b>TOTAL</b>	<b>\$1,021,945.58</b>

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application.

- As of June 2011, there is approximately 1.3 million square feet of “Small” San Francisco Office Development available under the Section 321 office allocation program.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must authorize the allocation of office space for the 72,600 gross square feet on the basement level pursuant to Planning Code Sections 321, 322 and 803.9(c).

### **BASIS FOR RECOMMENDATION**

The Department believes this project is necessary and/or desirable for the following reasons:

- The Project represents an allocation of less than six percent of the small cap office space currently available for allocation.
- The authorization of the office space will allow the existing businesses to remain in the building, which will continue to contribute to the economic activity in the neighborhood.
- At current rates, the project will produce approximately \$1,021,946 in fees that will benefit the community and City.
- The Project will result in further maintenance and upkeep of a historic landmark.
- The Project is consistent with the Planning Code and General Plan.

**RECOMMENDATION:            Approval with Conditions**

**Attachments:**

- Parcel Map
- Sanborn Map
- Aerial Photographs

---

<sup>1</sup> This fee is an estimate and the final fee shall be determined in consultation with SFMTA.

**Executive Summary**  
**Hearing Date: May 10, 2012**

**CASE NO. 2011.1147B**  
**601 Townsend Street (Baker Hamilton Building)**

Zoning Map  
Draft Motion  
Zoning Administrator Action Memo  
HPC Resolution No. 675  
Plans and Photographs  
Community Plan Exemption



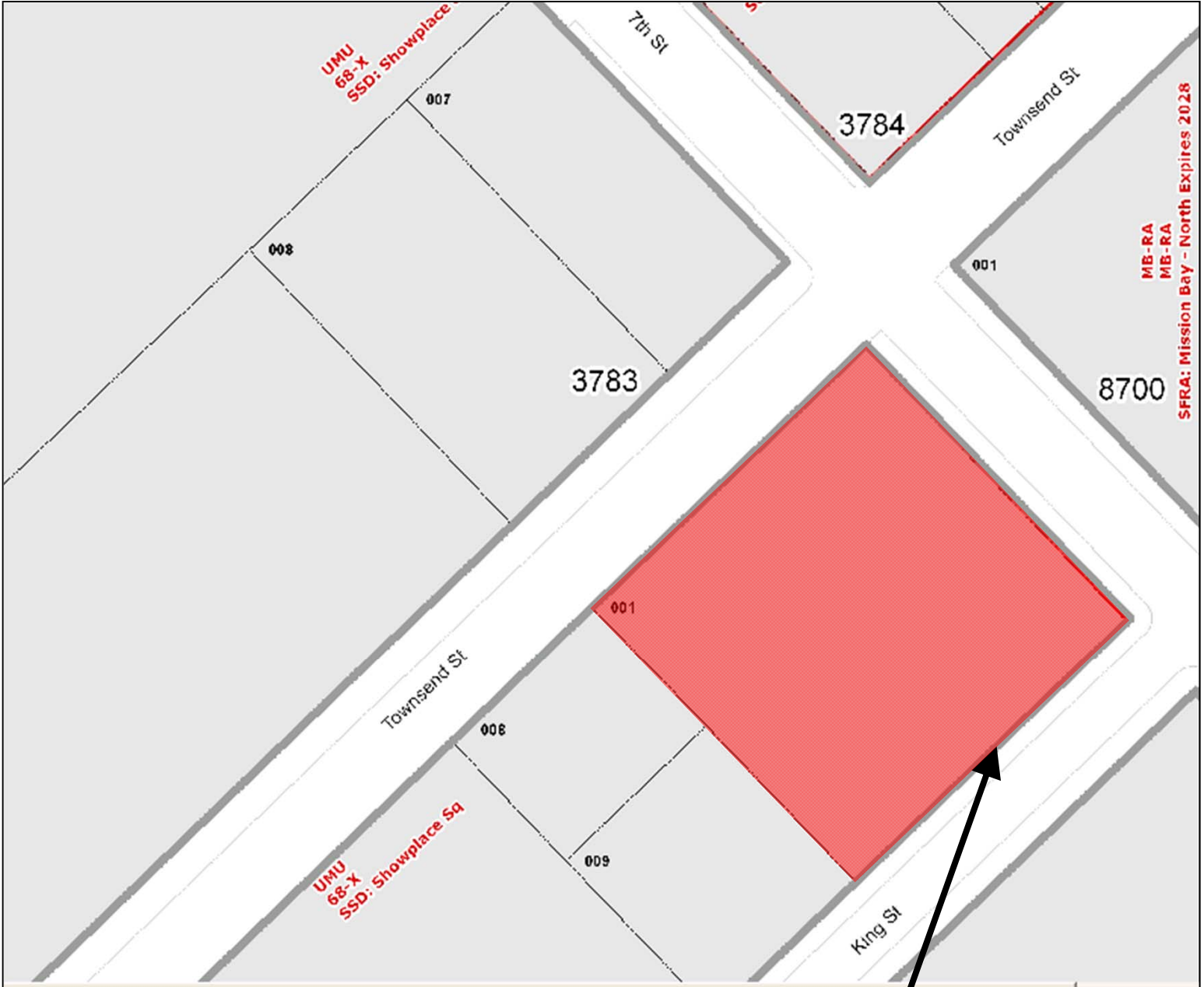
Attachment Checklist:

- |   |   |
|---|---|
| <input type="checkbox"/> Executive Summary                      | <input checked="" type="checkbox"/> Project Sponsor Submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice   |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos                 | <input checked="" type="checkbox"/> Zoning Administrator Action Memo                          |

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

\_\_\_\_\_  
Planner's Initials

# Parcel Map

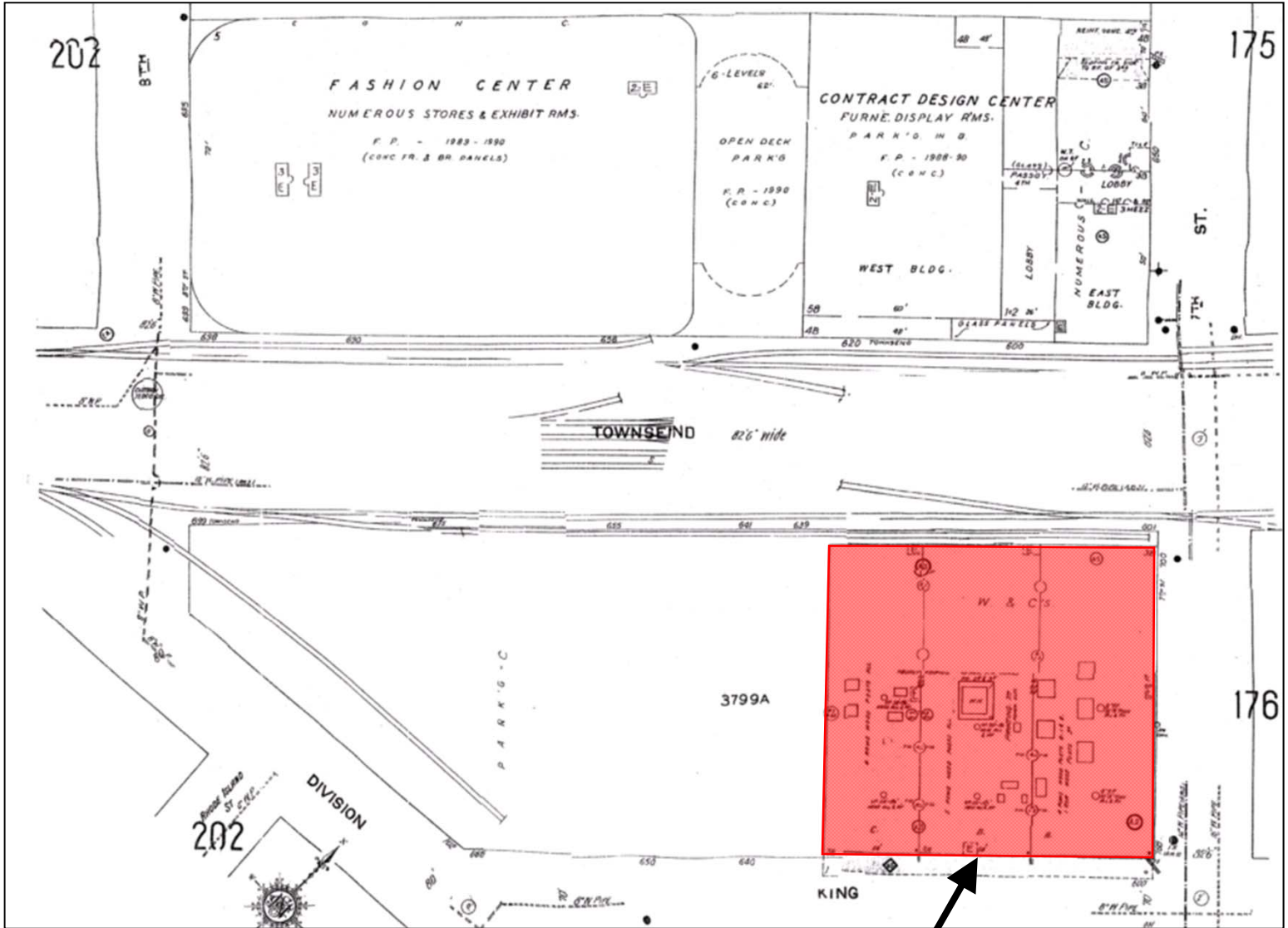


**SUBJECT PROPERTY**



Review and Comment  
Case Number 2011.1147B  
601 Townsend Street

# Sanborn Map\*



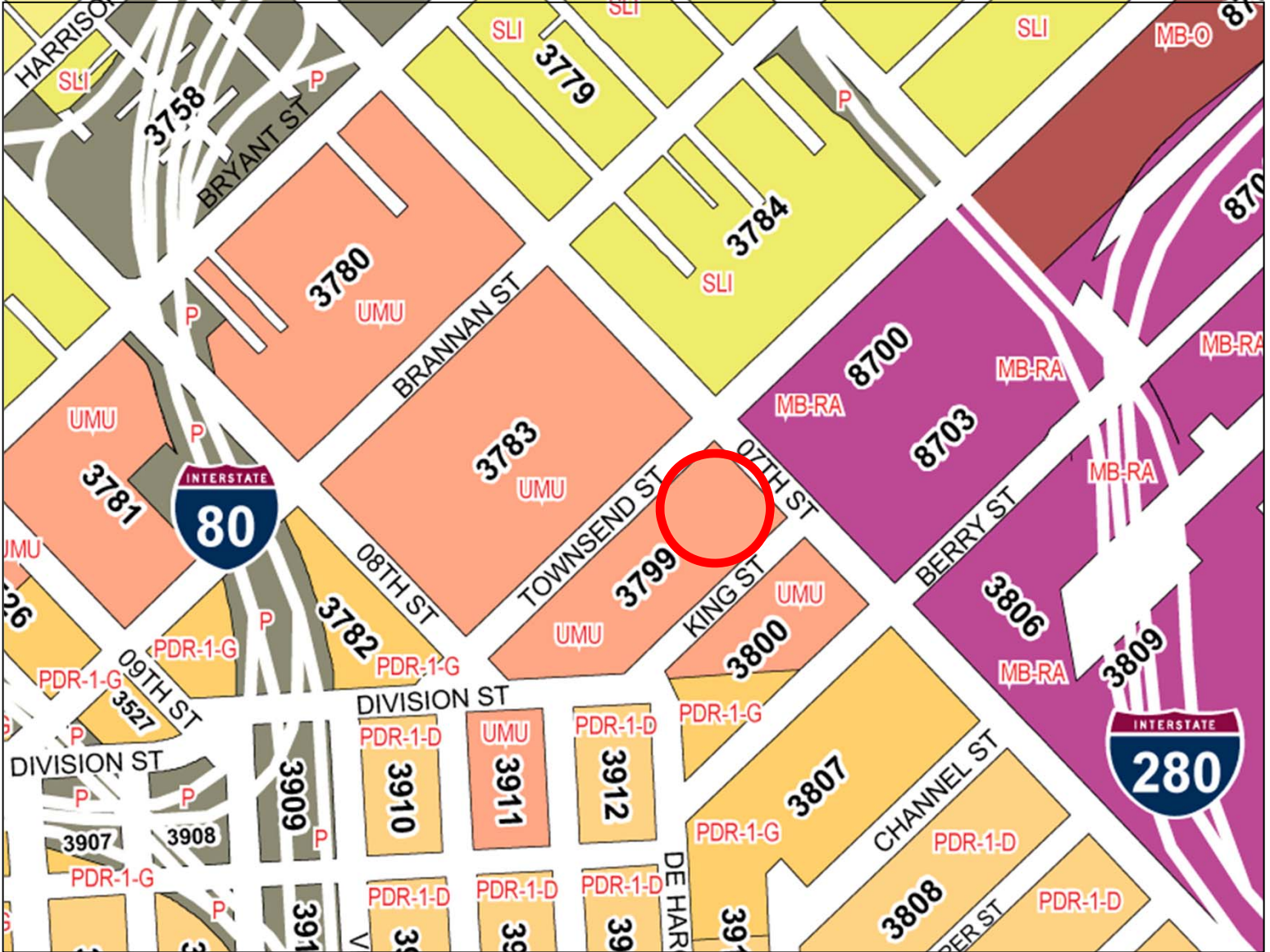
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

**SUBJECT PROPERTY**



Review and Comment  
Case Number 2011.1147B  
601 Townsend Street

# Zoning Map



Review and Comment  
Case Number 2011.1147B  
601 Townsend Street



# Aerial Photo



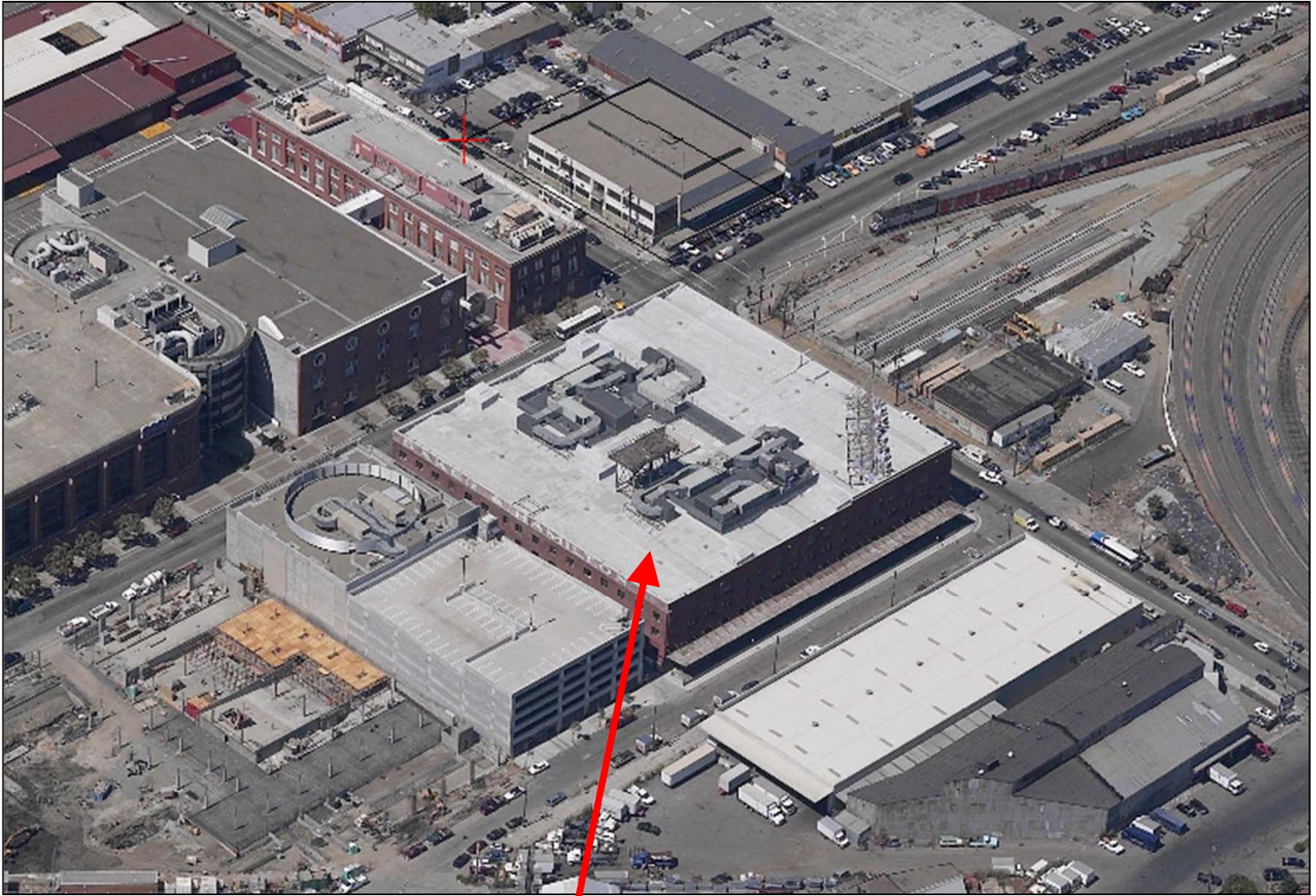
601 TOWNSEND ST



Review and Comment  
Case Number 2011.1147B  
601 Townsend Street



# Aerial Photo



601 TOWNSEND ST



Review and Comment  
Case Number 2011.1147B  
601 Townsend Street



# Site Photo



601 Townsend Street, View of Townsend and 7<sup>th</sup> Streets

Review and Comment  
**Case Number 2011.1147B**  
601 Townsend Street

# Site Photo



601 Townsend Street, View along Townsend Street

Review and Comment  
Case Number 2011.1147B  
601 Townsend Street



# Site Photo



601 Townsend Street, Main Entrance along Townsend Street

Review and Comment  
Case Number 2011.1147B  
601 Townsend Street



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- First Source Hiring (Admin. Code)
- Jobs Housing Linkage Program (Sec. 313)
- Child Care Requirement (Sec. 314)
- Downtown Park Fee (Sec. 139)
- Other (Eastern Neighborhoods-Sec. 423 & 426)
- Transit Impact Development Fee (Admin Code)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: MAY 10, 2012

*Date:* October 13, 2011  
*Case No.:* **2011.1147B**  
*Project Address:* **601 Townsend Street (Baker Hamilton Building)**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
 68-X Height and Bulk District  
*Block/Lot:* 3799/001  
*Project Sponsor:* John Kelvin, Rueben & Junius  
 One Bush Street, Ste. 600  
 San Francisco, CA 94104  
*Staff Contact:* Richard Sucre – (415) 575-9108  
 richard.sucre@sfgov.org  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2011-2012 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR THE PROPOSED PROJECT LOCATED AT 601 TOWNSEND STREET, AKA BAKER HAMILTON BUILDING, THAT WOULD AUTHORIZE THE CONVERSION OF THE BASEMENT LEVEL OF THE EXISTING BUILDING FOR A TOTAL OF 72,600 GROSS SQUARE FEET OF OFFICE USE PURSUANT TO PLANNING CODE SECTIONS 321, 322, and 803.9(c) ON ASSESSOR'S BLOCK 3799, LOT 001, IN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND WITHIN THE 68-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 13, 2011, John Kevlin of Rueben & Junius, on behalf of Adobe Systems, Inc. (hereinafter "Project Sponsor") filed Application No. 2011.1147B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to establish the basement level (72,600 gross square feet) of the existing building at 601 Townsend Street, aka Baker Hamilton Building for office use.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 15183 as a Project Consistent with a Community Plan, General Plan or Zoning.

On May 10, 2012, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2011.1147B.

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

**MOVED**, that the Commission hereby authorizes the Office Development requested in Application No. 2011.1147B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located at the southwest corner of 7<sup>th</sup> and Townsend Street with street frontage on Townsend, 7<sup>th</sup>, and King Streets. Commonly known as the Baker Hamilton Building, the subject building is a three-story-over-basement, brick masonry warehouse that was constructed in 1905. The building is designated as Landmark No. 193. Currently, the building features office use on the first, second and third floors and is occupied by "Adobe Systems, Inc."
3. **Surrounding Properties and Neighborhood.** The project site is located in a commercial/industrial area within the Showplace Square Area Plan that is located in close proximity to the South of Market Area Plan. The immediate neighborhood consists largely of medium-scale new construction, and old warehouses that have been converted into office and commercial space. Across from the project site along 7<sup>th</sup> Street is the Caltrans rail yard, which largely consists of a series of railroad spurs. To the north of the project site is a three-story office building and the Concourse Exhibition Center, while further south are a several new apartment complexes. Other zoning districts in the vicinity of the project site include: the MB-RA (Mission Bay-Redevelopment Area); SLI (Service-Light Industrial); PDR-1-G (Production, Distribution and Repair-1-General); and, PDR-1-D (Production, Distribution and Repair-1-Design).
4. **Project Description.** The proposal is to convert approximately 72,600 gross square feet on the basement level of the existing building at 601 Townsend Street (also known as the Baker Hamilton Building) into office use. Currently, the building possesses 288,458 gross square feet (gsf), and previously received an office development authorization for 215,858 gsf in 1999. Currently, the entire building is occupied by Adobe Systems, Inc., who will also utilize the new office space. There are no exterior alterations proposed with this application. In support of the project, the Project Sponsor has submitted a Historic Building Maintenance Plan.

5. **Historic Preservation Commission.** On April 18, 2012, the Historic Preservation Commission (HPC) reviewed the proposed project, and provided their recommendation to the Zoning Administrator in HPC Resolution No. 675. The HPC determined the proposed project would enhance the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance program. The Historic Building Maintenance Plan would improve the viability of preserving the historic building, and would not impact the building's historic integrity or historic status.
6. **Public Comment.** The Department received no public comment on this project.
7. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:

- A. **Development Fees.** The Project is subject to the following development fees: Transit Impact Development Fees per Planning Code Section 411, the Jobs-Housing Linkage Fee per Planning Code Section 413, the Child Care Requirement Fee per Planning Code Section 414, and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 423.

*The Project Sponsor shall pay the appropriate Transit Impact Development, Jobs-Housing Linkage, Child Care Requirement, and Eastern Neighborhoods Community Impact fees, pursuant to the aforementioned Planning Code sections, at the appropriate stage of the building permit application process.*

- B. **Open Space.** Planning Code 135.3 outlines the open space requirement for office uses within Eastern Neighborhoods Mixed Use Districts. The proposed project would convert 72,600 gsf of storage space into office use. Therefore, the project is required to provide approximately 1,452 sf of open space for this office use.

*Under Planning Code Section 426, the open space requirement may be satisfied through payment of a fee for each square foot of usable open space not provided. Under Planning Code Section 307(h), the Zoning Administrator has authorized the payment of an in-lieu fee for the open space requirements.*

- C. **Parking.** Planning Code Section 151.1 outlines the schedule of permitted off-street parking spaces in an Eastern Neighborhood Mixed Use Zoning District. In general, off-street accessory parking shall not be required for any use and the quantities specified in the aforementioned planning code section shall serve as the maximum amount of off-street parking spaces.

*As a landmark listed in Article 10 of the San Francisco Planning Code, there is no minimum off-street parking requirement for the subject building, per Planning Code Section 161(k).*

- D. **Freight Loading.** Planning Code Section 152.1 outlines the requirements for off-street freight loading spaces within Eastern Neighborhoods Mixed Use Districts. Since the project would add approximately 72,600 sf of office use, one off-street freight loading space would be required.

*Under Planning Code Section 307(h), the Zoning Administrator may waive the off-street freight loading requirements. Under Planning Code Section 307(h), the Zoning Administrator has waived the off-street freight loading requirement.*

- E. **Office Use in UMU Zoning Districts.** Planning Code Section 843.65 states that office use is permitted in landmark buildings, pursuant to Planning Code Section 803.9(c). Under the aforementioned planning code section, office use is permitted within a landmark property if the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building. The Zoning Administrator has concurred with the Historic Preservation Commission, and has determined that the proposed office use will enhance the feasibility of preserving the building.

- F. **Office Allocation.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

*A portion of the existing building has been used as office space for more than a decade. There is currently more than 1.35 million gross square feet of available "Small Cap" office space in the City. Additionally, the Project is subject to various development fees that will benefit the surrounding community and the city. The Project is located in close proximity to many public transportation options, including a number of Muni and transit lines. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.*

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

*The Project is consistent with the General Plan, as outlined in Section 8 below.*

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

*The proposed office space is located within an existing building. The proposed authorization of the office use includes no interior or exterior alterations to the existing building.*

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project is located within the UMU (Urban Mixed Use) Zoning District, which permits office use within designated landmarks pursuant to Planning Code Section 803.9(c). The subject property is designated as Landmark No. 193, and is located in an area primarily characterized by commercial and light industrial development. There are several office use buildings on the subject block, and on blocks to the north and west of the project site.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The project site is within a quarter-mile of various Muni routes. The 19-Polk Muni bus line is located at 7<sup>th</sup> and Townsend Streets, while the 10-Townsend Muni bus line is located at 8<sup>th</sup> and Townsend Streets. Further, the project site is located within three blocks of the Caltrans station on King Street.*
- c) Open Space Accessibility. *The Project is located within two blocks of open space within Mission Bay.*
- d) Urban Design. *The proposed office space is located in Landmark No. 193 – the Baker Hamilton Building. Constructed in 1905 by architects Albert Sutton and Charles Peter Weeks, 601 Townsend Street was originally a brick masonry warehouse that was converted into office use in 1999. It has been sensitively altered over the years, remains in good condition, and is an excellent example of an intact brick masonry warehouse.*
- e) Seismic Safety. *The Project does not include any interior or exterior renovations.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *The Project includes a total of 72,600 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage will allow the owners (Adobe Systems, Inc.) to expand their operations in San Francisco, and create new opportunities for employment.*
- b) Needs of Existing Businesses. *The Project will supply office space in the Showplace Square area, which allows office use within landmark properties. Based on the Project Sponsor's analysis, the additional office square footage will allow the existing owners/tenants, Adobe Systems, Inc., to expand their existing business, thus allowing them to maximize their existing facilities.*
- c) Availability of Space Suitable for Anticipated Uses. *The Project will provide quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

*The current owner of the subject property is Adobe Systems, Inc., who occupy the entire building.*

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

*The Project does not include any Transfer of Development Rights.*

8. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- a) That Existing Neighborhood-Serving Retail Uses be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced.

*The existing building contains no neighborhood-serving retail uses, nor does the proposal include any retail. Additionally, the building has currently operated as office space for more than a decade, and the tenants/owners create and sustain a demand for neighborhood-serving retail use in the surrounding neighborhood.*

- b) That Existing Housing and Neighborhood Character be Conserved and Protected in Order to Preserve the Cultural and Economic Diversity of Our Neighborhoods.

*The Project conserves and protects the overall neighborhood character, since the Project does not include any exterior additions to the existing building and will not remove or add any housing. The Project is located in the Showplace Square Area Plan, just south of the South of Market neighborhood, and is located within a zoning district that allows office use within landmark properties. Other nearby properties function as either commercial or light industrial spaces.*

- c) The City's Supply of Affordable Housing be Preserved and Enhanced.

*There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is consistent with this priority policy.*

- d) That Commuter Traffic not Impede Muni Transit Service or Overburden our Streets or Neighborhood Parking.

*The area is served by a variety of transit options, including MUNI and Caltrans. It is also near several streets that are part of the City's growing bicycle network. The existing building has never included any off-street parking, and there is a 318-space parking garage directly adjacent to the subject*

*building. The proposal does not include any new off-street parking spaces. Therefore, the Project should have no significant impact on transit or neighborhood parking.*

- e) That a Diverse Economic Base be Maintained by Protecting our Industrial and Service Sectors from Displacement due to Commercial Office Development, and that Future Opportunities for Resident Employment and Ownership in these Sectors be Enhanced.

*The Project will not display any industrial or service uses, or foreclose opportunities for those uses. The Project will continue to provide quality office space that is suitable for a variety of office uses and sizes. This office space will help maintain the local resident employment and demand for neighborhood-serving businesses in the area.*

- f) That the City Achieve the Greatest Possible Preparedness to Protect Against Injury and Loss of Life in an Earthquake.

*The Project will not create any new space that does not meet current seismic safety standards.*

- g) That Landmarks and Historic Buildings be Preserved.

*The Baker Hamilton Building at 601 Townsend Street is Landmark No. 193. Pursuant to Planning Code Section 803.9(c), the Historic Preservation Commission (HPC) reviewed the proposed project on April 18, 2012. As noted in HPC Resolution No. 675, the HPC determined the proposed project would enhance the feasibility of preserving the landmark property.*

- h) That our Parks and Open Space and their Access to Sunlight and Vistas be Protected from Development.

*The proposed Project does not include any exterior additions to the existing buildings, and there will be no impact to parks, open space, access to sunlight, or vista views.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.



**Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 1.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

*The Project will preserve a building that is a historic resource and has been used as office space for over a decade. This authorization of office space will allow the existing office tenants to continue to support the economic vibrancy of the area. Authorization of the office space will also result in the collection of significant development fees that will benefit the community.*

**SHOWPLACE AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1.4:**

SUPPORT A ROLE FOR "KNOWLEDGE SECTOR" BUSINESSES IN APPROPRIATE PORTIONS OF SHOWPLACE SQUARE/POTRERO HILL.

**Policy 1.4.2:**

Allow Knowledge Sector office-type uses in portions of Showplace Square/Potrero Hill where it is appropriate.

*The Project will further this objective by providing 72,600 gsf of new office space within an existing building, which already contains approximately 215,858 gsf of existing office space. The tenant/owner, Adobe Systems, Inc., is a "knowledge sector" business and is a major employer within San Francisco. The Project would allow them to further expand their business operations.*

**OBJECTIVE 3.1:**

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

**Policy 3.1.9:**

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

*The subject building is Landmark No. 193, and the Project would enhance the feasibility of preserving the subject building, as noted within HPC Resolution No. 675. The Project will allow the owner/tenants to*

*expand their operations into the basement, thereby bolstering their ability to maintain and preserve the landmark.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission finds that granting the Project Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2011.1147B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated October 5, 2011, on file in Case Docket No. 2011.1147B.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 10, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 10, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for an office allocation to establish 72,600 gross square feet on the basement floor for office use at 601 Townsend Street, aka Baker Hamilton Building, located at Block 3799, Lot 001, pursuant to Planning Code Section(s) 321, 322 and 803.9(c) within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated **October 5, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.1147B** and subject to conditions of approval reviewed and approved by the Commission on **May 10, 2012** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 10, 2012** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Office Development authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Office Development is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within eighteen months of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of an office development shall commence within 18 months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Conditional Use authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### PROVISIONS

**Transit Impact Development Fee.** Pursuant to Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Department with certification of fee payment.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Jobs Housing Linkage.** Pursuant to Planning Code Sections 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Child Care Requirement.** Pursuant to Planning Code Section 414, the Project Sponsor shall comply with the provisions of the Child-Care Requirements for Office and Hotel Development Project through payment of an in-lieu fee pursuant to Article 4 of the Planning Code.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4 of the Planning Code.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## **MONITORING - AFTER ENTITLEMENT**

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## **OPERATION**

**Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

**Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Zoning Administrator Action Memo Administrative Review of Non-Residential Open Space Reduction and Freight Loading

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* April 24, 2012  
*Project Address:* **601 Townsend Street (Baker Hamilton Building)**  
*Zoning:* UMU (Urban Mixed Use District)  
68-X Height and Bulk District  
*Block/Lot:* 3799/001  
*Project Sponsor:* John Kevlin, Rueben & Junius  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

### PROJECT DESCRIPTION

The proposal is to convert approximately 72,600 gross square feet on the basement level of the existing building at 601 Townsend Street (also known as the Baker Hamilton Building) into office use. Currently, the building possesses 288,458 gross square feet (gsf), and previously received an office development authorization for 215,858 gsf in 1999. There are no exterior alterations proposed with this application. In support of the project, the Project Sponsor has submitted a Historic Building Maintenance Plan.

Planning Code 135.3 outlines the open space requirement for office uses within Eastern Neighborhoods Mixed Use Districts. The proposed project would convert 72,600 gsf of storage space into office use. Therefore, the project is required to provide approximately 1,452 sf of open space for this office use.

Planning Code Section 152.1 outlines the requirements for off-street freight loading spaces within Eastern Neighborhoods Mixed Use Districts. Since the project would add approximately 72,600 sf of office use, one (1) off-street freight loading space would be required.

### ACTION

Planning Code Sections 135.3 and 307(h) allows the Zoning Administrator to waive the non-residential open space requirements in Eastern Neighborhoods Zoning Districts. The Zoning Administrator reviewed the Project under Planning Code Section 307(h), and has **AUTHORIZED ADMINISTRATIVE APPROVAL** for an exception to the non-residential open space requirement of Section 135.3.



Planning Code Sections 152.1 and 307(h) allows the Zoning Administrator to waive off-street freight loading requirements in Eastern Neighborhoods Zoning Districts. The Zoning Administrator reviewed the Project under Planning Code Section 307(h) and has **AUTHORIZED ADMINISTRATIVE APPROVAL** for an exception to the non-residential open space requirement of Section 152.1.

## **FINDINGS**

The Zoning Administrator took the actions described above because of the property's historic resource status as Landmark No. 193, and since there is insufficient space at the existing project site to provide the required non-residential open space and the required off-street freight loading parking space. Further, the existing building currently possesses office use on the first, second, and third floors. Currently, the subject property does not possess any non-residential open space, and there is one off-street loading space within an alley accessed off of King Street. However, the project site is within a two block radius of public open space that is part of Mission Bay. For the non-residential open space, the Project will pay the appropriate in-lieu fee pursuant to Section 426.

The review of a non-residential open space exception requested under Sections 135.3 and 307(h) shall be conducted as part of, and incorporated into, a related building permit application or other required project authorizations. The Zoning Administrator's action is not appealable separately from the related Building Permit Application or other required project authorizations associated with the subject project. For more information on those appeal processes, please contact the staff planner listed above.

The review of an off-street freight loading parking exception requested under Sections 152.1 and 307(h) shall be conducted as part of, and incorporated into, a related building permit application or other required project authorizations. The Zoning Administrator's action is not appealable separately from the related Building Permit Application or other required project authorizations associated with the subject project. For more information on those appeal processes, please contact the staff planner listed above.

cc: Zoning Administrator Files



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Historic Preservation Commission Resolution No. 675

HEARING DATE: April 18, 2012

*Date:* April 18, 2012  
*Case No.:* **2011.1147B**  
*Project Address:* **601 Townsend Street**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
*Block/Lot:* 3799/001  
*Project Sponsor:* John Kelvin, Rueben & Junius  
*Staff Contact:* Richard Sucre – (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By:* Tim Frye, Preservation Coordinator  
[tim.frye@sfgov.org](mailto:tim.frye@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 FOR THE PROPOSED PROJECT AT 601 TOWNSEND STREET (ASSESSOR'S BLOCK 3799, LOT 001), LOCATED WITHIN UMU (URBAN MIXED USE) ZONING DISTRICT.

### PREAMBLE

1. WHEREAS, on October 30, 2011, the Project Sponsor (John Kelvin, Rueben & Junius) filed an Office Allocation Application with the San Francisco Planning Department for 601 Townsend Street (Block 3799, Lot 001).
2. WHEREAS, the proposed project intends to utilize Planning Code Section 803.9(c) to allow office use on the basement level of 601 Townsend Street. Pursuant to Planning Code Section 803.9(c), the following provision is intended to support the economic viability of buildings of historic importance within the UMU District:

(1) This subsection applies only to buildings that are a designated landmark building, or a building listed on or determined eligible for the California Register of Historical Resources by the State Office of Historic Preservation.

(2) All uses are permitted as of right, provided that:

(A) The project does not contain nighttime entertainment.

(B) Prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Landmarks Preservation Advisory Board, determines that allowing the use will enhance the feasibility of preserving the building.

(C) Residential uses meet the affordability requirements of the Residential Inclusionary Affordable Housing Program set forth in Section 315.1 through 315.9.

(3) The Landmarks Preservation Advisory Board shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.
4. WHEREAS, on April 18, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the compliance of the proposed project with the Secretary of the Interior's Standards for Rehabilitation and the ability of the proposed project to enhance the feasibility of the historic resource would be forwarded to the Zoning Administrator for consideration under Planning Code Section 803.9(c).

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at 601 Townsend Street, on Lot 001 in Assessor's Block 3799, and this Commission has provided the following comments:

- The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The proposed project enhances the feasibility of preserving the building by providing for a compatible new use and a cyclical maintenance program. The Historic Building Maintenance Plan would improve the viability of preserving the historic building, and would not impact the building's historic integrity or historic status.

**BE IT FURTHER RESOLVED** that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2011.1147B to the Zoning Administrator.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on April 18, 2012.

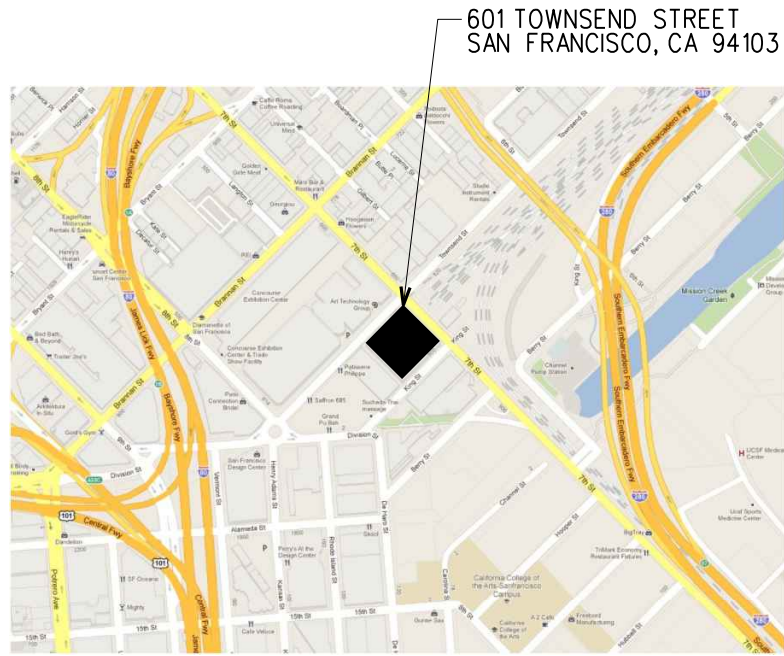
Linda D. Avery  
Commission Secretary

PRESENT: Chase, Damkroger, Hasz, Johns, Martinez, Matsuda and Wolfram

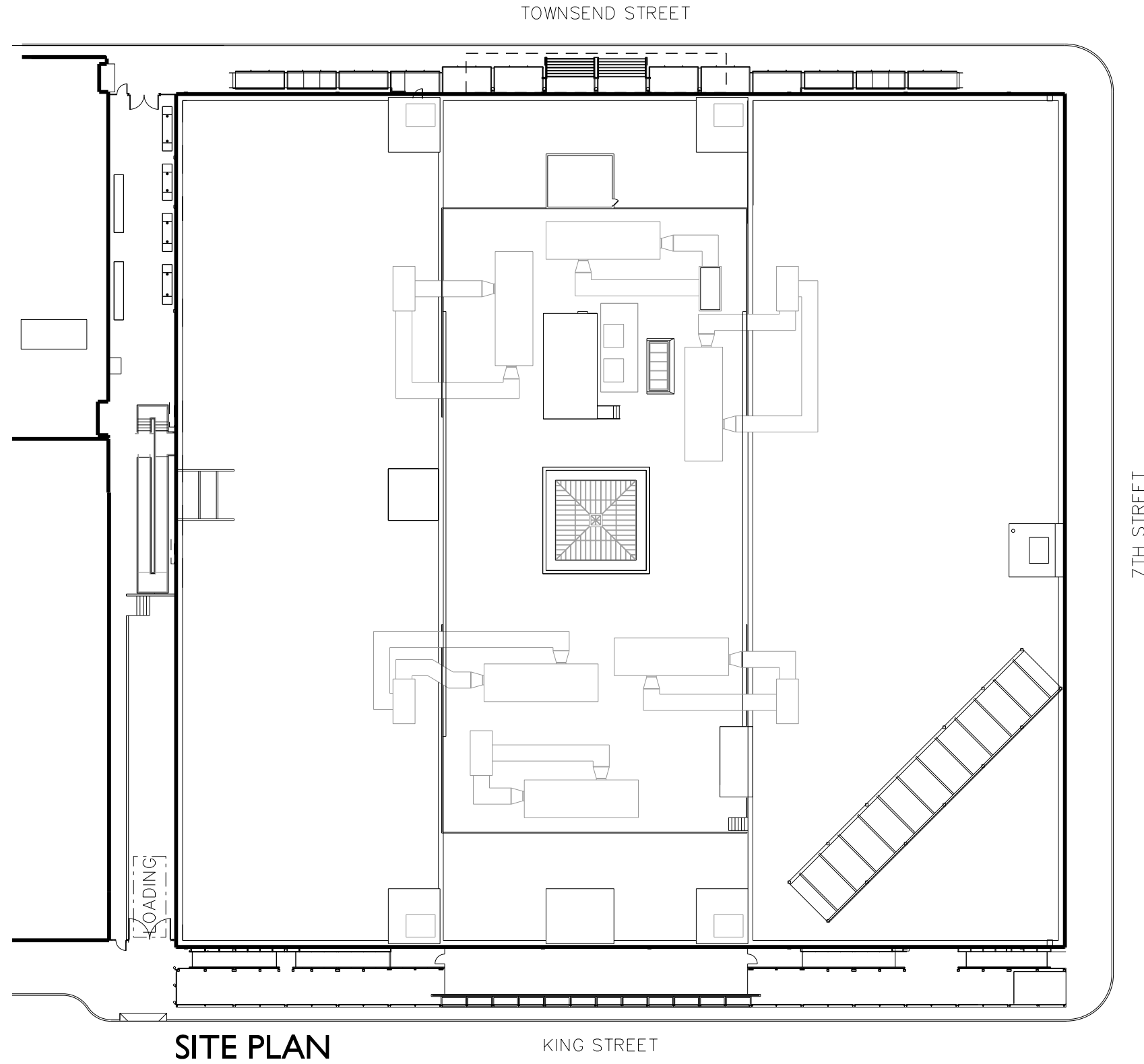
ABSENT:

ADOPTED: April 18, 2012

# 601 TOWNSEND STREET - BASEMENT OFFICE CONVERSION



AREA MAP



SITE PLAN

**VALERIO DEWALT TRAIN ASSOCIATES INC.**  
 ARCHITECTS  
 500 WORTH BOULEVARD  
 SUITE 1000 - LILLIANIS CENTER  
 317-352-6800

**ADOBE SAN FRANCISCO**

601 TOWNSEND, SAN FRANCISCO CA

PROJECT NUMBER

REFERENCE

10014.00

DATE

10.05.2011

DESCRIPTION

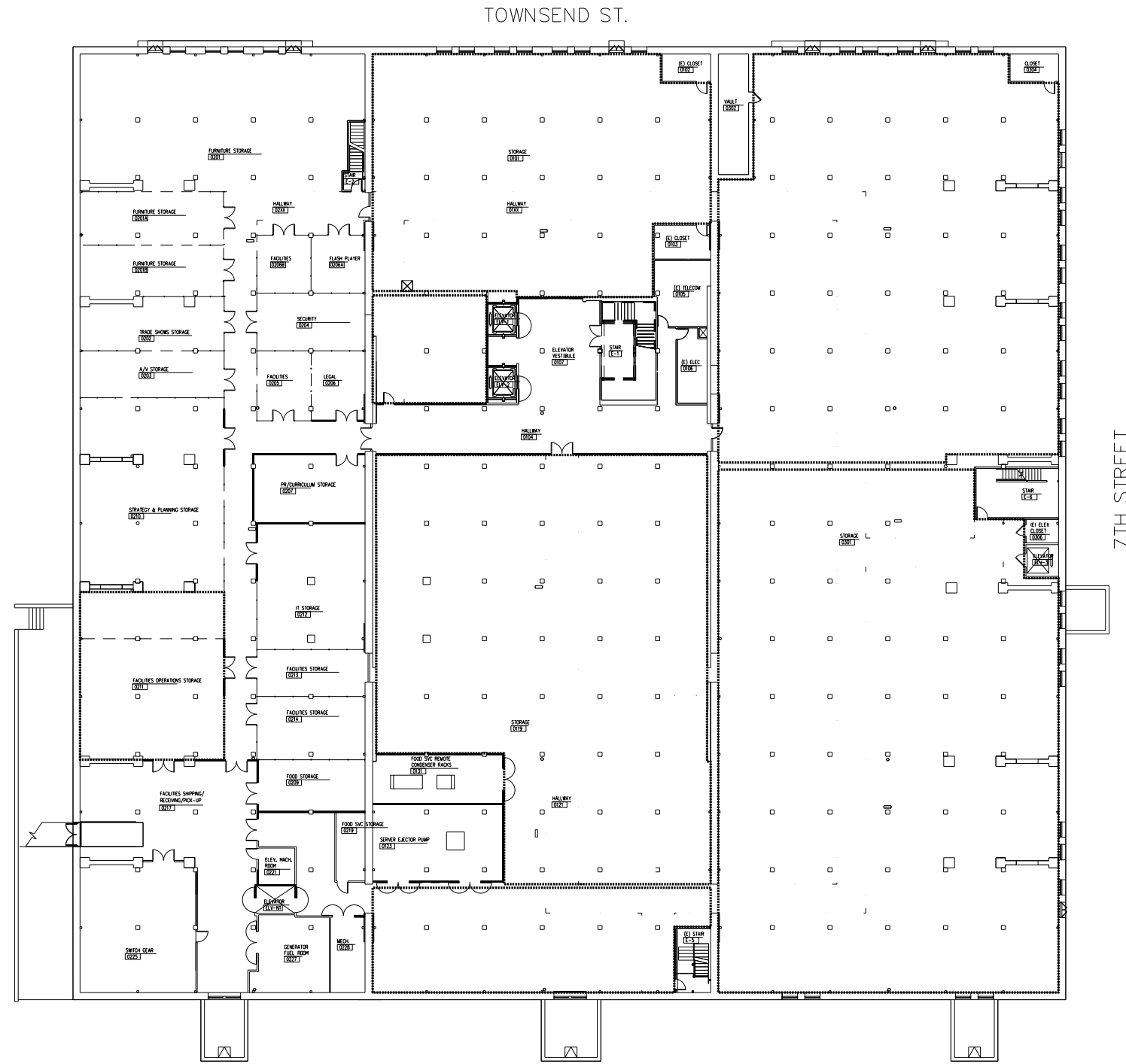
601 TOWNSEND STREET: ADOBE SAN FRANCISCO SITE PLAN

SCALE: 1"=40'

SHEET NUMBER

**SK-001**

# 601 TOWNSEND STREET - BASEMENT OFFICE CONVERSION



**BASEMENT PLAN, EXISTING**

**VALERIO  
DEWALT  
TRAIN  
ASSOCIATES INC.**  
A.S.A. U.S.A. INC.  
500 WORTH BOULEVARD  
SUNNYVALE, CALIFORNIA  
94085  
317-357-6800

**ADOBE SAN FRANCISCO**

601 TOWNSEND, SAN FRANCISCO CA

PROJECT NUMBER

REFERENCE

10014.00

DATE

10.05.2011

DESCRIPTION

601 TOWNSEND STREET: ADOBE SAN FRANCISCO BASEMENT PLAN EXISTING

SCALE: 1"=40'

SHEET NUMBER

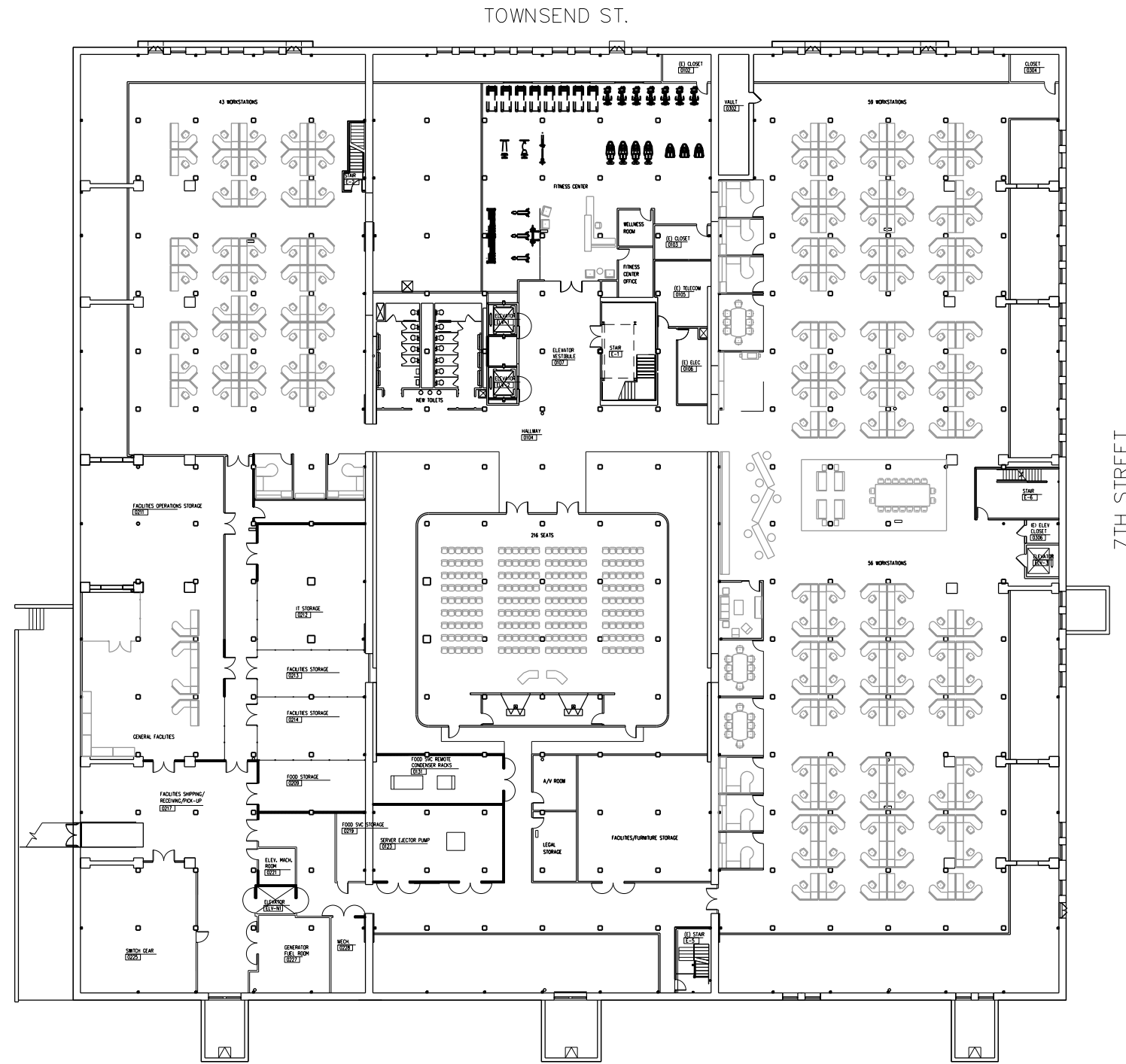
**SK-002**

# 601 TOWNSEND STREET - BASEMENT OFFICE CONVERSION

LAND USE CALCULATIONS			
LAND USE TYPE	EXISTING	PROPOSED	NET CHANGE
NUMBER OF DWELLING UNITS	0 SF	0 SF	0 SF
COMMERCIAL SQUARE FOOTAGE			
RETAIL	0 SF	0 SF	0 SF
OFFICE	215,858 SF	288,458 SF	72,600 SF
NUMBER OF HOTEL ROOMS	0 SF	0 SF	0 SF
INDUSTRIAL SQUARE FOOTAGE	0 SF	0 SF	0 SF
OTHER USES: STORAGE	72,600 SF	0 SF	72,600 SF
NUMBER OF PARKING SPACES	NONE	NONE	NONE

OPEN SPACE CALCULATIONS		
	Project Area	Open Space = Area/50 SF
Basement	66,780 SF	1,336 SF

## AREA CALCULATIONS



BASEMENT PLAN, PROPOSED

**VALERIO DEWALT TRAIN ASSOCIATES INC.**  
 A.S.A. UNIT #101  
 500 Market Street  
 8th Floor, Suite 800  
 San Francisco, CA 94102  
 312.552.6800

**ADOBE SAN FRANCISCO**

601 TOWNSEND, SAN FRANCISCO CA

PROJECT NUMBER  
 REFERENCE  
 10014.00  
 DATE  
 10.05.2011  
 DESCRIPTION  
 601 TOWNSEND STREET: ADOBE SAN FRANCISCO BASEMENT PLAN PROPOSED

SCALE: 1"=40'  
 SHEET NUMBER  
**SK-003**



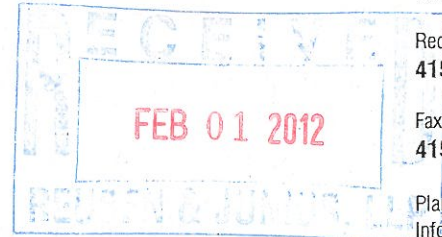


# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Case No.: 2011.1175E  
 Project Title: 601 Townsend Street  
 Zoning: Urban Mixed Use (UMU) District  
 68-X Height and Bulk District  
 Block/Lot: 3799/001  
 Lot Size: 75,625 square feet  
 Project Sponsor: John Kevlin, Reuben & Junius, LLP, (415) 567-9000  
 Staff Contact: Heidi Kline - (415)575-9043  
 Heidi.Kline@sfgov.org



Reception:  
415.558.6378  
 Fax:  
415.558.6409  
 Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

The project site is located on the southwest corner of Townsend and 7th Streets on the block bounded by Townsend, 7th, King, and Division Streets. The existing 288,458 square foot building on the project site, known as the Baker & Hamilton building, is currently occupied by Adobe Systems. The building is both a City landmark (#193) and is on the National Register of Historic Places.

The proposed project would include the conversion of 72,600 square feet of basement storage space to office use in addition to the 215,858 square feet occupied by the tenant. No exterior changes would be made as a result of the conversion. The converted office area would be used by Adobe Systems to accommodate approximately 150 additional work stations, as well as a 200+ seat meeting space and employee fitness room for use by on-site employees.

The project would require an allocation for office development by the Planning Commission under San Francisco Planning Code Section 321. The project would also need a waiver from loading requirements in Section 152.1 of the Planning Code by the Zoning Administrator. The project sponsor would also be seeking administrative review by the Zoning Administrator pursuant to Planning Code Section 307(h), in order to allow use of Planning Code Section 426 which allows payment of a fee rather than providing usable open space for the new office use.

### EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.


### REMARKS:

Please see next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
 Bill Wycko  
 Environmental Review Officer

  
 Date

**REMARKS:**

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 601 Townsend Street project described above, and incorporates by reference information contained within the Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods EIR)<sup>1</sup> (Case No. 2004.0160E; State Clearinghouse No. 2005032048). Project-specific analysis summarized in this determination was prepared for the proposed project at 601 Townsend Street to determine if there would be significant impacts attributable to the proposed project.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 601 Townsend Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods Plan is included below, as well as an evaluation of potential environmental effects.

***Background***

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods Plan was adopted in December 2008. The Eastern Neighborhood Plan was adopted in part to support office and housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods also included changes to existing height and bulk districts in some areas, including the project site at 610 Townsend Street.

During the Eastern Neighborhoods Plan adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods EIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>1</sup>

<sup>1</sup> San Francisco Planning Commission Motion 17659, August 7, 2008. <http://www.sfgov.org/site/>



In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

A major issue in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods EIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed use districts, thus reducing the availability of land traditionally used for PDR employment and businesses.

The Eastern Neighborhoods Final EIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C. While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost could not be precisely gauged, the FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

### *Potential Environmental Effects*

The Eastern Neighborhoods Final EIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed 601 Townsend Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods Final EIR and would represent a small part of the growth that was forecast for the

Eastern Neighborhoods. Thus, the project analyzed in the Eastern Neighborhoods Final EIR considered the incremental impacts of the proposed 601 Townsend Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods Final EIR. Topics for which the Final EIR identified a significant program-level impact are addressed in this Certification of Determination while project impacts for all other topics are discussed in the Community Plan Exemption Checklist.<sup>2</sup> The following discussion demonstrates that the 601 Townsend Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods Final EIR, including project-specific impacts related to land use, archeological resources, historic architectural resources, transportation, noise, air quality, greenhouse gases, and hazardous materials.

### *Land Use and Land Use Planning*

The proposed project at 601 Townsend Street falls within the Showplace Square - Potrero Hill Area Plan of the San Francisco General Plan. One of the objectives of the Plan for this District is to support knowledge sector businesses in appropriate portions of the area (Objective 1.4). Another objective is to protect, preserve, and reuse historic resources with the District (Objective 8.2). The conversion of the basement area to office space would support both of these objectives by providing for the protection and reuse of this historic City Landmark building, as well as supporting the business interests and expansion of Adobe Systems, a knowledge sector business.

The site is zoned Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this former industrially-zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Within the UMU, office uses are restricted to the upper floors of multiple story buildings except for Landmark buildings where they are permitted on all floors. As the project site is a Landmark building, an office use may be established on all floors, including the basement, with a Zoning Administrator determination that allowing the use will enhance the feasibility of preserving the building, per Planning Code Section 803.9(c). Therefore, the proposed change in use would be consistent with those uses permitted within the UMU District.

While the proposed project would convert 72,600 square feet of storage use to office use, rather than a PDR use, office uses in the mixed use area were anticipated and are consistent both with the policies of the Area Plan and specific zoning adopted pursuant to the Area Plan for this particular location. Additionally, the conversion of this storage space to an office use would not result in physical changes that would preclude the use of the space in the future for PDR uses as only a few internal walls would be constructed that would divide the large expansive floor area and thus serve as a hindrance to establishing light and medium PDR uses. The planned additional work stations would be defined using portable partitions rather than permanent walls. The existing building's lack of ample truck loading facilities minimizes its attractiveness for many PDR uses and this project would not exacerbate this as no removal

---

<sup>2</sup>San Francisco Planning Department, Community Plan Exemption Checklist, 601 Townsend Street, December 14, 2011. This document is on file and is available for review as part of Case File No. 2011.1175E at 1650 Mission Street, Suite 400, San Francisco, CA.

of existing loading facilities is planned. No changes would be made to the height or bulk of the building. The proposed project would not result in peculiar land use impacts that were not identified in the Eastern Neighborhoods FEIR. Prior to the use of the space for office use, the project sponsor would need to comply with Section 321 of the San Francisco Planning Code to get an allocation for the additional office space. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code. Further, the project would not substantially impact upon the existing character of the vicinity and would not physically divide an established community.

### *Cultural Resources*

#### **Archeological Resources**

The Eastern Neighborhoods FEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant. The three archeological mitigation measures do not apply to the proposed project at 601 Townsend Street because the project involves no subsurface excavation and is not located in the Mission Dolores Archeological District.

#### **Historic Architectural Resources**

The Eastern Neighborhoods FEIR anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). As no exterior changes are proposed as part of the project at 601 Townsend Street this mitigation measure would not apply. Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

The project involves the conversion of an existing basement storage space into office use. Though the project site, the Baker & Hamilton building, has been designated as both a City Landmark (#193) and a National Historic Landmark, no exterior changes or modifications would be made. Only interior tenant improvements in the basement would be completed to accommodate office uses. The City's Historic Resources Specialist for the Southeast quadrant has reviewed the proposal to convert the basement to office use and found that since the project does not involve any exterior alterations, it would not impact any of the exterior character-defining features which contribute to the property's historic status. Therefore, the project would not have a significant adverse impact on the historic resource located on the project site.<sup>3</sup>

---

<sup>3</sup> Sucre, Rich, "Re: 601 Townsend." Message to Heidi Kline. 26 Jan. 2012. Email. Available for review as part of Case File No. 2011.1175E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

### *Transportation*

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the Municipal Transportation Agency or other City agencies. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines intersections could not be fully mitigated. Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009.

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, significance criterion 5c would not apply to the proposed project.

### **Trip Generation**

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department<sup>4</sup>. The site is located in the City's Superdistrict 3 traffic analysis area. The proposed project would result in an increase of 72,600 square feet of office use. Based on the SF Guidelines, an additional 72,600 square feet of office space would accommodate 263 additional employees using a ratio of 3.6 employees per 1,000 square feet of office area. This standard employee density was used to evaluate potential transportation impacts, rather than the project sponsor's preliminary estimate of 150 additional employees, to maintain consistency with other office uses in the area. The use of the larger number of forecasted employees provides for a more conservative approach in evaluating potential project-generated transportation impacts.

Thus, this additional 72,600 square feet of office space would generate 112 PM peak hour person-trips of which 77 would be vehicle trips, 22 would be transit trips, 8 would be pedestrian, and 4 would be other, presumably bicycle. Of the projected 1,314 total person-trips, 814 would be vehicle trips, 252 would be transit trips, 165 would be pedestrian trips, and 84 would be bicycle trips. Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

### **Traffic**

As mentioned above, the zoning changes studied in the Eastern Neighborhoods FEIR anticipated significant impacts to traffic. The proposed project would contribute to these identified traffic impacts. The estimated 77 new PM peak hour vehicle trips would travel through the intersections surrounding the project block, several of which were found to have significant 2025 Cumulative impacts with no feasible mitigations. These intersections include Seventh/Brannan, Seventh/Townsend, and several blocks away,

---

<sup>4</sup> Heidi Kline, San Francisco Planning Department, Transportation Calculations, December 15, 2011. These calculations are available for review as part of Case File No. 2011.1175E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.



Eight/ Bryant, and Eight/ Harrison. Though the project would contribute to a significant impact to 2025 Cumulative conditions at these intersections identified in the Eastern Neighborhoods EIR, the project's contribution of 77 PM peak hour vehicle trips would not be a substantial proportion of the overall traffic volume generated by Eastern Neighborhood projects, should the project be approved, and would be within the scope of the Eastern Neighborhood analysis. The proposed project would not result in a project-specific traffic impact, therefore, requiring no further project specific analysis.

### **Transit**

As indicated above, the proposed project is estimated to add 252 daily transit person trips, of which 22 are estimated to occur in the P.M. peak hour. The project site is served by several local and regional transit lines including Muni lines 8-BX-Bayshore Express, 10-Townsend, 14X-Mission Express, 19-POLK, and the regional CalTrain rail service for San Mateo/ Santa Clara Counties with a station at 4<sup>th</sup> and Townsend Streets. Therefore, the additional P.M. peak hour transit trips would likely be accommodated on existing routes.

The Eastern Neighborhoods Final EIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership due to the change from 2025 No-Project operating conditions for Muni lines 9, 10, 12, 14, 14L, 22, 27, 47, 49 and 67 under all Eastern Neighborhoods rezoning options. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information and storage/maintenance capabilities for Muni lines in Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to be significant and unavoidable and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The proposed project would not conflict with the implementation of these mitigation measures, and it is likely the significant and unavoidable cumulative transit conditions would occur with or without the proposed project. The proposed project's contribution of 22 p.m. peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects, should the project be approved. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific transit impact, therefore, requiring no further project specific analysis.

### **Bicycles and Pedestrians**

The proposed project would generate approximately 8 PM peak-hour pedestrian and 4 bicycle trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns. No exterior improvements would be made so the project would not have any impact on the existing bicycle routes in the immediate vicinity.

### **Loading**

The project site currently has one loading space. The conversion of the additional 72,600 square feet of storage area to office use would generate the need to add an additional loading space based on the

building's size and use in the UMU zoning district pursuant to the Planning Code. However, Planning Code Section 307(h) provides for the Zoning Administrator to reduce this requirement for off-street loading spaces. The project sponsor has filed an application for relief from having to provide an additional space given the existing building's landmark status and physical constraints. Rather, the project proponent has indicated that during the rare occurrence when two trucks arrive at the site at the same time for a delivery, one truck parks along King Street. Upon conversion of the basement to office use, the project proponent has indicated that should traffic congestion resulting from truck deliveries become a problem, it would consider scheduling those deliveries within its control to occur in the off-peak hours.<sup>5</sup>

### Parking

The project site currently contains no parking, and no new parking is proposed. Based on the methodology presented in the 2002 *Transportation Guidelines*, on an average weekday, the planned additional 72,600 square feet of office space would generate a demand for 171 parking spaces. Of those additional parking spaces, 152 would be for long-term parking spaces and 19 would be short-term parking.

The project site's UMU zoning does not require that on-site parking be provided. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. This information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public

---

<sup>5</sup> Kevlin, John, Reubin & Junius, LLP, "Re: 601 Townsend." Message to Heidi Kline. 25 Jan. 2012. Email. Available for review as part of Case File No. 2011.1175E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

transportation and alternative transportation." The project area is well-served by public transit and bike lanes which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

### *Noise*

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods FEIR noted that the project would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of these six noise mitigation measures, noise impacts were found to be less than significant.

The proposed project at 601 Townsend Street involves a change of use and interior renovations to an existing building. Mitigation Measures F-1 and F-2 of the FEIR involve noise controls on the use of pile driving equipment and other construction equipment. These two construction noise measures are not applicable to the proposed project because project construction would not involve pile driving and would occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.

Mitigation Measure F-3 involves noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require noise-generation analyses to reduce potential conflicts between noise-generating uses and new sensitive receptors. The project site does not currently contain any sensitive receptors, and the proposed project would not add any sensitive receptors to the project site; thus, these three mitigation measures are not applicable to the proposed project.

Mitigation Measure F-6 requires that open space be protected, to the maximum feasible extent, from existing ambient noise levels. The immediate project vicinity contains no open space or parks; thus, Mitigation Measure F-6 is not applicable to the proposed project.

### *Air Quality*

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations.

Four mitigation measures were identified that would reduce air quality impacts to less than significant. Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project at 601 Townsend Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. While the project site is located within the Potential Roadway Exposure Zone, the proposed project does not involve the addition of residential units; thus this mitigation measure is not applicable to this project.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert basement storage space to office space, and is not expected to generate substantial DPM emissions or be served by at least 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert storage space to office space and would not be expected to generate substantial DPM emissions. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

No diesel-powered equipment would be used during the construction of tenant improvements in the basement to facilitate its conversion to office space. The new office use would not involve the use of



heavy equipment or manufacturing processes that emit air pollutants. Thus, the proposed project would not result in any construction-related air quality impacts.

### *Greenhouse Gas Emissions*

#### **Greenhouse Gases.**

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO<sub>2</sub>E).<sup>4</sup>

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.<sup>6</sup>

The California Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO<sub>2</sub>E (MMTCO<sub>2</sub>E), or about 535 million U.S. tons.<sup>7</sup> The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.<sup>8</sup> In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36 percent of the Bay Area's 95.8 MMTCO<sub>2</sub>E emitted in 2007.<sup>9</sup> Electricity generation accounts for approximately 16 percent of the Bay Area's GHG emissions followed by residential fuel usage at 7 percent, off-road equipment at 3 percent and agriculture at 1 percent.<sup>10</sup>

---

<sup>6</sup> Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

<sup>7</sup> California Air Resources Board, "California Greenhouse Gas Inventory for 2000-2006 – by Category as Defined in the Scoping Plan." [http://www.arb.ca.gov/cc/inventory/data/tables/ghg\\_inventory\\_scopingplan\\_2009-03-13.pdf](http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf). Accessed March 2, 2010.

<sup>8</sup> Ibid.

<sup>9</sup> Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at:

[http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007\\_2\\_10.ashx](http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007_2_10.ashx). Accessed March 2, 2010.

<sup>10</sup> Ibid.

Senate Bill 97 (SB 97) requires the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. The Natural Resources Agency adopted OPR's CEQA guidelines on December 30, 2009, amending various sections of the guidelines to provide guidance for analyzing GHG emissions. Specifically, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs. OPR's amendments to the CEQA Guidelines have been incorporated into this analysis accordingly.

### Project Greenhouse Gas Emissions

The most common GHGs resulting from human activity are CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O.<sup>11</sup> State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes and are therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during their construction and operational phases. Both direct and indirect GHG emissions are generated by project operations. Operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would increase the activity on the project site by converting a basement storage area to office use. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and building operations associated with energy use, water use and wastewater treatment, and solid waste disposal.

San Francisco has been actively pursuing cleaner energy, alternative transportation, and solid waste policies, many of which have been codified into the regulations listed above. In an independent review of San Francisco's community-wide emissions it was reported that San Francisco has achieved a 5 percent reduction in community-wide GHG emissions below the Kyoto Protocol 1990 baseline levels. The 1997 Kyoto Protocol sets a greenhouse gas reduction target of 7 percent below 1990 levels by 2012. The "community-wide inventory" includes greenhouse gas emissions generated by San Francisco by residents, businesses, and commuters, as well as municipal operations. The inventory also includes emissions from both transportation and building energy sources.<sup>12</sup>

As infill development, the proposed project would be constructed in an urban area with good transit access, reducing regional vehicle trips and vehicle miles traveled. Given that San Francisco has implemented binding and enforceable programs to reduce GHG emissions applicable to the proposed project and that San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels, the proposed project's GHG emissions would result in a less than significant impact.

### Consistency with Applicable Plans

---

<sup>11</sup>Governor's Office of Planning and Research. Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review. June 19, 2008. Available at <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

<sup>12</sup>City and County of San Francisco: Community GHG Inventory Review. August 1, 2008. IFC International, 394 Pacific Avenue, 2nd Floor, San Francisco, CA 94111. Prepared for City and County of San Francisco, Department of the Environment.

Both the State and the City of San Francisco have adopted programs for reducing greenhouse gas emissions, as discussed below.

Assembly Bill 32. In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500 et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires the ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, the ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels.<sup>13</sup> The Scoping Plan estimates a reduction of 174 million metric tons of CO<sub>2</sub>E (MMT CO<sub>2</sub>E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors (see table below). The ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.<sup>14</sup> Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

GHG Reductions from the AB 32 Scoping Plan	
Reduction Measures	GHG Reductions (MMT CO <sub>2</sub> E)
Reduction Measures By Sector	
Transportation	62.3
Electricity and natural gas	49.7
Industry	1.4
Landfill methane control measure (discrete early action)	1
Forestry	5
High global warming potential GHGs	20.2
Additional reductions needed to achieve the GHG cap	34.4
<b>Total</b>	<b>174</b>
Other Recommended Measures	
Government operations	1-2
Agriculture - methane capture at large dairies	1
Methane capture at large dairies	1
Additional GHG Reduction Measures	
Water reduction measures	4.8
Green buildings measures	26
High recycling/zero waste measures: commercial recycling, composting,	9

<sup>13</sup> ARB, California's Climate Plan: Fact Sheet. Available online at: [http://www.arb.ca.gov/cc/facts/scoping\\_plan\\_fs.pdf](http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf). Accessed March 4, 2010.

<sup>14</sup> California Air Resources Board. AB 32 Scoping Plan. Available Online at: [http://www.arb.ca.gov/cc/scopingplan/sp\\_measures\\_implementation\\_timeline.pdf](http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf). Accessed March 2, 2010.

anaerobic digestion, extended producer responsibility, and environmentally preferable purchasing	
Total	42.8-43.8

Source: ARB, California’s Climate Plan: Fact Sheet, “Balanced and Comprehensive Mix of Measures.”

AB 32 also anticipates that local government actions will result in reduced GHG emissions. The ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves, and notes that successful implementation of the plan relies on local governments’ land use planning and urban growth decisions. This is because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State’s GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a “sustainable communities strategy” in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by the ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. SB 375 would be implemented over the next several years, and the Metropolitan Transportation Commission’s 2013 RTP would be its first plan subject to SB 375.

City and County of San Francisco GHG Reduction Strategy. In addition to the State’s GHG reduction strategy (AB 32), the City has developed its own strategy to address greenhouse gas emissions on a local level. The vision of the strategy is expressed in the City’s Climate Action Plan, however implementation of the strategy is appropriately articulated within other citywide plans (General Plan, Sustainability Plan, etc.), policies (Transit-First Policy, Precautionary Principle Policy, etc.), and regulations (Green Building Ordinance, etc.). The following plans, policies, and regulations highlight some of the main components of San Francisco’s GHG reduction strategy.

**Overall GHG Reduction Sector**

San Francisco Sustainability Plan. In July 1997 the Board of Supervisors approved the Sustainability Plan for the City of San Francisco establishing sustainable development as a fundamental goal of municipal public policy.

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a GHG emissions reduction goal of 20 percent below 1990 levels by the year 2012. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions.<sup>15</sup> The Climate Action Plan provides the context of climate change in San Francisco and examines strategies to meet the 20 percent GHG reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions have been implemented or are now in progress.

Greenhouse Gas Reduction Ordinance. In May 2008, the City of San Francisco adopted an ordinance amending the San

<sup>15</sup>San Francisco Department of the Environment and San Francisco Public Utilities Commission, Climate Action Plan for San Francisco, Local Actions to Reduce Greenhouse Emissions, September 2004.



Francisco Environment Code to establish City GHG emission targets and departmental action plans, to authorize the Department of the Environment to coordinate efforts to meet these targets, and to make environmental findings. The ordinance establishes the following GHG emission reduction limits for San Francisco and the target dates to achieve them: Determine 1990 City GHG emissions by 2008, the baseline level with reference to which target reductions are set;

Reduce GHG emissions by 25 percent below 1990 levels by 2017;

Reduce GHG emissions by 45 percent below 1990 levels by 2025; and

Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The ordinance also specifies requirements for City departments to prepare departmental Climate Action Plans that assess, and report to the Department of the Environment, GHG emissions associated with their department's activities and activities regulated by them, and prepare recommendations to reduce emissions. As part of this, the San Francisco Planning Department is required to: (1) update and amend the City's applicable General Plan elements to include the emissions reduction limits set forth in this ordinance and policies to achieve those targets; (2) consider a project's impact on the City's GHG reduction limits specified in this ordinance as part of its review under CEQA; and (3) work with other City departments to enhance the "transit first" policy to encourage a shift to sustainable modes of transportation thereby reducing emissions and helping to achieve the targets set forth by this ordinance.

### **Transportation Sector**

**Transit First Policy.** In 1973 San Francisco instituted the Transit First Policy (Article 8A, Section 8A.115. of the City Charter) with the goal of reducing the City's reliance on freeways and meeting transportation needs by emphasizing mass transportation. The Transit First Policy gives priority to public transit investments; adopts street capacity and parking policies to discourage increased automobile traffic; and encourages the use of transit, bicycling and walking rather than use of single-occupant vehicles.

**San Francisco Municipal Transportation Agency's Zero Emissions 2020 Plan.** The SFMTA's Zero Emissions 2020 plan focuses on the purchase of cleaner transit buses including hybrid diesel-electric buses. Under this plan hybrid buses will replace the oldest diesel buses, some dating back to 1988. The hybrid buses emit 95 percent less particulate matter (PM, or soot) than the buses they replace, they produce 45 percent less oxides of nitrogen (NOx), and they reduce GHGs by 30 percent.

**San Francisco Municipal Transportation Agency's Climate Action Plan.** In November 2007 voters passed Proposition A, requiring the SFMTA to develop a plan to reach a 20 percent GHG reduction below 1990 levels by 2012 for the City's entire transportation sector, not merely in the SFMTA's internal operations. SFMTA has prepared a Draft Climate Action Plan outlining measures needed to achieve these targets.

**Commuter Benefit Ordinance.** The Commuter Benefit Ordinance (Environment Code, Section 421), effective January 19, 2009, requires all employers in San Francisco that have 20 or more employees to offer one of the following benefits: (1) A Pre-tax Transit Benefit, (2) Employer Paid Transit Benefits, or (3) Employer Provided Transit.

The City's Planning Code reflects the latest smart growth policies and includes: electric vehicle refueling stations in city parking garages, bicycle storage facilities for commercial and office buildings, and zoning that is supportive of high density mixed-use infill development. The City's more recent area plans, such as Rincon Hill and the Market and Octavia Area Plan, provide transit-oriented development policies. At the same time there is also a community-wide focus on ensuring San Francisco's neighborhoods as "livable" neighborhoods, including the Better Streets Plan that would improve San Francisco's streetscape, the Transit Effectiveness Plan, that aims to improve transit service, and the Bicycle Plan, all of which promote alternative transportation options.

### **Renewable Energy**

**The Electricity Resource Plan (Revised December 2002).** San Francisco adopted the Electricity Resource Plan to help address growing environmental health concerns in San Francisco's southeast community, home of two power plants. The plan presents a framework for assuring a reliable, affordable, and renewable source of energy for the future of San Francisco.

Go Solar SF. On July 1, 2008, the San Francisco Public Utilities Commission (SFPUC) launched their "GoSolarSF" program to San Francisco's businesses and residents, offering incentives in the form of a rebate program that could pay for approximately half the cost of installation of a solar power system, and more to those qualifying as low-income residents. The San Francisco Planning Department and Department of Building Inspection have also developed a streamlining process for Solar Photovoltaic (PV) Permits and priority permitting mechanisms for projects pursuing LEED® Gold Certification.

### Green Building

LEED® Silver for Municipal Buildings. In 2004, the City amended Chapter 7 of the Environment code, requiring all new municipal construction and major renovation projects to achieve LEED® Silver Certification from the US Green Building Council.

City of San Francisco's Green Building Ordinance. On August 4, 2008, Mayor Gavin Newsom signed into law San Francisco's Green Building Ordinance for newly constructed residential and commercial buildings and renovations to existing buildings. The ordinance specifically requires newly constructed commercial buildings over 5,000 square feet (sq. ft.), residential buildings over 75 feet in height, and renovations on buildings over 25,000 sq. ft. to be subject to an unprecedented level of LEED® and green building certifications, which makes San Francisco the city with the most stringent green building requirements in the nation. Cumulative benefits of this ordinance includes reducing CO2 emissions by 60,000 tons, saving 220,000 megawatt hours of power, saving 100 million gallons of drinking water, reducing waste and stormwater by 90 million gallons of water, reducing construction and demolition waste by 700 million pounds, increasing the valuations of recycled materials by \$200 million, reducing automobile trips by 545,000, and increasing green power generation by 37,000 megawatt hours.<sup>16</sup>

### Waste Reduction

Zero Waste. In 2004, the City of San Francisco committed to a goal of diverting 75 percent of its' waste from landfills by 2010, with the ultimate goal of zero waste by 2020. San Francisco currently recovers 72 percent of discarded material.

Construction and Demolition Debris Recovery Ordinance. In 2006 the City of San Francisco adopted Ordinance No. 27-06, requiring all construction and demolition debris to be transported to a registered facility that can divert a minimum of 65 percent of the material from landfills. This ordinance applies to all construction, demolition, and remodeling projects within the City.

Universal Recycling and Composting Ordinance. Signed into law on June 23, 2009, this ordinance requires all residential and commercial building owners to sign up for recycling and composting services. Any property owner or manager who fails to maintain and pay for adequate trash, recycling, and composting service is subject to liens, fines, and other fees.

The City has also passed ordinances to reduce waste from retail and commercial operations. Ordinance 295-06, the Food Waste Reduction Ordinance, prohibits the use of polystyrene foam disposable food service ware and requires biodegradable/compostable or recyclable food service ware by restaurants, retail food vendors, City Departments, and City contractors. Ordinance 81-07, the Plastic Bag Reduction Ordinance, requires many stores located within the City and County of San Francisco to use compostable plastic, recyclable paper and/or reusable checkout bags.

AB 32 contains a comprehensive approach for developing regulations to reduce statewide GHG emissions. The ARB acknowledges that decisions on how land is used will have large effects on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas sectors. Many of the measures in the Scoping Plan—such as implementation of increased fuel efficiency for vehicles (the "Pavley" standards), increased efficiency in utility operations, and development of more renewable energy sources—require statewide action by government, industry, or both.

<sup>16</sup>These findings are contained within the final Green Building Ordinance, signed by the Mayor August 4, 2008.

Some of the Scoping Plan measures are at least partially applicable to development projects, such as increasing energy efficiency in new construction, installation of solar panels on individual building roofs, and a "green building" strategy. As evidenced above, the City has already implemented several of these measures that require local government action, such as the Green Building Ordinance, a zero waste strategy, the Construction and Demolition Debris Recovery Ordinance, and a solar energy generation subsidy program, to realize meaningful reductions in GHG emissions. These programs (and others not listed) collectively comprise San Francisco's GHG reduction strategy and continue San Francisco's efforts to reduce the City's greenhouse gas emissions to 20 percent below 1990 levels by the year 2012, a goal outlined in the City's 2004 Climate Action Plan. The City's GHG reduction strategy also furthers the State's efforts to reduce statewide GHG emissions as mandated by AB 32.

The proposed project would be required to comply with GHG reduction regulations as discussed above, as well as applicable AB 32 Scoping Plan measures that are ultimately adopted and become effective during implementation of proposed project. Given that the City has adopted numerous GHG reduction strategies recommended in the AB 32 Scoping Plan; that the City's GHG reduction strategy includes binding, enforceable measures to be applied to development projects, such as the proposed project; and that the City's GHG reduction strategy has produced measurable reductions in GHG emissions, the proposed project would not conflict with either the state or local GHG reduction strategies. In addition, the proposed project would not conflict with any plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the proposed project would have a less-than-significant impact with respect to GHG emissions.

In summary, the project proposes to convert existing basement storage space to office use. The proposed project would contribute to the cumulative effects of climate change by emitting greenhouse gases (GHGs) during construction and operational phases. Construction of the proposed project is estimated at approximately 5 months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within the Showplace Square – Potrero Hill Area Plan analyzed under the Eastern Neighborhoods Rezoning EIR. The Eastern Neighborhoods Rezoning EIR assessed the GHG emissions that could result from rezoning under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of carbon dioxide equivalents (CO<sub>2</sub>E)<sup>17</sup> per service population<sup>18</sup>, respectively.<sup>19</sup> The Eastern Neighborhoods EIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. The Eastern Neighborhoods EIR adequately addressed greenhouse gas emissions and the resulting emissions were determined to be less than significant. Therefore, the project would not result in any significant impacts related to GHG emissions.

---

<sup>17</sup>Greenhouse gas emissions are typically measured in CO<sub>2</sub>E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use projects, such as this, may also include emissions from methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O), therefore greenhouse gas emissions are typically reported at CO<sub>2</sub>E.

<sup>18</sup>SP= Service Population. Service population is the equivalent of total number of residents + employees.

<sup>19</sup>Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

### *Hazards and Hazardous Materials*

The FEIR found that the rezoning of currently zoned industrial (PDR) land to residential, commercial, or open space uses in the Eastern Neighborhoods would result in the incremental replacement of some of the existing non-conforming businesses with development of these other land uses. Development may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant.

The interior renovations that are proposed at 601 Townsend Street may involve the removal and/or disturbance of hazardous building materials as part of the interior renovation of the basement area. Thus, Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant. In accordance with Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Mitigation Measure 2, below.

In accordance with Eastern Neighborhoods Final EIR requirements, the project sponsor has agreed to implement the following mitigation measure.

*Project Mitigation Measure 1 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods FEIR).* The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

### *Public Notice and Comment*

A "Notification of Project Receiving Environmental Review" was mailed on December 2, 2011, to owners of properties within 300 feet of the project site and adjacent occupants. While a representative for the Alliance for a Better District 6 requested a copy of the final environmental document, no members of the public expressed any concerns related to the proposed project.

### *Conclusion*

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 601 Townsend Street. As described above, the 601 Townsend Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 601 Townsend Street would not have any new significant or peculiar effects on the environment not previously identified in the Eastern Neighborhoods FEIR, nor would any environmental impacts be substantially greater than described in



the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

## Community Plan Exemption Checklist

*Case No.:* 2011.1175E  
*Project Title:* 601 Townsend Street, Conversion of 72,600 Square Feet of Basement Storage Area to Office Use in the Baker and Hamilton Building  
*Zoning:* UMU (Urban Mixed Use)  
 68-X Height and Bulk District  
*Block/Lot:* (3799)/(001)  
*Lot Size:* 75,625 square feet  
*Plan Area:* Showplace Square – Potrero Hill Subarea of the Eastern Neighborhood Rezoning and Area Plan

### A. PROJECT DESCRIPTION

The project site is located on the southwest corner of Townsend and 7<sup>th</sup> Streets on the block bounded by Townsend, 7<sup>th</sup>, King, and Division Streets. The existing 288,458 square foot building on the project site, known as the Baker & Hamilton building, is currently occupied by Adobe Systems. The building is both a City landmark (#193) and is on the National Register of Historic Places.

The proposed project would include the conversion of 72,600 square feet of basement storage space to office use in addition to the 215,858 square feet occupied by the tenant. No exterior changes would be made as a result of the conversion. The converted office area would be used by Adobe Systems to accommodate approximately 150 additional work stations, as well as a 200+ seat meeting space and employee fitness room for use by on-site employees.

The project would require an allocation for office development by the Planning Commission under San Francisco Planning Code (SFPC) Section 321. The project would also need a waiver from loading requirements in Section 152.1 of the SFPC by the Zoning Administrator. The project sponsor would also be seeking administrative review by the Zoning Administrator pursuant to Planning Code Section 307(h), in order to allow use of Planning Code Section 426 which allows payment of a fee rather than providing usable open space for the new office use.

### B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (FEIR) for the plan area.

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (FEIR) for the plan area (i.e., the Eastern Neighborhoods Rezoning and Area Plans Final EIR). Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the

FEIR, the item is checked "Project Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR. All items for which the FEIR identified as not a significant impact or the project would not have a significant peculiar impact are also checked "Addressed Below," and are discussed.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>1. LAND USE AND LAND USE PLANNING—</b>				
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>2. AESTHETICS— Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***No Significant Impacts Identified in FEIR***

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

***No Peculiar Impacts***

The proposed project entails changing the use of a basement within an existing building and would not result in any exterior changes. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

Topics:	Project			
	Sig. Impact Identified in FEIR	Contributes to Sig. Impact Identified in FEIR	Project has Peculiar Sig. Impact	Addressed Below
<b>3. POPULATION AND HOUSING—</b>				
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Significant Impacts Identified in FEIR**

The Eastern Neighborhoods FEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

**No Peculiar Impacts**

The proposed project does not involve the development of residential use or the displacement of people. As no housing would be removed, the construction of replacement housing would not be necessary. In addition, the project does not propose any new infrastructure that would indirectly induce population growth.

The FEIR concluded that an increase in population in the Plan Area was expected to occur as a secondary effect of the proposed rezoning that would not, in itself, result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Plan neighborhoods, including the Showplace Square/ Potrero Hill area. The FEIR estimated that approximately 5,000 new jobs would be added in the Showplace Square/ Potrero Hill Area between 2000 – 2025. The proposed 150 new jobs that are projected to be generated by the project at 601 Townsend Street would be among those anticipated to be added. The FEIR concluded that the additional housing demand generated by the Plan rezoning would be offset by the provision of additional housing development in the Plan Area.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>5. TRANSPORTATION AND CIRCULATION— Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

---

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>6. NOISE—Would the project:</b>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.



Topics:	Project		Project has Sig. Peculiar Impact	Addressed Below
	Sig Impact Identified in FEIR	contributes to Sig. Impact Identified in FEIR		

7. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**

- |  |                                     |                          |                          |                                     |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Please see the Certificate of Determination for discussion of this topic.

Topics:	Project		Project Has Sig. Peculiar Impact	Addressed Below
	Significant Impact Identified in FEIR	Contributes to Sig. Impact Identified in FEIR		

8. GREENHOUSE GAS EMISSIONS—  
Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Please see Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact</i>	<i>Project</i>	<i>Project has</i>	<i>Addressed</i>
	<i>identified</i>	<i>contributes to</i>	<i>Sig. Peculiar</i>	
	<i>in FEIR</i>	<i>Sig. Impact</i>	<i>Impact Not</i>	
		<i>Identified in</i>	<i>Identified in</i>	<i>Below</i>
		<i>FEIR</i>	<i>FEIR</i>	
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Wind*

*Significant Impacts Identified in FEIR*

Wind impacts are judged to be less-than-significant at a plan level of analysis and for cumulative development. Specific projects within Eastern Neighborhoods will require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the FEIR. No mitigation measures were identified in the FEIR.

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.<sup>20</sup> The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

*No Peculiar Impacts*

The proposed project would not alter the height of the existing building; thus, wind impacts are not applicable to the proposed project.

*Shadow-Significant Impacts Identified in FEIR*

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.<sup>21</sup> The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

*No Peculiar Impacts*

The proposed project would not alter the height of the existing building; thus, shadow impacts are not applicable to the proposed project.

Topics:	Project		Project has Peculiar Impact Not Identified in FEIR	Addressed Below
	Sig. Impact Identified in FEIR	Contributes to Sig. Impact Identified in FEIR		
<b>10. RECREATION—Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*No Significant Impacts Identified in FEIR*

The FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the FEIR.

<sup>21</sup>Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

*No Peculiar Impacts*

The proposed project would produce an increase in office space. The proposed project would not introduce new residents, but would result in an increase of approximately 150 employees. This would be within the expected population increase and would not result in substantial deterioration of recreational resources beyond what was analyzed in the FEIR.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project has Peculiar Impact Not Identified in FEIR</u>	<u>Addressed Below</u>
<b>11. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*No Significant Impacts Identified in FEIR*

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program’s impacts on the provision of water, wastewater collection and treatment, and solid waste collection and disposal would not be significant. No mitigation measures were identified in the FEIR.

*No Peculiar Impacts*

The project would convert basement storage area with an existing building to office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

<u>Topics:</u>	<i>Sig. Impact identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
----------------	---	--	---	----------------------------

12. PUBLIC SERVICES— Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project would not substantially increase demand for police or fire protection services and would not necessitate new school facilities in San Francisco. The proposed project would not result in a significant impact to public services.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>13. BIOLOGICAL RESOURCES —</b>				
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is an existing building located in a developed urban area which does not provide or support habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and would not



interfere with any resident or migratory species. Accordingly, the project does not involve any exterior changes or improvements and would not result in any impact on sensitive species, special status species, native or migratory fish species, or wildlife species. The project would not result in any significant effect with regard to biology, nor would the project contribute to any potential cumulative effects on biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Peculiar Impact Not Identified in FEIR</i>	<i>Addressed Below</i>
<b>14. GEOLOGY AND SOILS —</b>				
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Peculiar Impact Not Identified in FEIR</i>	<i>Addressed Below</i>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No exterior improvements, including soil disturbing activities, would be completed as part of the proposed conversion of the basement to office use. In 2001, the existing masonry building was structurally reinforced in compliance with the City's Unreinforced Masonry Building (UMB) Ordinance (Ordinance No. 225-92). The final tenant improvement plans for the conversion of the use of the basement would be subject to review by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas. Potential geologic hazards would be mitigated during the permit review process through these measures. All tenant improvement plans would be required to adhere to all Building Code standards for improvements within any applicable special seismic or hazard area.

<i>Topics:</i>	<i>Sig. Impact Identified In FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>15. HYDROLOGY AND WATER QUALITY—</b>				
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Topics:	Project		Project has Sig. Peculiar Impact	Addressed Below
	Sig. Impact Identified In FEIR	Contributes to Sig. Impact Identified in FEIR		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not involve any exterior improvements or changes to surface materials. Thus, the project would not change the amount of impervious surface on the site and runoff and drainage from the site would not increase nor change. The property is not within a special flood hazard or coastal zone flooding area. Effects related to water resources would not be significant, either individually or cumulatively.

<u>Topics:</u>	<i>Sig. Impact identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>16. HAZARDS AND HAZARDOUS MATERIALS</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
<b>16. MINERAL AND ENERGY RESOURCES—</b>				
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project would not result in a significant physical environmental effect with respect to mineral and energy resources.

<i>Topics:</i>	<i>NoSig. Impact</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Sig. Impact Not Identified in FEIR</i>	<i>Addressed Below</i>
<b>18. AGRICULTURE RESOURCES</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



<i>Topics:</i>	<i>NoSig. Impact</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Sig. Impact Not Identified in FEIR</i>	<i>Addressed Below</i>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site does not contain agricultural uses and is not zoned for such uses. Therefore, the proposed project would not result in any significant impacts related to agricultural resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes Sig. Impact Identified in FEIR</i>	<i>Project Has Peculiar Sig Impact</i>	<i>Addressed Below</i>
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE—</b>				
<b>Would the project:</b>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project would include the conversion of an existing basement used for storage to office use. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods Final EIR.

---

**C. DETERMINATION**

On the basis of this review, it can be determined that:

- The proposed project is qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and **MITIGATED NEGATIVE DECLARATION** are required, analyzing the effects that remain to be addressed.
- The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above. An **ENVIRONMENTAL IMPACT REPORT** is required, analyzing the effects that remain to be addressed.