



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization & Office Development Authorization

HEARING DATE: OCTOBER 3, 2013

Date: October 3, 2013
Case No.: **2012.0799ABX**
Project Address: **270 BRANNAN STREET**
Zoning: MUO (Mixed Use Office) Zoning District
South End Landmark District
65-X Height and Bulk District
Block/Lot: 3774/026
Project Sponsor: Steve Shanks, SKS Investments, Inc.
601 California Street, Ste. 1310
San Francisco, CA 94108
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes demolition of the surface parking lot (containing approximately eighty-four (84) off-street parking spaces) and two-story office building (approximately 17,350 sq ft) on the subject lot, and the new construction of a seven-story tall, office building. The proposed project would construct approximately 189,000 gsf of office space with twelve (12) off-street parking spaces, four (4) off-street service loading parking spaces, forty-eight (48) Class 1 bicycle parking spaces, six (6) Class 2 bicycle parking spaces, and an internal atrium (measuring approximately 4,940 sq ft). The proposed project would have street frontage onto Brannan Street and access from De Boom Street via a private alley. The vehicular entry would be located off of Brannan Street.

SITE DESCRIPTION AND PRESENT USE

The proposed project is located on a rectangular lot (measuring approximately 137.5-ft by 275 ft for a lot area of 37,800± sq ft) on the north side of Brannan Street between 2nd and Delancey Streets. Currently, the subject lot contains a surface parking lot and a two-story office building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the MUO Zoning District along a largely commercial corridor within the East SoMA Area Plan. The immediate neighborhood consists of three-to-six story tall, older brick warehouses (converted into office or commercial space) to the west and south, and new mixed use (residential over

commercial) buildings to the north and east. Across from the project site is a large-scale residential complex. On either side of the subject lot is a six-story former warehouse (274 Brannan Street) and a three-story tall brick warehouse/office (250 Brannan Street). The project site is located within the South End Landmark District, which is significant for the high concentration of late-nineteenth century brick and early twentieth-century reinforced concrete warehouses and light industrial buildings. Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on August 22, 2013, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

AMENDED HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 13, 2013	September 12, 2013	21 days
Posted Notice	20 days	September 13, 2013	September 12, 2013	21 days
Mailed Notice	20 days	September 13, 2013	September 12, 2013	21 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the required hearing notification for the Large Project Authorization and Office Development Authorization.

PUBLIC COMMENT

As of September 26, 2013, the Department has received approximately five public correspondences about the proposed project. The public correspondence expressed concern over the amount of parking, the elimination of the parking lot, and the need for underground electrical services. Copies of this correspondence have been included within the Commissioner packets.

ISSUES AND OTHER CONSIDERATIONS

- Certificate of Appropriateness: Since the subject property is located within the South End Landmark District, the proposed project is required to obtain a Certificate of Appropriateness from the Historic Preservation Commission. The Historic Preservation Commission (HPC)

granted a Certificate of Appropriateness on September 18, 2013, as noted in HPC Motion No. 0209 (See Case No. 2012.0799A; Included as an Attachment).

- **Large Project Authorization Modifications:** As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from the measurement of height (Planning Code Sections 102.12(c) and 260) and ground floor ceiling height (Planning Code Section 145.1(c)(4)). Department staff is generally in agreement with the proposed modifications given the overall project and its outstanding design.
- **Office Development Authorization:** The proposed project would construct approximately 189,000 gsf of office space. Within the MUO (Mixed Use Office) Zoning District, office use is permitted as of right, pursuant to Planning Code Section 842.66. As of September 2013, there is approximately 1.8 million square feet of “Large” Cap Office Development available under the Section 321 office allocation program.
- **Development Impact Fees:** The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Impact Development Fee (171,650 sq ft - New Office Development)	411 (@ \$12.64)	\$ 2,169,656
Jobs-Housing Linkage (171,650 sq ft - New Office Development)	413 (@ \$22.83)	\$3,918,770
Child Care Development In-Lieu Fee (171,650 sq ft – New Office Development)	414 (@ \$1.11)	\$190,532
Eastern Neighborhoods Impact Fee (171,650 sq ft - Tier 2; New Non-Residential)	423 (@ \$11.06)	\$1,898,449
	TOTAL	\$8,177,407

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the construction of a new seven-story office building (approximately 65-ft tall) consisting of approximately 189,000 gsf, and to allow modifications to the requirements for the measurement of height (Planning Code Section 102.12(c) and 260) and ground floor ceiling height (Planning Code Section 145.1(c)(4)). The subject property is located within the MUO (Mixed-Use Office) Zoning District, South End Landmark District, and a 65-X Height and Bulk Designation.

In addition, the Commission must authorize an Office Development Authorization of approximately 189,000 gsf of new office space pursuant to Planning Code Sections 321 and 842.66.

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is designed to be consistent with the surrounding neighborhood character and the surrounding landmark district, as noted by the Historic Preservation Commission in HPC Motion No. 0209.
- The Project represents an allocation of approximately ten percent of the large cap office space currently available for allocation.
- The authorization of the office space will allow for new businesses in the area, which will contribute to the economic activity in the neighborhood.
- At current rates, the project will produce approximately \$8,177,407 in fees that will benefit the community and City.
- The Project is located in a zoning district where office use is principally permitted.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion-Large Project Authorization
Draft Motion-Office Allocation
HPC Motion No. 0209
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Architectural Drawings
Project Sponsor Brief
Public Correspondence
Community Plan Exemption

Attachment Checklist

- | | |
|---|---|
| <input checked="" 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 checked="" 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:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

_____ RS _____
Planner's Initials

RS: G:\Documents\Large Project Authorization\2012.0799X 270 Brannan St\ExecutiveSummary_270 Brannan St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fees) |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) THE MEASUREMENT OF HEIGHT PURSUANT TO PLANNING CODE SECTIONS 102.12(C) AND 260, AND 2) GROUND FLOOR CEILING HEIGHT PURSUANT TO PLANNING CODE SECTION 145.1(C)(4), TO ALLOW CONSTRUCTION OF A NEW SEVEN-STORY OFFICE BUILDING OF 189,000 GSF, LOCATED AT 270 BRANNAN STREET, LOT 026 IN ASSESSOR'S BLOCK 3774, WITHIN THE MUO (MIXED USE OFFICE) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 12, 2012, Steve Shanks of SKS Investments, Inc. (hereinafter "Project Sponsor") filed Application No. 2012.0799X (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new seven-story office building containing approximately 189,000 sq ft of office space at 270 Brannan Street (Block 3774 Lot 026) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an 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, or (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.

On August 22, 2013, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On October 3, 2013, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2012.0799X.

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 Large Project Authorization requested in Application No. 2012.0799X, 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 proposed project is located on a rectangular lot (measuring approximately 137.5-ft by 275 ft for a lot area of 37,800± sq ft) on the north side of Brannan Street between 2nd and Delancey Streets. Currently, the subject lot contains a surface parking lot and a two-story office building.
3. **Surrounding Properties and Neighborhood.** The project site is located in the MUO Zoning District along a largely commercial corridor within the East SoMA Area Plan. The immediate neighborhood consists of three-to-six story tall, older brick warehouses (converted into office or commercial space) to the west and south, and new mixed use (residential over commercial) buildings to the north and east. Across from the project site is a large-scale residential complex. On either side of the subject lot is a six-story former warehouse (274 Brannan Street) and a three-story tall brick warehouse/office (250 Brannan Street). The project site is located within the South End Landmark District, which is significant for the high concentration of late-nineteenth century brick and early twentieth-century reinforced concrete warehouses and light industrial buildings. Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).
4. **Project Description.** The proposed project includes demolition of the surface parking lot (containing approximately eighty-four (84) off-street parking spaces) and two-story office building (approximately 17,350 sq ft) on the subject lot, and the new construction of a seven-story tall, office building. The proposed project would construct approximately 189,000 gsf of office space with twelve (12) off-street parking spaces, four (4) off-street service loading parking spaces, forty-eight (48) Class 1 bicycle parking spaces, six (6) Class 2 bicycle parking spaces, and an internal atrium (measuring approximately 4,940 sq ft). The proposed project would have street frontage onto Brannan Street and access from De Boom Street via a private alley. The vehicular entry would be located off of Brannan Street.

5. **Public Comment.** To date, the Department has received five public inquiries about the proposed project. The public correspondence expressed concern over the lack of parking, the elimination of the parking lot, and the need for underground electrical services. Copies of this correspondence have been included within the Commissioner packets.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the MUO Zoning District and a 65-X Height and Bulk District.

The subject lot is 37,813 sq ft, thus resulting in a maximum allowable floor area of 189,065 sq ft. The proposed project would construct approximately 189,000 sq ft of non-residential space, and would comply with Planning Code Section 124.

- B. **Useable Open Space.** Planning Code Section 135.3 requires one square foot of useable open space for every fifty (50) square feet of occupied floor area of new office use within the MUO Zoning District.

For the proposed 189,000 sq ft of office space, the proposed project is required to provide approximately 3,780 square feet of useable open space. The project would construct approximately 4,940 sq ft of useable open space via an internal atrium (52-ft by 95-ft); therefore, the project complies with Planning Code Section 135.3.

The proposed project also includes an optional roof deck (approximately 4,940 sq ft); however, the Project Sponsor is not using the roof deck to meet open space requirements.

- C. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction.

The proposed project includes the new construction of a seven-story office building on a lot with 137.5 feet of frontage along Brannan Street.

Per Planning Code Section 138.1(c)(1), a total of seven street trees would be required along Brannan Street. The project is providing four new street trees along Brannan Street and would pay the in-lieu fee for the other three required street trees.

Therefore, the proposed project complies with Planning Code Section 138.1.

- D. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge. The proposed project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the proposed project complies with Planning Code Section 139.

- E. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level

The proposed project is generally in conformance with Planning Code Section 145.1, and addresses the street frontage requirements by: providing active uses at the ground floor level via at-grade office space and a lobby along Brannan Street; providing below-grade parking; a garage entry (measuring approximately 13-ft wide) which is less than 20-ft wide; a ground floor ceiling height of approximately 24-ft 2-in for the first structural bay (approximately 23-ft); and, by providing the necessary transparency and fenestration at the ground floor level.

However, the proposed project includes a ground floor ceiling height of 12-ft 6-in. Planning Code Section 145.1 requires a ground floor ceiling height of 14-ft within the MUO Zoning District; therefore, the proposed project is seeking an exception pursuant to Planning Code Section 329 Large Project Authorization from this requirement (See Below).

- F. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows up to seven percent of the gross floor area of office use to be dedicated to off-street parking. The off-street parking area is subject to the pricing conditions of Section 155(g).

The proposed project includes 189,000 square feet of office use, thus allowing up to 13,230 square feet of off-street parking use. The proposed project would provide a total of twelve off-street parking spaces, two accessible parking spaces, and four freight loading (service loading) parking spaces. The proposed project includes approximately 10,000 square feet of off-street parking use; therefore, the proposed project complies with Planning Code Section 151.1.

- G. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires 0.1 off-street freight loading spaces for every 10,000 square feet of gross floor area of office use.

The proposed project includes 189,000 square feet of office use, thus at least two off-street freight loading spaces are required. The project is proposing four off-street freight loading spaces; therefore, the proposed project complies with Planning Code Section 152.1.

- H. **Bicycle Parking Requirement in new buildings.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking space for every 5,000 occupied square feet of office space and a minimum of two Class 2 bicycle parking spaces for any office uses greater than 5,000 gross square feet plus one Class 2 bicycle parking space for each additional 50,000 occupied square feet.

The proposed project includes 189,000 square feet of office use, thus requiring at least thirty-eight (38) Class 1 bicycle parking spaces, and six (6) Class 2 bicycle parking spaces. The proposed project includes forty-eight (48) Class 1 bicycle parking spaces at the basement level and six (6) Class 2 bicycle parking spaces; therefore, the proposed project complies with Planning Code Section 155.2.

- I. **Shower Facility and Clothes Locker Requirement in New Buildings.** Planning Section 155.3 of the Planning Code requires at least four showers and eight clothes lockers when gross square footage exceeds 50,000 square feet of the office use floor area.

The proposed project includes 189,000 square feet of office use, thus at least four showers and eight clothes lockers are required. The proposed project includes four showers and fifteen clothes lockers at the basement level; therefore, the proposed project would comply with Planning Code Section 155.3.

- J. **Transportation Management Program.** Planning Section 163 requires the Project Sponsor to execute an agreement with the Planning Department for the provision of on-site transportation brokerage services and preparation of a transportation management program to be approved by the Director of Planning and implemented by the provider of transportation brokerage services for projects within the MUO District, where the gross square feet of new, converted or added floor area for office use equals at least 25,000 square feet.

The proposed project includes 189,000 square feet of office use, thus the Project Sponsor must execute an agreement to provide on-site transportation brokerage services. The agreement will be reviewed by the Planning Department prior to the issuance of a temporary certificate of occupancy, in accordance with Planning Code Section 163.

- K. **Shadow Impact Analysis.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a detail shadow analysis, the proposed project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- L. **Office Development Authorization.** Planning Code Section 321 outlines the requirements for an Office Development Authorization from the Planning Commission for new office space in excess of 25,000 gsf.

The proposed project has submitted an application for an Office Development Authorization. The proposed project will seek an office development authorization for approximately 189,000 sq ft of new office space from the Planning Commission. See Case No. 2012.0799B.

- M. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses, including Retail/Entertainment, Management, Information and Professional Services and Production/Distribution/Repair.

The proposed project includes 189,000 sq ft of office use. The office use is subject to the Transit Impact Development Fee at the per gross square foot rate in place at time of building permit issuance.

- N. **Jobs-Housing Linkage Program.** Planning Code Section 413 applies the Jobs-Housing Linkage Fee to any project that increases by at least 25,000 gross square feet the total amount of any combination of entertainment use, hotel use, Integrated PDR use, office, research and development use, retail use, and/or Small Enterprise Workspace use.

The proposed project includes 189,000 sq ft of office use and is subject to the Jobs-Housing Linkage Program, as outlined in Planning Code Section 413. The Project Sponsor may elect between the Housing Requirement option, the Payment to Housing Developer option, the In-Lieu Fee Payment option or compliance by combination payment to Housing Developer and payment of In-Lieu Fee at the time of building permit issuance. The Project Sponsor has elected to satisfy this requirement through payment of an in-lieu fee.

- O. **Child Care Requirements for Office Development Projects.** Planning Code Section 414 applies the Child Care Requirements for Office Development Projects Requirement to any project that increases by at least 50,000 gross square feet the total amount of office space.

The proposed project includes 189,000 sq ft of office use and is subject to the Child Care Requirements for Office Development Projects Requirement. Prior to issuance of the first construction document, the Project Sponsor will elect between compliance by providing an on-site child-care facility, compliance in conjunction with the sponsors of other development projects to provide an on-site child care facility at another project, compliance in conjunction with the sponsors of other development projects to provide a child-care facility within one mile of the development projects, compliance by payment of an in-lieu fee, compliance by combining payment of an in-lieu fee with construction of a child care facility or compliance by entering into an arrangement with a non-profit organization. The Project Sponsor shall pay the in-lieu fee to comply with this requirement.

- P. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of non-residential space.

The proposed project includes 189,000 sq ft of office use and approximately 3,050 sq ft of retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

- Q. **Office Use in MUO Zoning Districts.** Planning Code Section 842.66 states that office use is a permitted use within the MUO Zoning District.

The proposed project would construct new office space within the MUO Zoning District; therefore, the proposed project complies with Planning Code Section 842.66.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The proposed project's mass and scale are appropriate for the existing context as the area is characterized by larger, light industrial buildings that create strong street walls of multiple stories. In particular, the proposed project is consistent with the mass and scale of the South End Landmark District, which contains historic warehouses that range in height from three-to-six-stories tall. Like other properties in the vicinity, the proposed project has full lot coverage and a large rectangular massing. Thus, the project is consistent and compatible with the surrounding landmark district.

- B. Architectural treatments, facade design and building materials:

The proposed project's architectural treatments, facade design and building materials include terracotta tile cladding, deeply-set aluminum-sash windows, and projecting sunshades. Along Brannan Street, the primary facade features a pattern of alternating aluminum-sash windows set and terracotta-tile clad piers, which rests upon a heavily glazed ground floor level. This regularized pattern is consistent with the surrounding neighborhood, which primarily features former light industrial property constructed of brick or reinforced-concrete. Along De Boom Street, the facade is more contemporary in nature with a strong horizontal brick articulation on the lower three floors and long ribbons of glazing on the upper floors. Overall, the proposed project offers a high quality architectural treatment, which is consistent and compatible with the surrounding landmark district.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

Along Brannan Street, the ground floor is setback from the property line and features a glazed storefront for the lobby and adjacent ground floor office space. A glazed ground floor area encourages

interaction between the tenant space and the public realm. Off-street parking and freight loading are situated below grade with the entrance off of Brannan Street. Along Brannan Street, the transformer room is screened by decorative metal doorways, thus providing for an attractive ground floor experience.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The required useable open space for the office use is provided at the ground floor level via an internal atrium (measuring approximately 4,940 sq ft). This internal atrium measures approximately 52-ft by 95-ft, and provides a quality open space for the future tenants with ample access to light and air.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The project is not required to provide any mid-block alleys or pathways, as defined in Planning Code Section 270.2.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the proposed project would provide the four new street trees along Brannan Street, and would pay an in-lieu fee for the other three required street trees. The Department finds that these improvements would improve the public realm.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

As the primary façade, the Brannan Street façade is the focal point for pedestrian access, which is facilitated via the main entry lobby. Automobile access is provided exclusively through the Brannan Street façade. The automobile entry is located along the easternmost corner of the facade. This entry accommodates the limited amount of off-street parking spaces and freight loading parking spaces. The proposed project is also accessible off of De Boom Street via a private alley. A separate entryway would be constructed off of De Boom Street to accommodate multiple building tenants, as needed.

- H. Bulk limits;

The proposed project is within an 'X' Bulk District, which does not restrict bulk.

- I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

The proposed project, on balance, meets the Objectives and Policies of the General Plan.

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

- A. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

The proposed project is seeking modifications of: 1) Planning Code Sections 102.12(c) and 260, which define the measurement of height; and, 2) Planning Code Section 145.1(c)(4), which define the requirements for ground floor ceiling height.

According to Planning Code Section 304(d)(6), minor deviations from the provisions for measurement of height, as defined in Planning Code Section 260 and 261, may be permitted. Under Planning Code Section 102.12(c), the height of a building is defined as the vertical distance by which a building or structure rises above a certain point of measurement. This point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement. Under Planning Code Section 102.25, a street is defined as a right-of-way, 30-ft or more in width, permanently dedicated to common and general use by the public, including any avenue, drive, boulevard, or similar way, but not including any freeway or highway without a general right of access for abutting properties.

Currently, the proposed project has direct frontage onto Brannan Street and indirect street frontage onto De Boom Street via a private alley, which is part of the adjacent lot (APN 3774/073) at 274 Brannan Street. Per Planning Code Sections 102.12(c) and 260, height must be measured from a street. The proposed project is seeking a modification to allow the measurement of height from the private alley. The Project Sponsor has obtained an irrevocable easement from the adjacent property owner for this portion of the adjacent lot to allow for public and pedestrian access to 270 Brannan Street. This modification allows a height measurement from Brannan Street, as well as from the private alley adjacent to De Boom Street, thus allowing for the project's overall massing and height.

Planning Code Section 145.1(c)(4) requires a ground floor ceiling height of 14-ft for all non-residential uses in the MUO Zoning District. Currently, the project specifies a ground floor ceiling height of 24-ft 2-in for the first structural bay (approximately 23-ft) and 12-ft for the remainder of the ground floor. Along Brannan Street, the project anticipates new office use and a lobby on the ground floor. The project does provide a taller than normal floor-to-floor ceiling height along Brannan Street, thus achieving a sense of a taller ground floor.

Given the overall design and composition, the Department is in support of these modifications, due to the project's high quality of design, frontage along Brannan Street, and ability to activate De Boom Street.

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

COMMERCE AND INDUSTRY ELEMENT

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 that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The proposed office development will provide net benefits to the City and the community in the form of new office space and in the redevelopment of an underutilized lot within a zoning district with the stated intent of encouraging the growth of office use. The nature of the office use has few physical consequences that are undesirable and the standard Conditions of Approval (Exhibit A) will help ensure that the operations will not generate any unforeseen problems.

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location

The proposed office development will help attract new commercial activity to San Francisco as it provides a large quantity of vacant office space for use. It also contributes to San Francisco's attractiveness as a firm location as it is within short walking distance of South Park, the amenities encircling South Park and the emerging 3rd Street Corridor near AT&T Park.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will install street trees at regular intervals along Brannan Street.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The project includes 48 Class 1 bicycle parking spaces in a secure, convenient location within the basement level along with required shower and locker facilities, as well as six Class 2 bicycle parking spaces.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The design of the proposed office development complements the existing character of the 200 block of Brannan Street as its scale, massing and choice of façade materials draws inspiration from the light industrial and masonry buildings along Brannan Street. The proposed development does not stand out, but rather contributes to a general sense of building type along the 200 block of Brannan Street. Further, the proposed project complements the surrounding South End Landmark District, which is recognized by the City of San Francisco for its unique and historic architectural character, as noted by the Historic Preservation Commission in Motion No. 0209.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The proposed development successfully melds a new building into an area with an established presence of 19th and 20th century light industrial buildings. The proposed development does not clash with the existing context as the selected building materials, massing and scale are typical of the buildings found along the 200 block of Brannan Street.

EAST SOMA PLAN AREA

Objectives and Policies

OBJECTIVE:

SUPPORT A ROLE FOR “KNOWLEDGE SECTOR” BUSINESSES IN EAST SOMA.

Policy 1.4.3:

Continue to allow larger research and development office-type uses that support the Knowledge Sector in the 2nd Street Corridor.

The proposed project will provide approximately 189,000 sq ft of new office space for new businesses located within the vicinity of the 2nd and 3rd Street corridors.

OBJECTIVE 3.1:

PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA’S DISTINCTIVE PLACE IN THE CITY’S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.6:

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

The design of the proposed office development, a contemporary interpretation of the 19th Century brick warehouse, complements the existing character of the 200 block of Brannan Street as its scale, massing and choice of façade materials draws inspiration from the light industrial and masonry buildings that line the street.

OBJECTIVE 3.2:

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.3:

Minimize the visual impact of parking.

The off-street parking is located within an excavated basement level at the rear of the lot. The parking cannot be seen from the Brannan Street façade, which is the primary interface with the public realm.

10. **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 buildings do not contain any neighborhood-serving retail uses. The proposal would enhance the neighborhood-serving retail district by introducing a large number of new employees and potential patrons to the retail uses in the area.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character will be preserved as the design of the proposal is in harmony with the building scale, massing and form found along the 200 block of Brannan Street. The Project is located in the East SoMa Area Plan and is located within a zoning district that allows office use. 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 in compliance 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 Caltrain. It is also near several streets that are part of the City's growing bicycle network. It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the sole automobile

entrance is on Brannan Street and the excavated basement provides a limited number of off-street parking spaces.

- 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.

No existing industrial and service sector establishments will be displaced as a result of the office development. The Project will construct new office building on the subject lot. The Project will provide quality flexible 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 proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The subject lot is located within the South End Landmark District, and the proposed project received a Certificate of Appropriateness from the Historic Preservation Commission, as noted in HPC Motion No. 0209.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project would not affect nearby parks or open space.

- 11. 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.

- 12. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

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 Large Project Authorization Application No. 2012.0799X** under Planning Code Section 329 to allow the new construction of a seven-story office building with 189,000 sq ft of office use, and a modification to: 1) the measurement of height pursuant to Planning Code Sections 102.12(c) and 260; and, 2) ground floor ceiling height pursuant to Planning Code Section 145.1(c)(4), within the MUO (Mixed Use Office) Zoning District, South End Landmark District, and a 65-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 21, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization 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 October 3, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 3, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a seven-story office building with 189,000 square feet of office use and a modification to the measurement of height and ground floor ceiling height, located at 270 Brannan Street, Lot 026 in Assessor's Block 3774 pursuant to Planning Code Section 329 within the MUO (Mixed-Use Office) Zoning District, South End Landmark District, and a 65-X Height and Bulk District; in general conformance with plans, dated August 21, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0799X and subject to conditions of approval reviewed and approved by the Commission on **October 3, 2013** 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 **October 3, 2013** 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 Office Development 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 authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Diligent Pursuit. 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2012.0799E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. Therefore, the Project shall provide at least seven street trees along Brannan Street. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than thirty-eight (38) Class 1 bicycle parking spaces and six (6) Class 2 bicycle parking spaces for the 189,000 sq ft of new office space.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Showers and Clothes Lockers. Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than four showers and eight clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 13,230 square feet for off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Off-Street Freight Loading. Pursuant to Planning Code Section 152, the Project shall provide at least two off-street freight loading or service vehicle spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

PROVISIONS

Transportation Brokerage Services - C-3, EN, and SOMA. Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Transit Impact Development Fee. Pursuant to Planning Code Section 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 Director with certification that the fee has been paid.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

Jobs-Housing Linkage In-Lieu Fee. Pursuant to Planning Code Section 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.

Childcare Requirements for Office and Hotel Development Projects. Pursuant to Section 414 (formerly 314), the Project Sponsor shall pay the in-lieu fee as required. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

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

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

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

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

EXHIBIT B

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM (INCLUDES IMPROVEMENT MEASURES)

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
ARCHEOLOGICAL RESOURCES				
<p><i>Mitigation Measure 1 – Archeological Testing.</i> Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant’s work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision</p>	<p>Project sponsor/ archeological consultant at the direction of the Environmental Review Officer (ERO).</p>	<p>Prior to soil-disturbing activities.</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO.</p>	<p>Archeological consultant shall be retained prior to any soil disturbing activities. Date Archeological consultant retained: _____</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p>				

¹ By the term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to any soil-disturbing activities on the project site.</p>	<p>Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any soils disturbing activities on the project site.</p>	<p>Date ATP submitted to the ERO: _____</p> <p>Date ATP approved by the ERO: _____</p> <p>Date of initial soil disturbing activities: _____</p>
<p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the Archeological Testing Program.</p>	<p>Archeological consultant shall submit report of the findings of the ATP to the ERO.</p>	<p>Date archeological findings report submitted to the ERO: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>b. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>				
<p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these 	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>ERO & archeological consultant shall meet prior to commencement of soil-disturbing activity. If the ERO determines that an Archeological Monitoring Program is necessary, monitor</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall implement the AMP, if required by the ERO.</p>	<p>AMP required? Y N Date: _____ Date AMP submitted to the ERO: _____ Date AMP approved by the ERO: _____ Date AMP implementation complete: _____ Date written report regarding findings of the AMP received: _____</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving 		throughout all soil-disturbing activities.		

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				
<p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s) shall prepare an ADRP if required by the ERO.</p>	<p>ADRP required? Y N Date: _____</p> <p>Date of scoping meeting for ADRP: _____</p> <p>Date Draft ADRP submitted to the ERO: _____</p> <p>Date ADRP approved by the ERO: _____</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				<p>Date ARDP implementation complete:</p> <hr/>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Project sponsor / archeological consultant in consultation with the San Francisco Coroner, NAHC, and MDL.</p>	<p>In the event human remains and/or funerary objects are found.</p>	<p>Project sponsor/ archeological consultant to monitor (throughout all soil disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Coroner/ NAHC/ MDL.</p>	<p>Human remains and associated or unassociated funerary objects found? Y N Date: _____ Persons contacted: Date: _____</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the archeological data recovery, inventorying, analysis and interpretation.</p>	<p>Project sponsor/ archeological consultant</p>	<p>Following completion of soil disturbing activities. Considered complete upon distribution of final FARR. Date Draft FARR submitted to ERO: _____ Date FARR approved by ERO: _____</p>

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				<p>Date of distribution of Final FARR: _____</p> <p>Date of submittal of Final FARR to information center: _____</p>
NOISE				
<p><i>Mitigation Measure 2 – Construction Noise.</i> Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project</p>	Project sponsor, contractor(s)	During construction	Project sponsor, contractor(s), to provide Planning Department with monthly reports during construction period	Considered complete when upon receipt of final monitoring report at completion of construction

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 				

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
AIR QUALITY				
<i>Mitigation Measure 3 – Construction Emissions Minimization.</i> The City would also condition project approval such that each subsequent project sponsor would require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.	Project sponsor, contractor(s)	During construction	Project sponsor, contractor(s) to provide Planning Department with monthly reports during construction period	Considered complete when upon receipt of final monitoring report at completion of construction
HAZARDS AND HAZARDOUS MATERIALS				
<i>Mitigation Measure 4 – Hazardous Building Materials.</i> The project sponsor shall ensure that t any equipment containing PCBs or DEHP, 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 the applicable federal, state, and local laws.	Project sponsor, contractor(s)	Prior to demolition of structures	Project sponsor, contractor(s), DPH, various federal and state agencies	Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed

IMPROVEMENT MEASURES

Improvement Measures Agreed to By Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR				
TRANSPORTATION AND CIRCULATION				
<p><i>Improvement Measure 1 – Widen Sidewalk.</i> The north sidewalk of Brannan Street along the project frontage should be widened to 15 feet. This sidewalk widening would be consistent with the Better Streets Plan recommended sidewalk width. Because the existing Brannan Street travel lanes are overly wide, the sidewalk widening could be accomplished without any reduction in roadway capacity, or any removal of on-street parking or loading spaces.</p>	<p>Project sponsor, contractor(s)</p>	<p>Project sponsor, contractor(s)</p>	<p>DPW, Planning Department</p>	<p>Prior to issuance of Certificate of Occupancy</p>
<p><i>Improvement Measure 2 – Construction Transportation Management Plan.</i> The project sponsor should develop and implement a Construction Management Plan (CMP), addressing transportation-related circulation, access, staging, and hours for deliveries.</p> <p>The CMP would disseminate appropriate information to contractors and affected agencies with respect to coordinating construction activities to minimize overall disruptions and ensure that overall circulation in the project area is maintained to the extent possible, with particular focus on ensuring transit, pedestrian, and bicycle connectivity. The CMP would supplement and expand, rather than modify or supersede, any manual, regulations, or provisions set forth by the San Francisco</p>	<p>Project sponsor, contractor(s)</p>	<p>Prior to issuance of a construction permit</p>	<p>Project sponsor, SFMTA, DPW, and other government agencies, as applicable</p>	<p>Complete when project sponsor develops CMP</p>

Improvement Measures Agreed to By Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>Municipal Transportation Agency (SFMTA), the Department of Public Works (DPW), or other City departments and agencies, and the California Department of Transportation. The CMP should include, but not necessarily limited to, the following:</p> <ul style="list-style-type: none"> • Identify construction traffic best management practices in San Francisco, as well as others that, although not being implemented in the City, could provide valuable information for the project. Management practices include, but are not limited to the following: • Identifying ways to reduce construction worker vehicle-trips through transportation demand management programs and methods to manage construction worker parking demands. • Identifying best practices for accommodating pedestrians, such as temporary pedestrian wayfinding signage or temporary walkways. • Identifying best practices for accommodating bicyclists and bicycle facilities such as bicycle wayfinding signage or temporary detours. • Identifying ways to consolidate truck delivery trips, including a plan to consolidate deliveries from a centralized construction material and equipment storage facility. • Identify a route for construction-related trucks to utilize during construction. • Restricting deliveries and trucks trips to the project site during off-peak hours (generally 7 				

Improvement Measures Agreed to By Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Action and Responsibility	Monitoring Schedule
<p>AM to 9 AM and 4 PM to 6 PM, but may include other times during Giants game days), where feasible.</p> <ul style="list-style-type: none"> Require consultation with surrounding community, including business and property owners near the project site to assist coordination of construction traffic management strategies as they relate to the needs of other users adjacent to the project site. Develop a public information plan to provide adjacent residents and businesses with regularly-updated information regarding project construction activities, peak construction vehicle activities, (e.g. concrete pours), travel lane closures, and other lane closures. 				



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fees) |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Sec. 411) | |

1650 Mission St.
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Information:
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Planning Commission Draft Motion

HEARING DATE: OCTOBER 3, 2013

Date: October 3, 2013
Case No.: **2012.0799ABX**
Project Address: **270 BRANNAN STREET**
Zoning: MUO (Mixed Use Office) Zoning District
South End Landmark District
65-X Height and Bulk District
Block/Lot: 3774/026
Project Sponsor: Steve Shanks, SKS Investments, Inc.
601 California Street, Ste. 1310
San Francisco, CA 94108
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2012 – 2013 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTION 321 THAT WOULD AUTHORIZE THE NEW CONSTRUCTION OF APPROXIMATELY 189,000 GROSS SQUARE FEET OF OFFICE USE FOR A PROPOSED PROJECT LOCATED AT 270 BRANNAN STREET, LOT 026 IN ASSESSOR'S BLOCK 3774, WITHIN THE MUO (MIXED USE OFFICE) ZONING DISTRICT, SOUTH END LANDMARK DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 12, 2012, Steve Shanks of SKS Investments, Inc. (hereinafter "Project Sponsor") filed Application No. 2012.0799B (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to construct a new seven-story office building containing approximately 189,000 sq ft of office at 270 Brannan Street (Block 3774 Lot 026) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public

hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter, "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an 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, or (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.

On August 22, 2013, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On October 3, 2013, the Commission adopted Motion No. **XXXXX**, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2012.0799X),

including a Mitigation, Monitoring, and Reporting Program for the Project, attached as Exhibit C to Motion No. XXXXX, which are incorporated herein by this reference thereto as if fully set forth in this Motion.

On October 3, 2013, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2012.0799B.

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 Authorization requested in Application No. 2012.0799B, 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 proposed project is located on a rectangular lot (measuring approximately 137.5-ft by 275 ft for a lot area of 37,800± sq ft) on the north side of Brannan Street between 2nd and Delancey Streets. Currently, the subject lot contains a surface parking lot and a two-story office building.
3. **Surrounding Properties and Neighborhood.** The project site is located in the MUO Zoning District along a largely commercial corridor within the East SoMA Area Plan. The immediate neighborhood consists of three-to-six story tall, older brick warehouses (converted into office or commercial space) to the west and south, and new mixed use (residential over commercial) buildings to the north and east. Across from the project site is a large-scale residential complex. On either side of the subject lot is a six-story former warehouse (274 Brannan Street) and a three-story tall brick warehouse/office (250 Brannan Street). The project site is located within the South End Landmark District, which is significant for the high concentration of late-nineteenth century brick and early twentieth-century reinforced concrete warehouses and light industrial buildings. Other zoning districts in the vicinity of the project site include: SB-DTR (South Beach Downtown Residential); SLI (Service-Light Industrial); and, SPD (South Park District).
4. **Project Description.** The proposed project includes demolition of the surface parking lot (containing approximately eighty-four (84) off-street parking spaces) and two-story office building (approximately 17,350 sq ft) on the subject lot, and the new construction of a seven-story tall, office building. The proposed project would construct approximately 189,000 gsf of office space with twelve (12) off-street parking spaces, four (4) off-street service loading parking spaces, forty-eight (48) Class 1 bicycle parking spaces, six (6) Class 2 bicycle parking spaces, and an

internal atrium (measuring approximately 4,940 sq ft). The proposed project would have street frontage onto Brannan Street and access from De Boom Street via a private alley. The vehicular entry would be located off of Brannan Street.

5. **Public Comment.** To date, the Department has received five public inquiries about the proposed project. The public correspondence expressed concern over the amount of parking, the elimination of the parking lot, and the need for underground electrical services. Copies of this correspondence have been included within the Commissioner packets.
6. **Office Development Authorization.** 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.

Currently, there is more than 1.8 million gross square feet of available "Large Cap" office space in the City. Additionally, the proposed 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 proposed 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 project offers high quality design for the proposed office development, which is consistent and compatible with the neighborhood's overall massing and form. In particular, the proposed project is sensitive to the surrounding South End Landmark District, and addresses the architectural vocabulary and composition found among many of the older brick warehouses within the immediate vicinity, as noted in Historic Preservation Commission Motion No. XXX.

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 proposed project is located within the MUO (Mixed Use Office) Zoning District, which permits office use pursuant to Planning Code Sections 842.66. The subject lot 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 east and south 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, including the 10-Townsend, 30-Stockton, 45-Union/Stockton, and 76X-Marin Headlands Express, as well as the N-Judah and KT-Ingleside/Third Street Rail Lines. Further, the project site is located within two blocks of the Caltrain Station on King and 4th Streets.*
- c) Open Space Accessibility. *The Project provides an internal atrium to comply with the non-residential open space requirements and is located within two blocks of open space at South Park.*
- d) Urban Design. *The proposed project reinforces the surrounding neighborhood character by providing a new project that is consistent and compatible with the surrounding area's mass, scale, size and architectural details. In particular, the proposed project is sensitive to the surrounding South End Landmark District, and references the district's brick material palette, massing and form, as noted by the Historic Preservation Commission in Motion No. XXX.*
- e) Seismic Safety. *The proposed project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection.*

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 189,000 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage will create new opportunities for employment.*
- b) Needs of Existing Businesses. *The Project will supply office space in the East SoMa area, which allows office use within MUO Zoning District. The Project will provide office space with high ceilings and large floor plates, which are characteristics desired by emerging technology businesses. This building type offers flexibility for new businesses to further grow in the future.*
- c) Availability of Space Suitable for Anticipated Uses. *The Project will provide large open floor plates, which will allow for 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 Project Sponsor has not determined the anticipated tenants.

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.

7. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. **XXXXX**, Case No. 2012.0799X (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
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 buildings do not contain any neighborhood-serving retail uses. The proposal would enhance the neighborhood-serving retail district by introducing a large number of new employees and potential patrons to the retail uses in the area.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character will be preserved as the design of the proposal is in harmony with the building scale, massing and form found along the 200 block of Brannan Street. The Project is located in the East SoMa Area Plan and is located within a zoning district that allows office use. 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 in compliance 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 Caltrain. It is also near several streets that are part of the City's growing bicycle network. It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the sole automobile entrance is on Brannan Street and the excavated basement provides a limited number of off-street 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.

No existing industrial and service sector establishments will be displaced as a result of the office development. The Project will construct new office use on the subject lot. The Project will provide quality flexible 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 proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The subject lot is located within the South End Landmark District, and the proposed project received a Certificate of Appropriateness from the Historic Preservation Commission, as noted in HPC Motion No. 0209.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project would not affect nearby parks or open space.

9. 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.
10. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

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. 2012.0799B** 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 August 21, 2013, on file in Case Docket No. 2012.0799B.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

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 October 3, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 3, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Development Authorization to authorize 189,000 square feet of office use located at 270 Brannan Street, Lot 026 in Assessor's Block 3774 pursuant to Planning Code Section 321 within the MUO (Mixed Use Office) Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated August 21, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0799BX and subject to conditions of approval reviewed and approved by the Commission on **October 3, 2013** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit B of Motion No. **XXXXX**, Case No. 2012.0799X (Large Project Authorization Under Section 329), and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. **XXXXX**, Case No. 2012.0799X apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

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 October 3, 2013 under Motion No. **XXXXX**.

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

1. Development Timeline - Office. Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen 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 the Planning Department at 415-558-6378, www.sf-planning.org.

2. 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 construction 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 the Planning Department at 415-558-6378, www.sf-planning.org.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0209

HEARING DATE: SEPTEMBER 18, 2013

Filing Date: April 10, 2013
Case No.: **2012.0799A**
Project Address: **270 BRANNAN STREET**
Historic Landmark: South End Landmark District
Zoning: MUO (Mixed-Use Office) Zoning District
65-X Height and Bulk District
Block/Lot: 3774/026
Applicant: Steve Shanks, SKS Investments, Inc.
601 California Street, Ste. 1310
San Francisco, CA 94108
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
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 A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 026 IN ASSESSOR'S BLOCK 3774, WITHIN THE SOUTH END LANDMARK DISTRICT, MUO (MIXED-USE OFFICE) ZONING DISTRICT AND 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 10, 2013, Steve Shanks of SKS Investments, Inc. (Property Owners), filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for new construction of a seven-story office building located on Lot 026 in Assessor's Block 3774.

WHEREAS, the environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

WHEREAS, the Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be

required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

WHEREAS, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an 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, or (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.

WHEREAS, on August 22, 2013, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

WHEREAS, on September 18, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0799A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions a Certificate of Appropriateness, in conformance with the project information dated August 21, 2013 and labeled Exhibit A on file in the docket for Case No. 2012.0799A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide material samples, including the proposed terracotta tile cladding and concrete, to ensure compatibility with the surrounding landmark district. These material samples shall demonstrate the range of color and finishes for the identified materials.
2. As part of the Building Permit, the Project Sponsor shall provide additional detail (dimensions, profiles and materials) and a sample of the proposed storefront system to ensure compatibility with the surrounding landmark district. The proposed storefront system shall feature a powder-coated or painted finish, as is characteristic of the surrounding landmark district.

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Landmark District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed project is compatible infill new construction within the South End Landmark District.
- That the proposed project does not destroy or damage historic materials or character-defining features of the South End Landmark District.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of South End Landmark District.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

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.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The project will not have any impact on any existing neighborhood serving retail uses. The project does not include any new retail use. The project will accommodate more employees in the area, who will likely patronize and strengthen existing retail uses within the immediate vicinity.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project would not impact any existing housing, and will strengthen neighborhood character by respecting the character-defining features of South End Landmark District in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no impact to housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The proposed project is located within a transit-rich neighborhood with walkable access to bus, light rail and train lines.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

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 **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 026 in Assessor's Block 3774 for proposed work in conformance with the project information dated August 21, 2013, labeled Exhibit A on file in the docket for Case No. 2012.0799A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historic Preservation Commission ADOPTED the foregoing Motion on September 18, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Hasz, Hyland, Johnck, Matsuda, Pearlman, and Wolfram

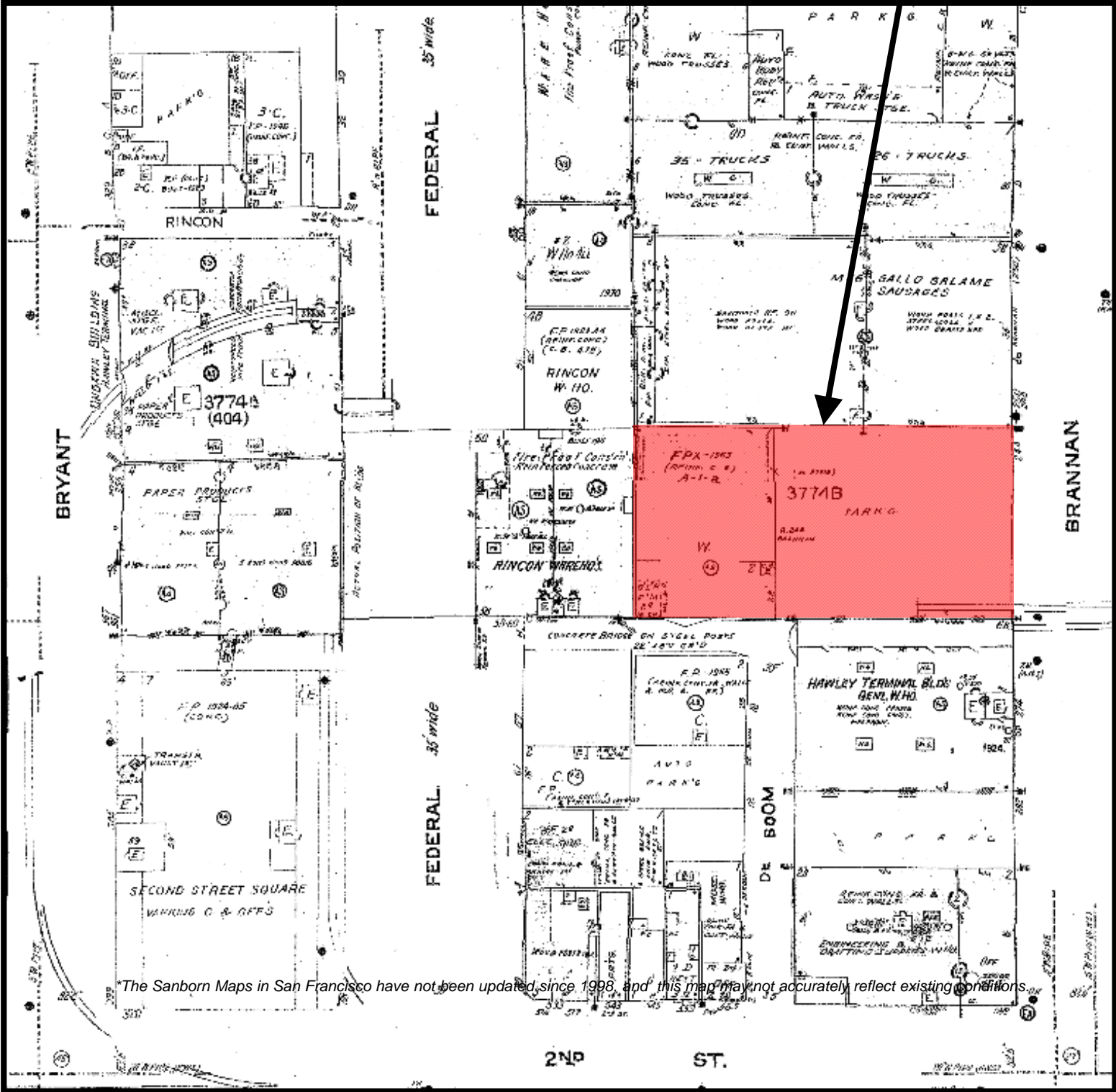
NAYS:

ABSENT: Johns

ADOPTED: September 18, 2013

Sanborn Map*

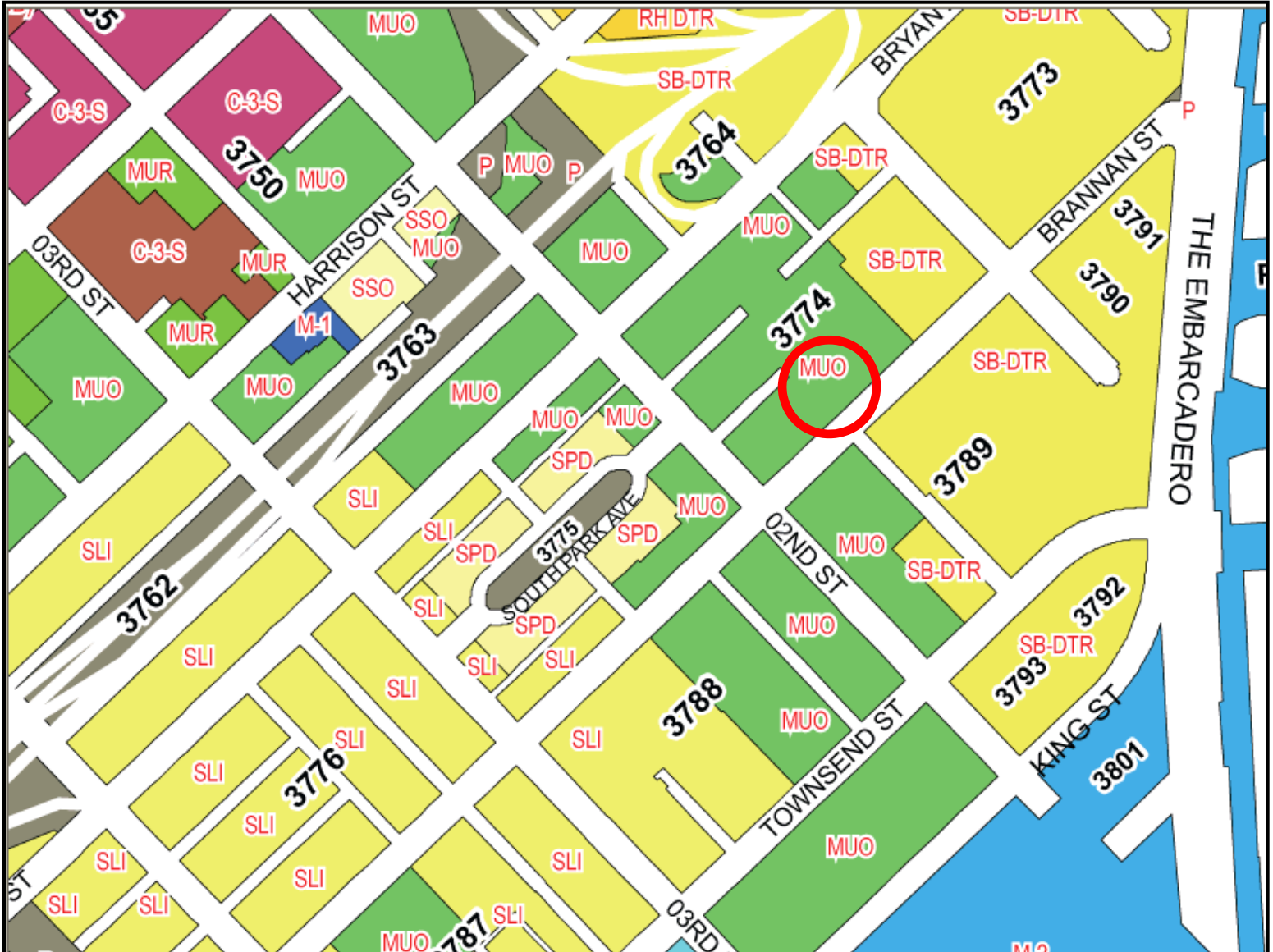
SUBJECT PROPERTY



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



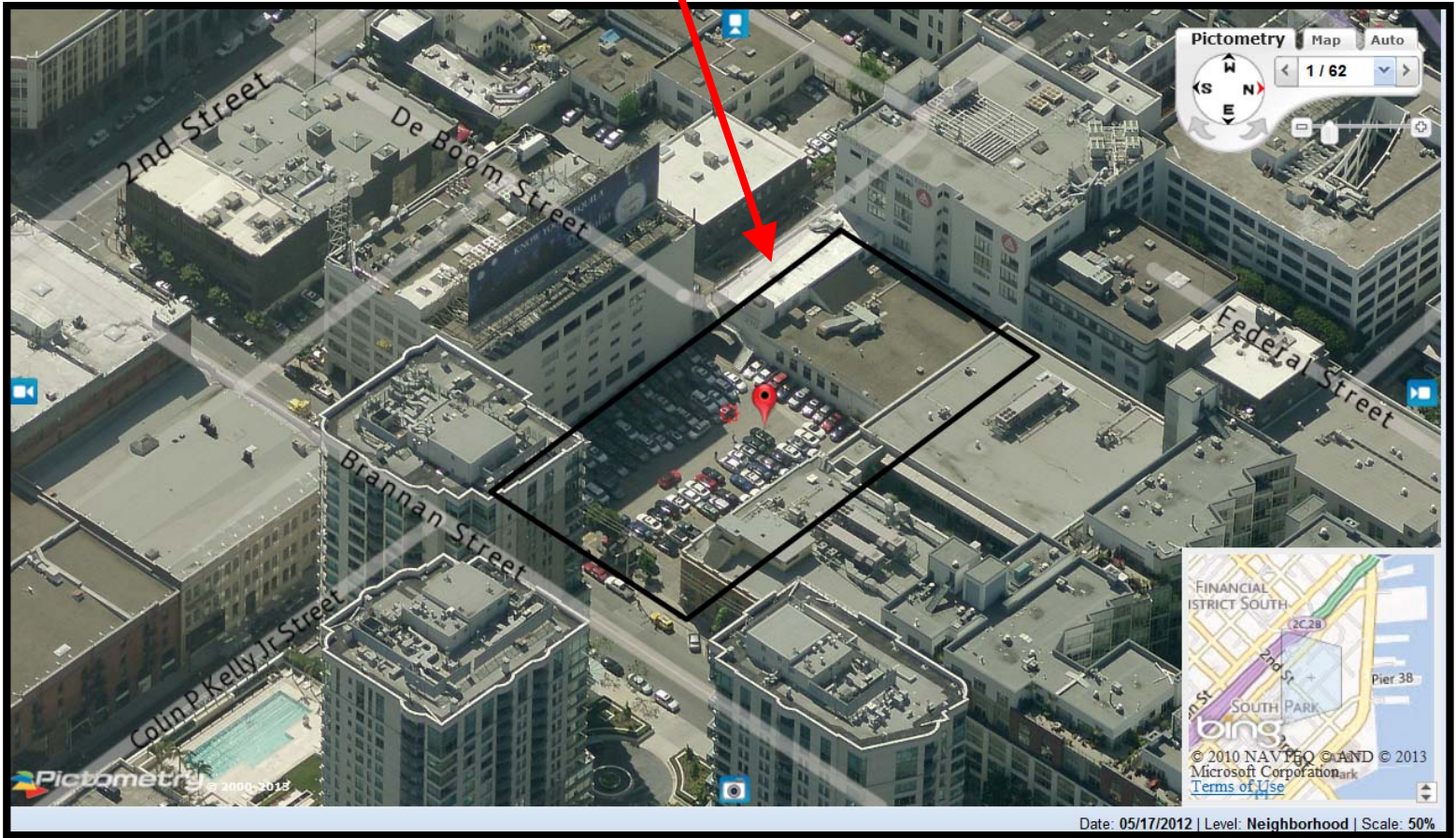
Zoning Map



Large Project Authorization/
Office Development Authorization Hearing
Case Number 2012.0799ABX
270 Brannan Street

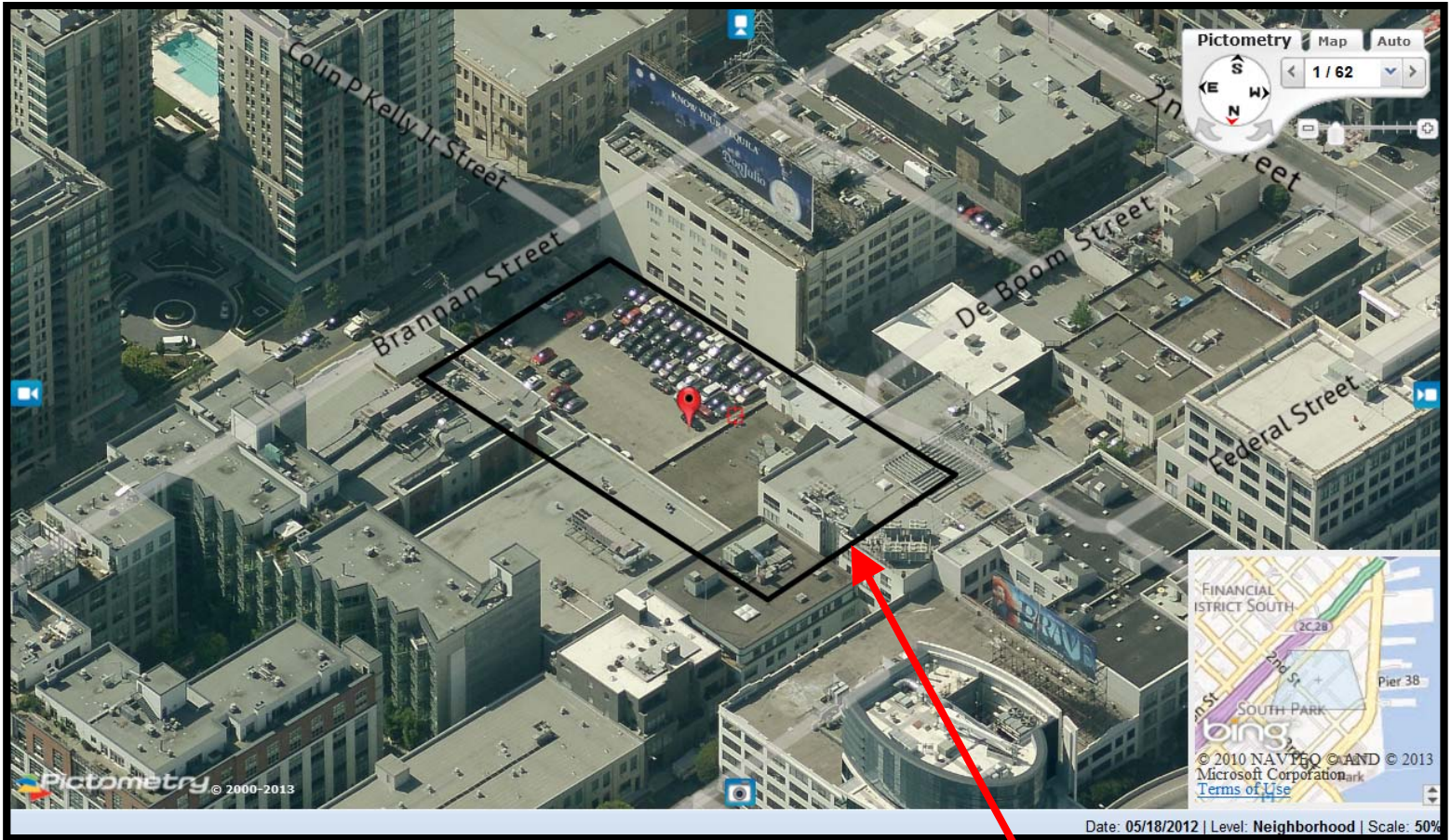
Aerial Photo

SUBJECT PROPERTY



Large Project Authorization/
Office Development Authorization Hearing
Case Number 2012.0799ABX
270 Brannan Street

Aerial Photo



SUBJECT PROPERTY



Large Project Authorization/
Office Development Authorization Hearing
Case Number 2012.0799ABX
270 Brannan Street

Site Photo



270 Brannan St, View along Brannan Street

Large Project Authorization/
Office Development Authorization Hearing
Case Number 2012.0799ABX
270 Brannan Street

Site Photo



270 Brannan St, View down De Boom Street

Large Project Authorization/
Office Development Authorization Hearing
Case Number 2012.0799ABX
270 Brannan Street



Responsible Innovative Development

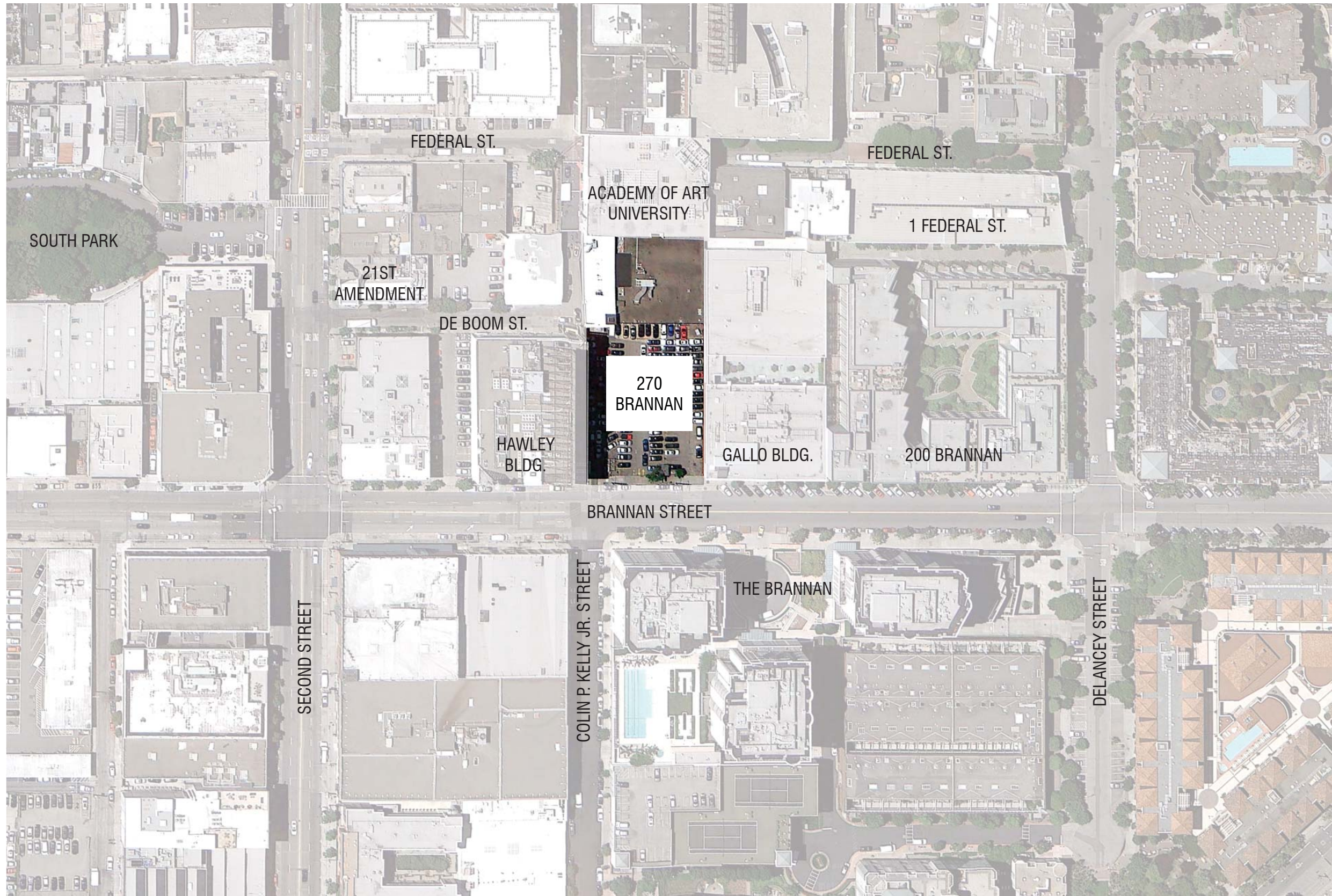
270 BRANNAN STREET

South Beach Partners, LLC

PFAU
ARCHITECTURE
GN01

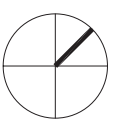
San Francisco Planning Commission Documents

October 3, 2013



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

NOT TO SCALE



SKS

Responsible Innovative Development

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ARCHITECTURE



HAWLEY BLDG.

270 BRANNAN

GALLO BLDG.

270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BRANNAN STREET MONTAGE

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ARCHITECTURE
GN01



1 HAWLEY BUILDING



2 270 BRANNAN ST.



3 GALLO BUILDING



4 LOOKING WEST ON BRANNAN ST.



5 LOOKING EAST ON BRANNAN ST.



PHOTO KEY



1 DE BOOM LOOKING NORTHEAST

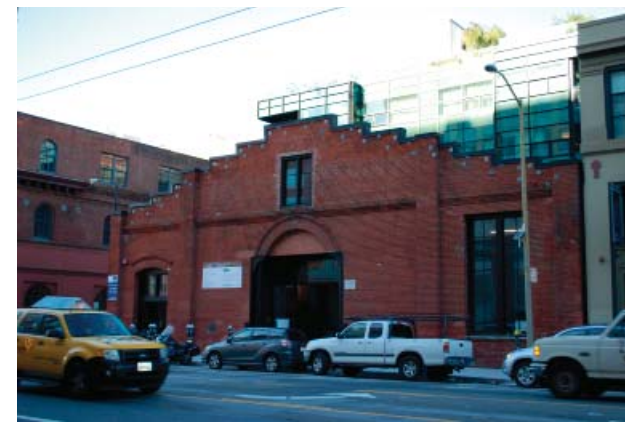


2 DE BOOM LOOKING NORTHEAST



3 EASEMENT LOOKING NORTHWEST





270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

NEIGHBORHOOD CONTEXT



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RENDERINGS



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BRANNAN STREET LOOKING EAST

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GN01



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BRANNAN STREET LOOKING WEST

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270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

VIEW LOOKING NORTH FROM COLIN P. KELLY STREET

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ARCHITECTURE
GNO1

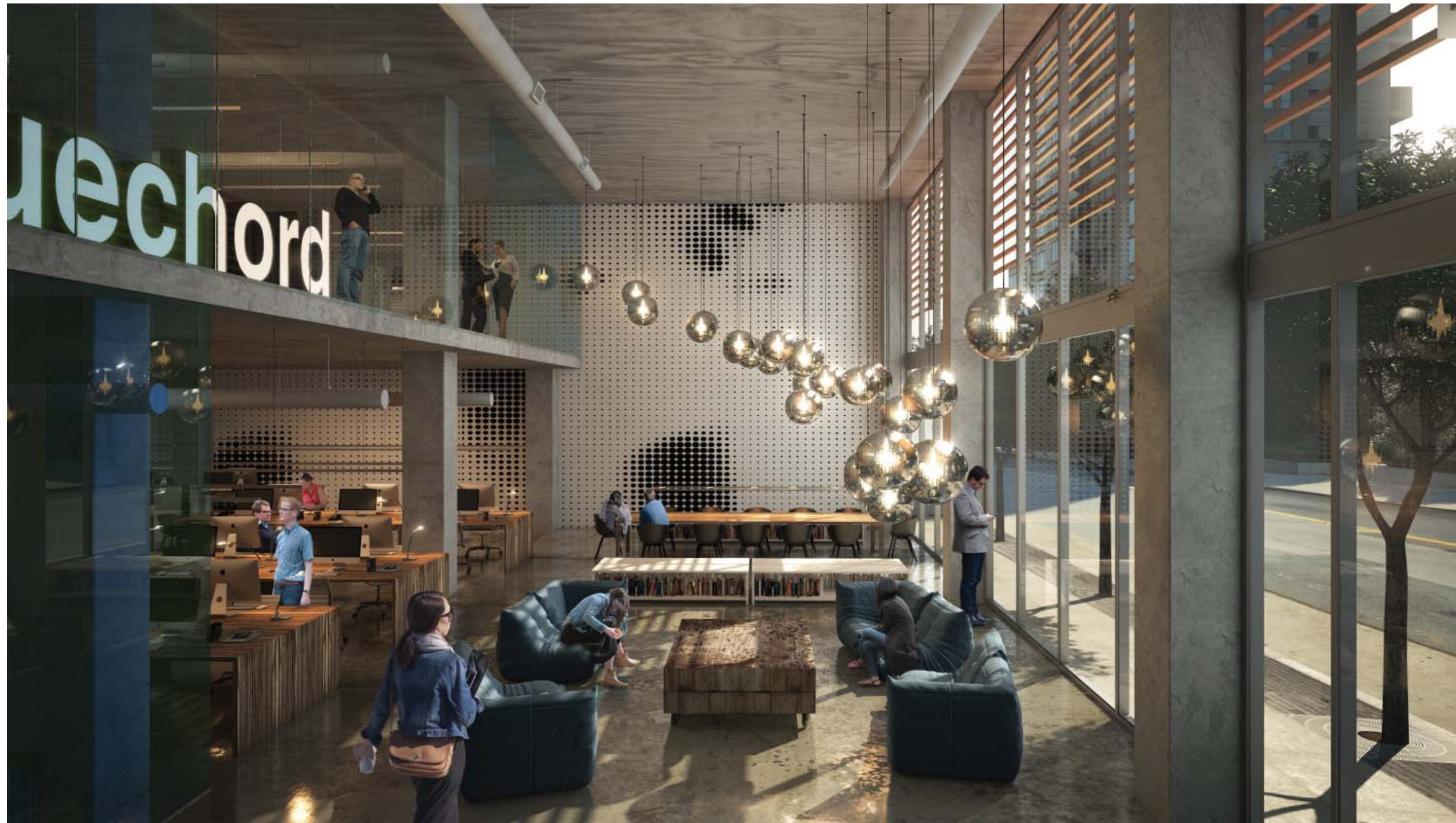


270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BRANNAN STREET ENTRY

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270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BRANNAN STREET DOUBLE HEIGHT SPACE

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GN01



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

DE BOOM STREET APPROACH



Responsible Innovative Development

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270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

DE BOOM STREET ENTRY

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GN01



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

COURTYARD LOOKING EAST



Responsible Innovative Development

PFAU
ARCHITECTURE
GNO1



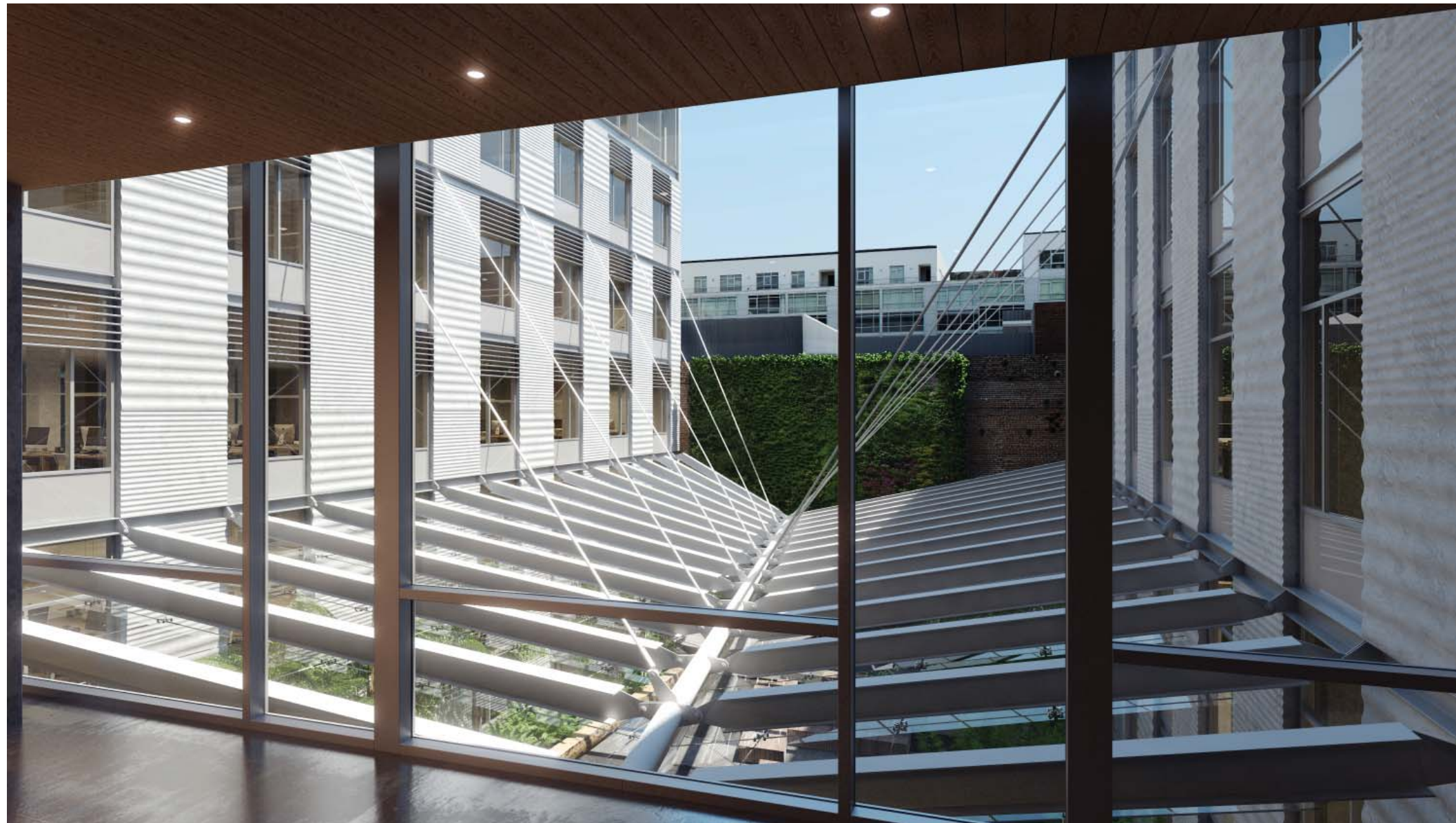
270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

CANOPY FROM THIRD FLOOR



Responsible Innovative Development

PFAU
ARCHITECTURE
GN01



270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

CANOPY FROM THIRD FLOOR

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Responsible Innovative Development

PFAU
ARCHITECTURE
GN01



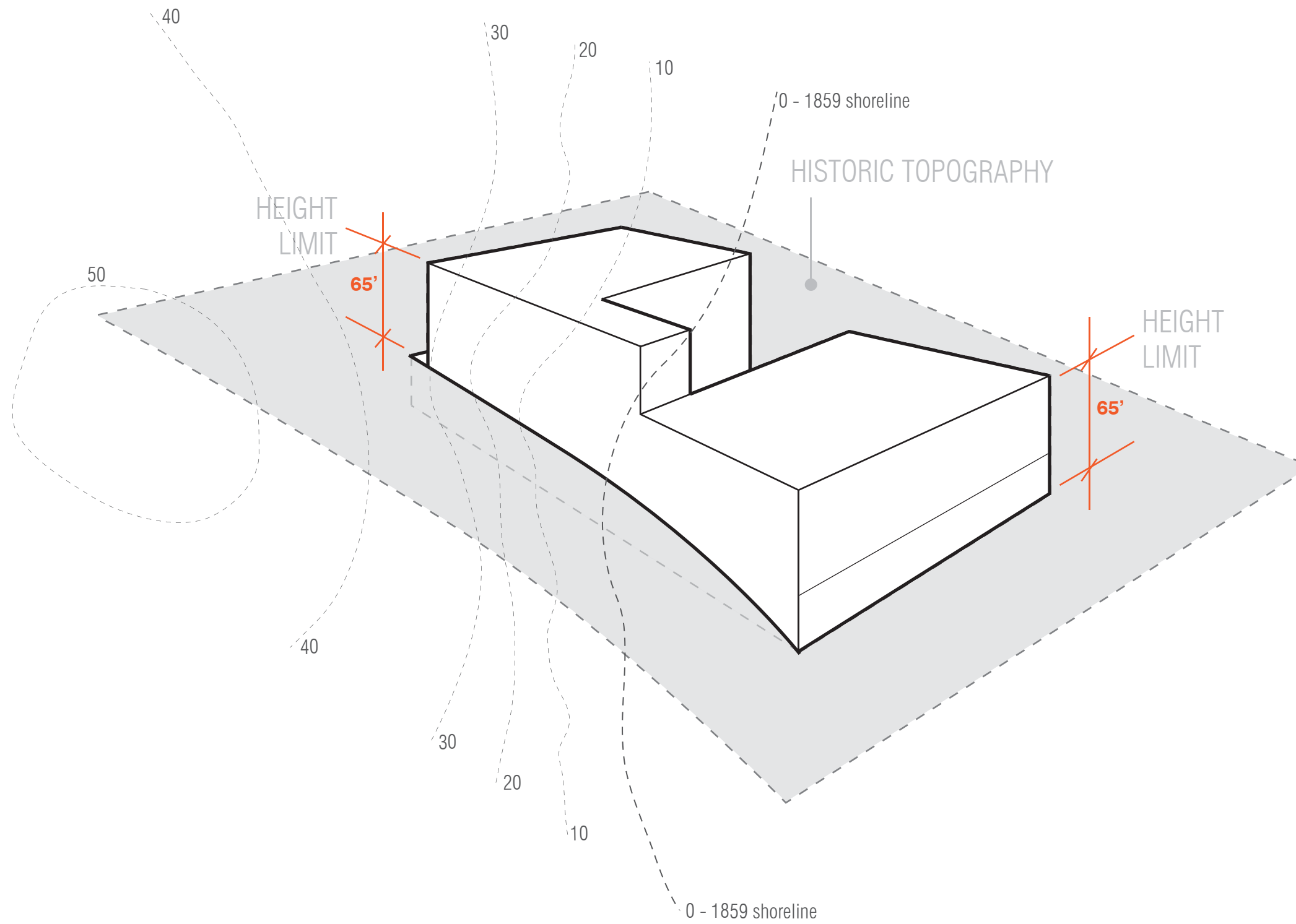
270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

ROOF DECK LOOKING NORTH

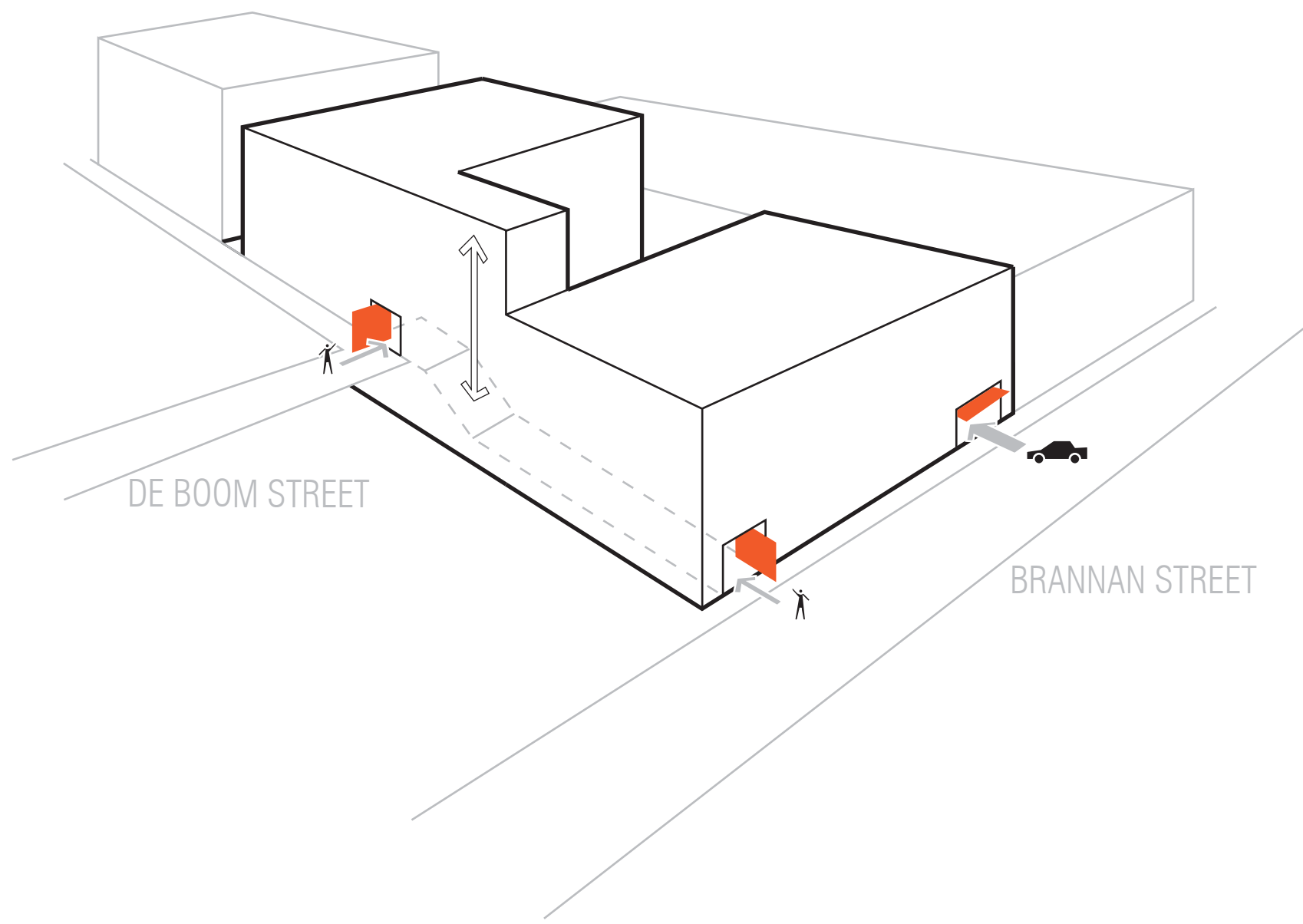
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Responsible Innovative Development

PFAU
ARCHITECTURE
GN01

CONCEPT



HISTORIC TOPOGRAPHY

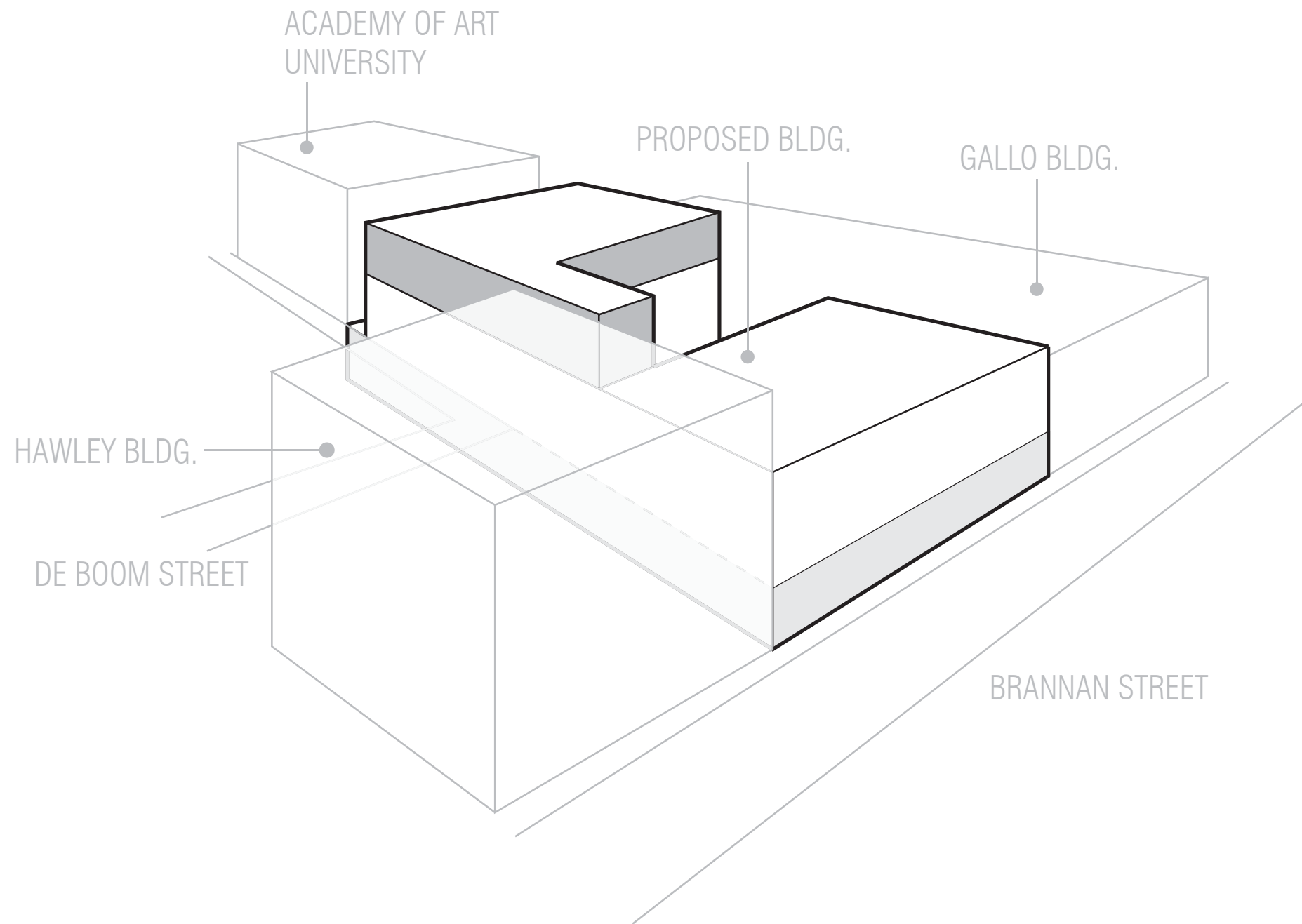


270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

BUILDING ACCESS

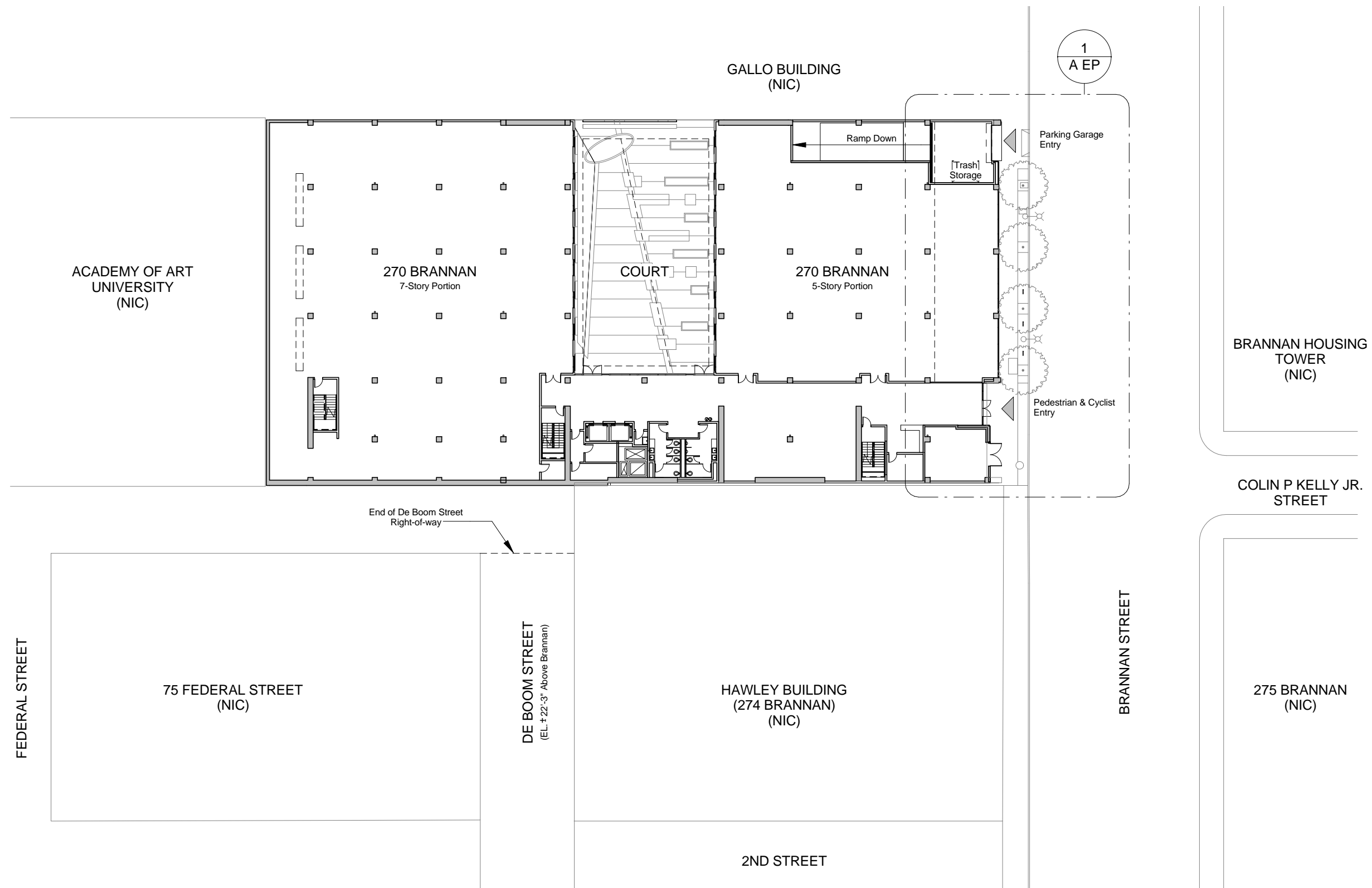
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Responsible Innovative Development

PFAU
ARCHITECTURE
GN01



RESPONDING TO CONTEXT

DRAWINGS



1
A EP

ACADEMY OF ART
UNIVERSITY
(NIC)

270 BRANNAN
7-Story Portion

COURT

270 BRANNAN
5-Story Portion

Ramp Down

Trash
Storage

Parking Garage
Entry

Pedestrian & Cyclist
Entry

BRANNAN HOUSING
TOWER
(NIC)

COLIN P KELLY JR.
STREET

End of De Boom Street
Right-of-way

FEDERAL STREET

75 FEDERAL STREET
(NIC)

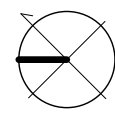
DE BOOM STREET
(EL. +22'-3" Above Brannan)

HAWLEY BUILDING
(274 BRANNAN)
(NIC)

BRANNAN STREET

275 BRANNAN
(NIC)

2ND STREET



SITE PLAN
1" = 40'-0" **1**

Project Name
270 BRANNAN STREET

Project Number
22009

Sheet Name
SITE PLAN

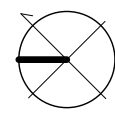
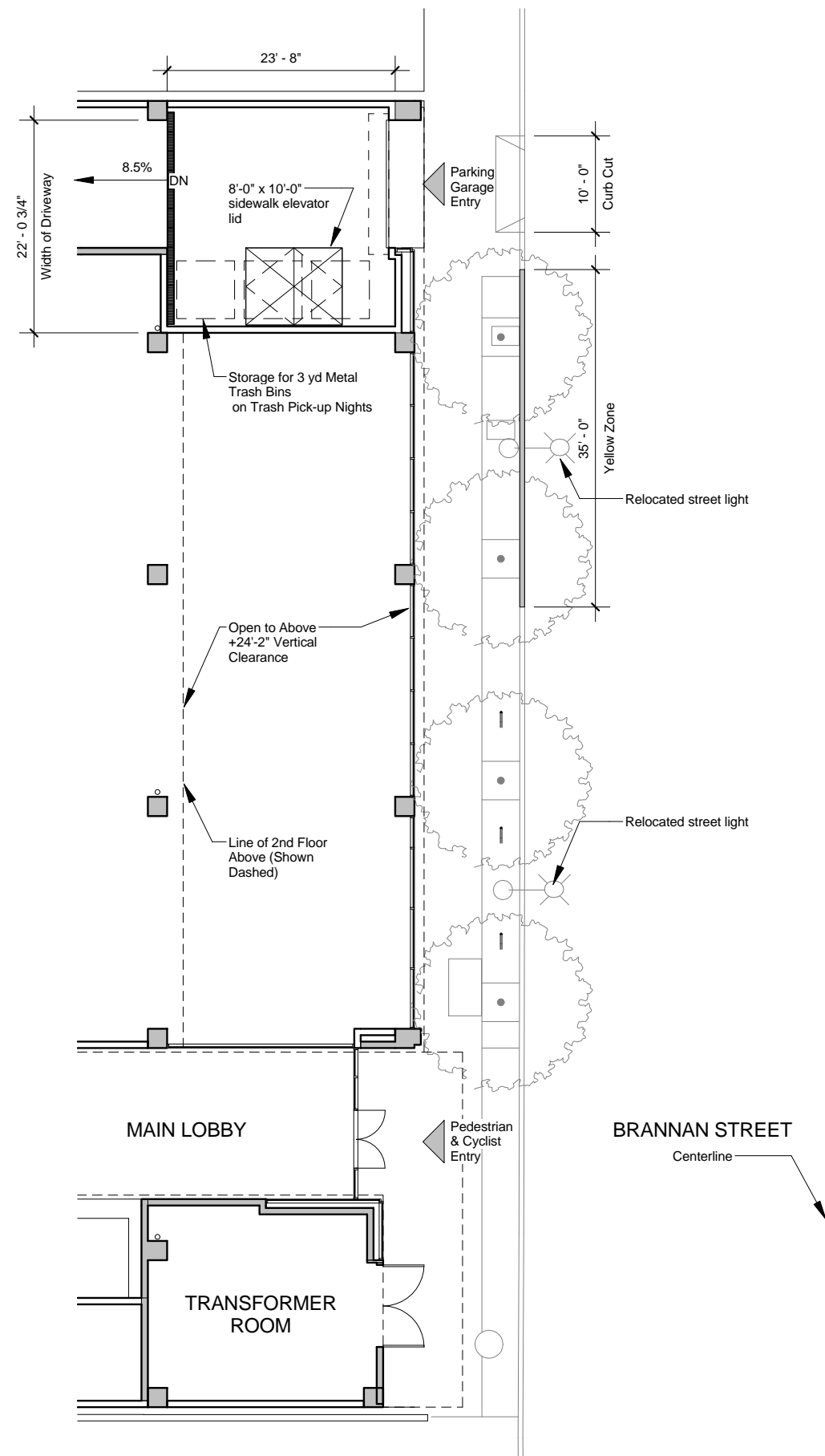
A

Date
10/03/2013

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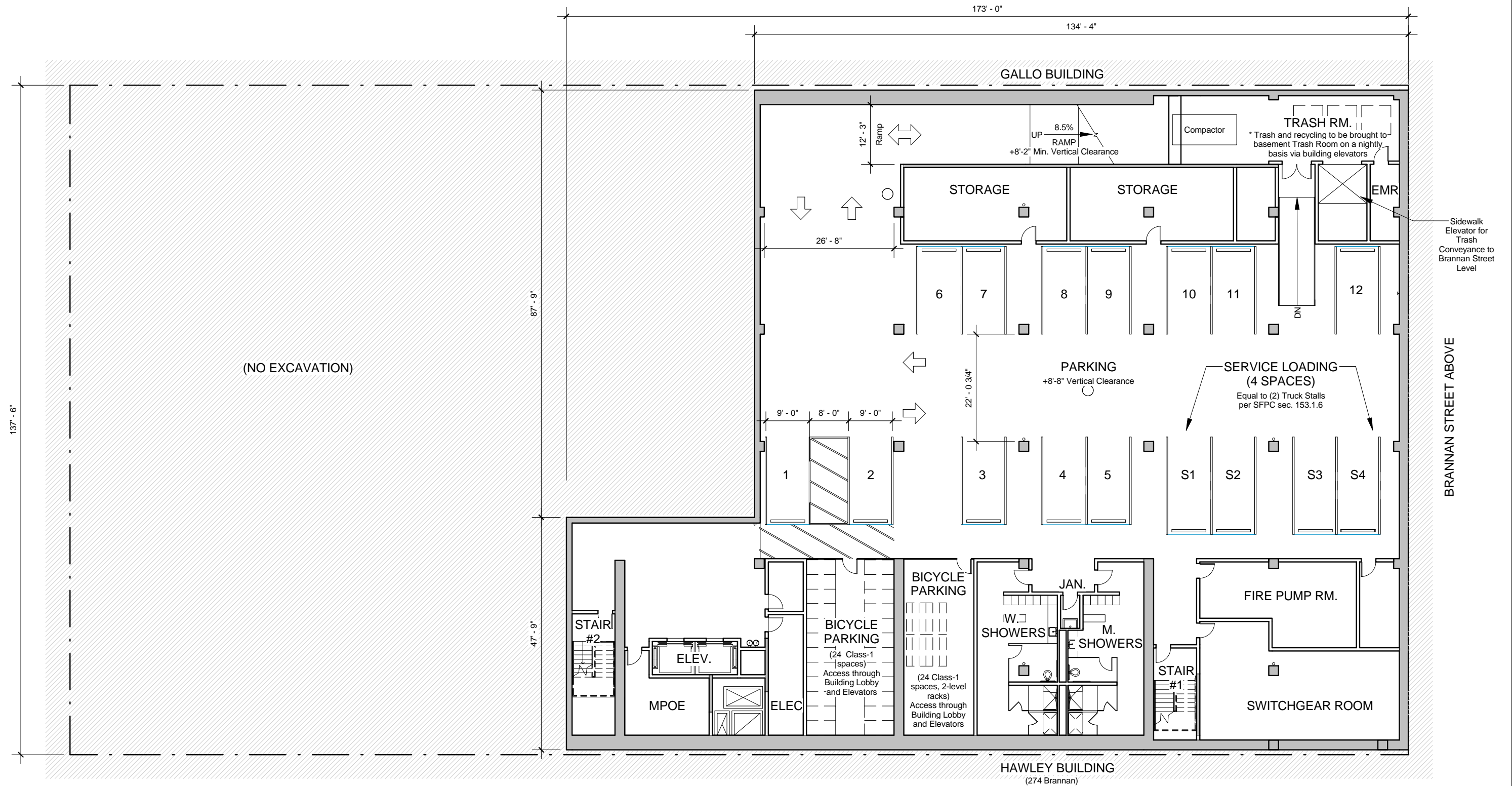
98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com



ENLARGED PLAN AT BRANNAN
1/16" = 1'-0" **1**

Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	ENLARGED PLAN AT BRANNAN STREET		A EP
Date	10/03/2013	All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.	

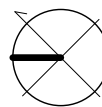
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VEHICLE & BICYCLE PARKING TABLE

	Code Ref. Section	Required	Provided
Parking Area	SFPC sec. 151.1	13,230 sf (max)	10,000 sf
Accessible Parking	SFPC sec. 155.i; CBC 1129B	1	1
Accessible Van Parking	SFPC sec. 155.i; CBC 1129B	1	1
Service Loading	SFPC sec. 153.1.6	4	4
Bicycle Parking	SFPC Table 155.2	38 (Class 1)	48
		6 (Class 2)	6
Showers	SFPC sec. 155.3.c.3	4	4
Lockers	SFPC sec. 155.3.c.3	8	15

BASEMENT FLOOR PLAN
1" = 20'-0"



1

Project Name

270 BRANNAN STREET

Project Number

22009

Sheet Name

BASEMENT FLOOR PLAN

A 00

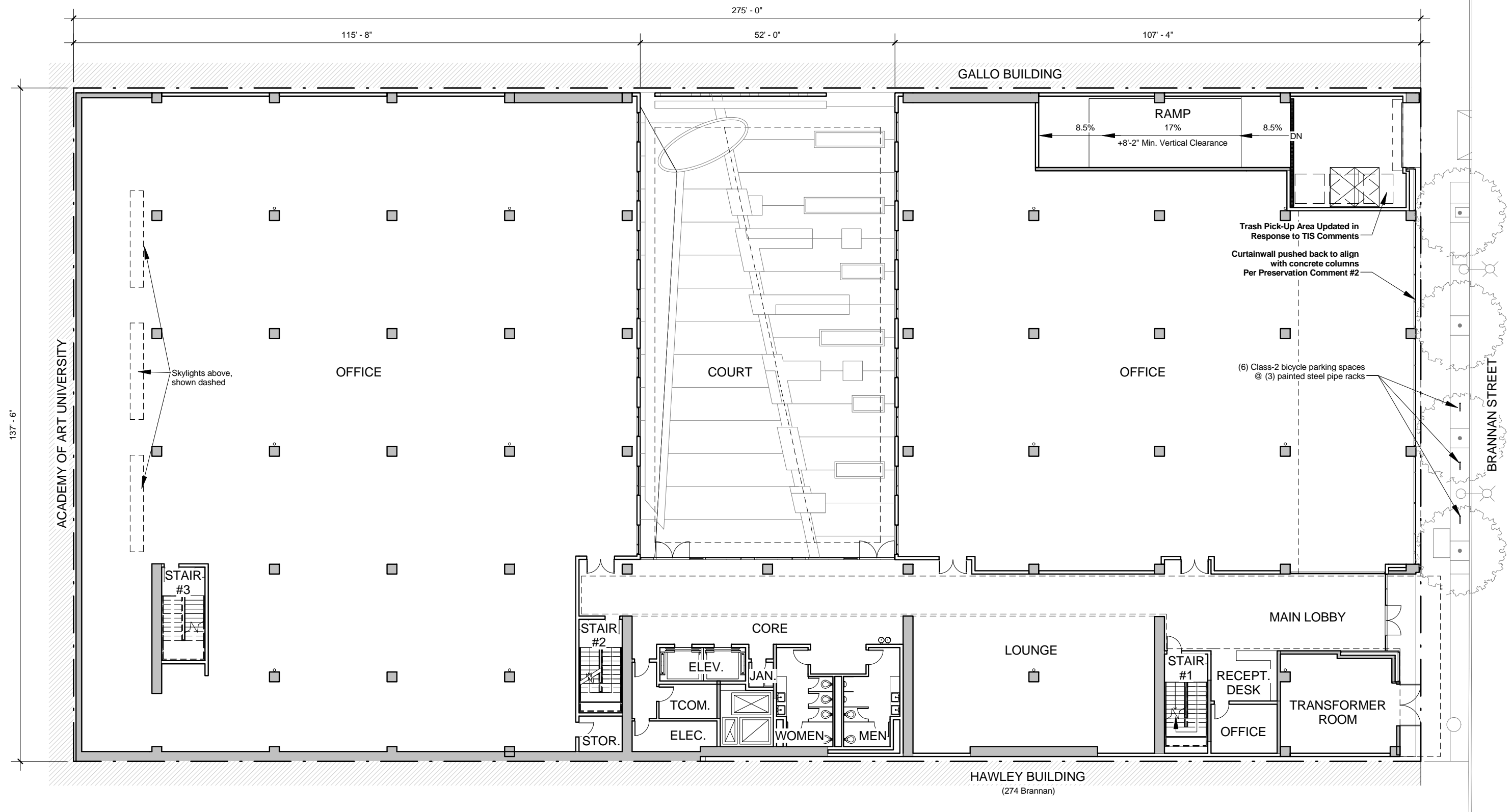
Date

10/03/2013

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137'-6"

275'-0"

115'-8"

52'-0"

107'-4"

GALLO BUILDING

RAMP

8.5%

17%

8.5%

+8'-2" Min. Vertical Clearance

DN

Trash Pick-Up Area Updated in Response to TIS Comments

Curtainwall pushed back to align with concrete columns Per Preservation Comment #2

Skylights above, shown dashed

OFFICE

COURT

OFFICE

(6) Class-2 bicycle parking spaces @ (3) painted steel pipe racks

BRANNAN STREET

STAIR #3

STAIR #2

CORE

ELEV.

JAN.

LOUNGE

STAIR #1

MAIN LOBBY

TCOM.

ELEC.

WOMEN

MEN

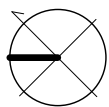
RECEPT. DESK

OFFICE

TRANSFORMER ROOM

STOR.

HAWLEY BUILDING
(274 Brannan)



Project Name
270 BRANNAN STREET

Project Number
22009

Sheet Name
FIRST FLOOR PLAN

A 01

Date
10/03/2013

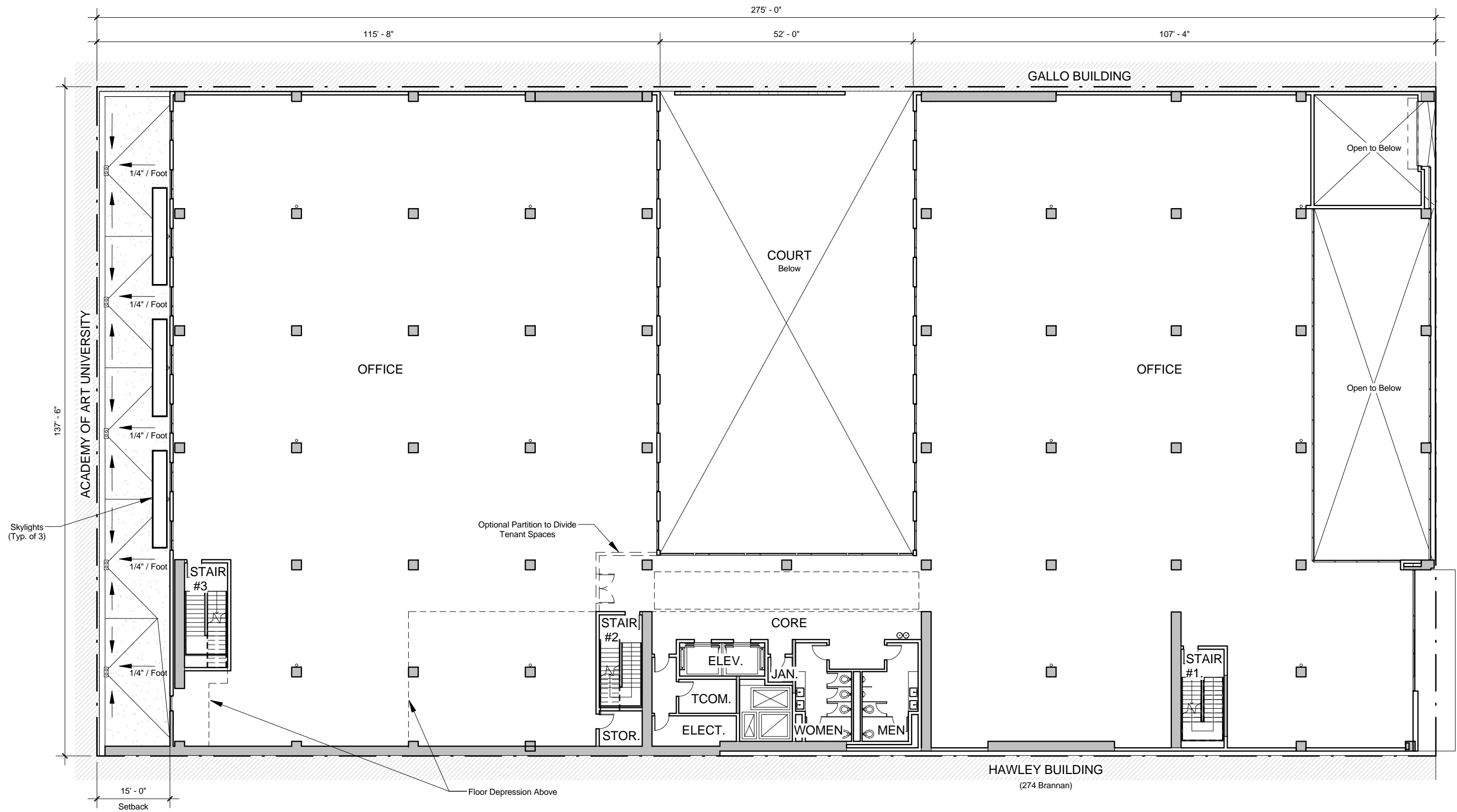
FIRST FLOOR PLAN
1" = 20'-0"

1

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SECOND FLOOR PLAN
1" = 20'-0"

1

Project Name
270 BRANNAN STREET

Sheet Name
SECOND FLOOR PLAN

Date
10/03/2013

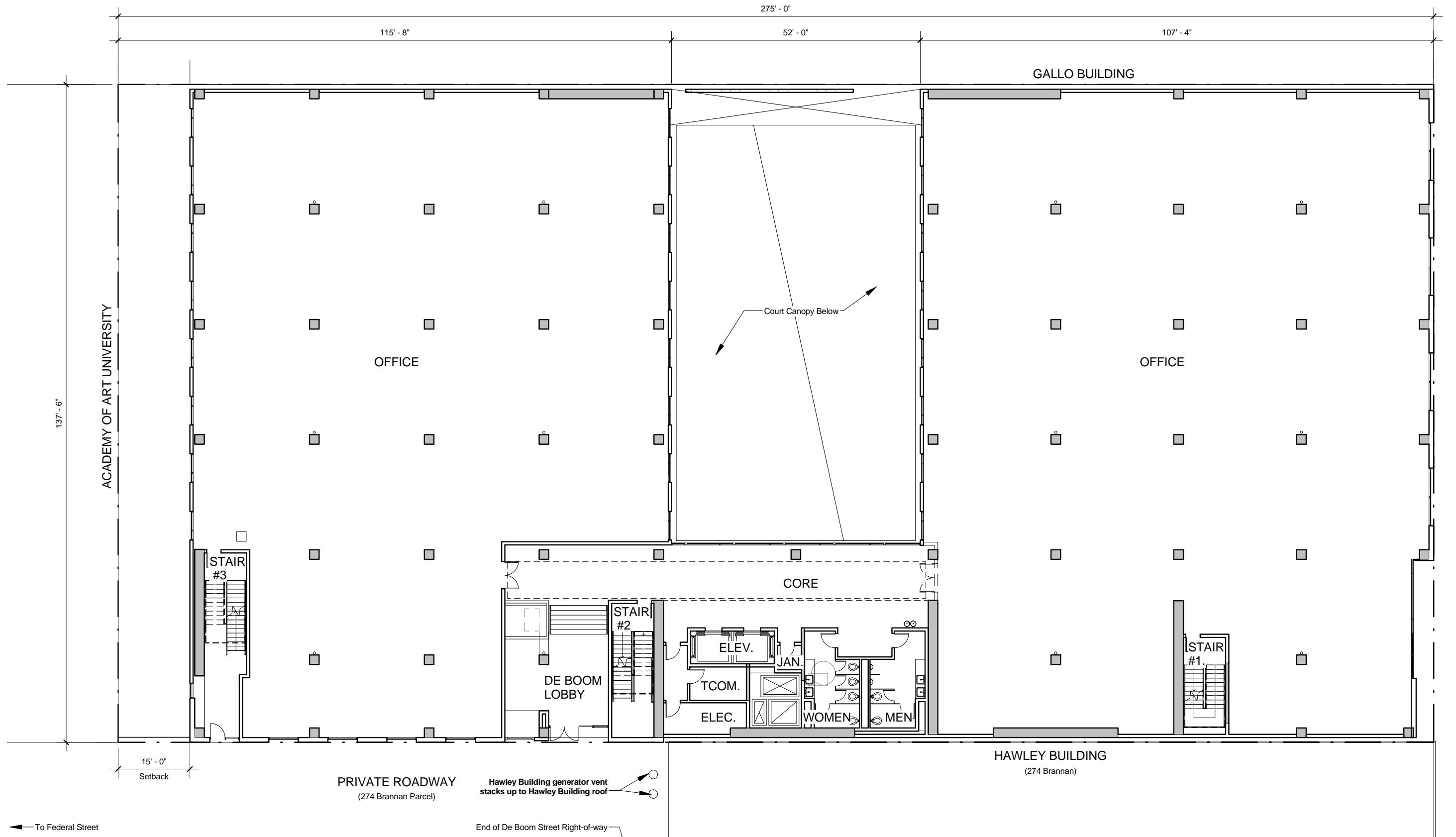
Project Number
22009

A 02

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← To Federal Street

PRIVATE ROADWAY
(274 Brannan Parcel)

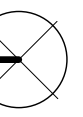
Hawley Building generator vent
stacks up to Hawley Building roof

End of De Boom Street Right-of-way

75 FEDERAL

DE BOOM STREET

THIRD FLOOR PLAN
1" = 20'-0"

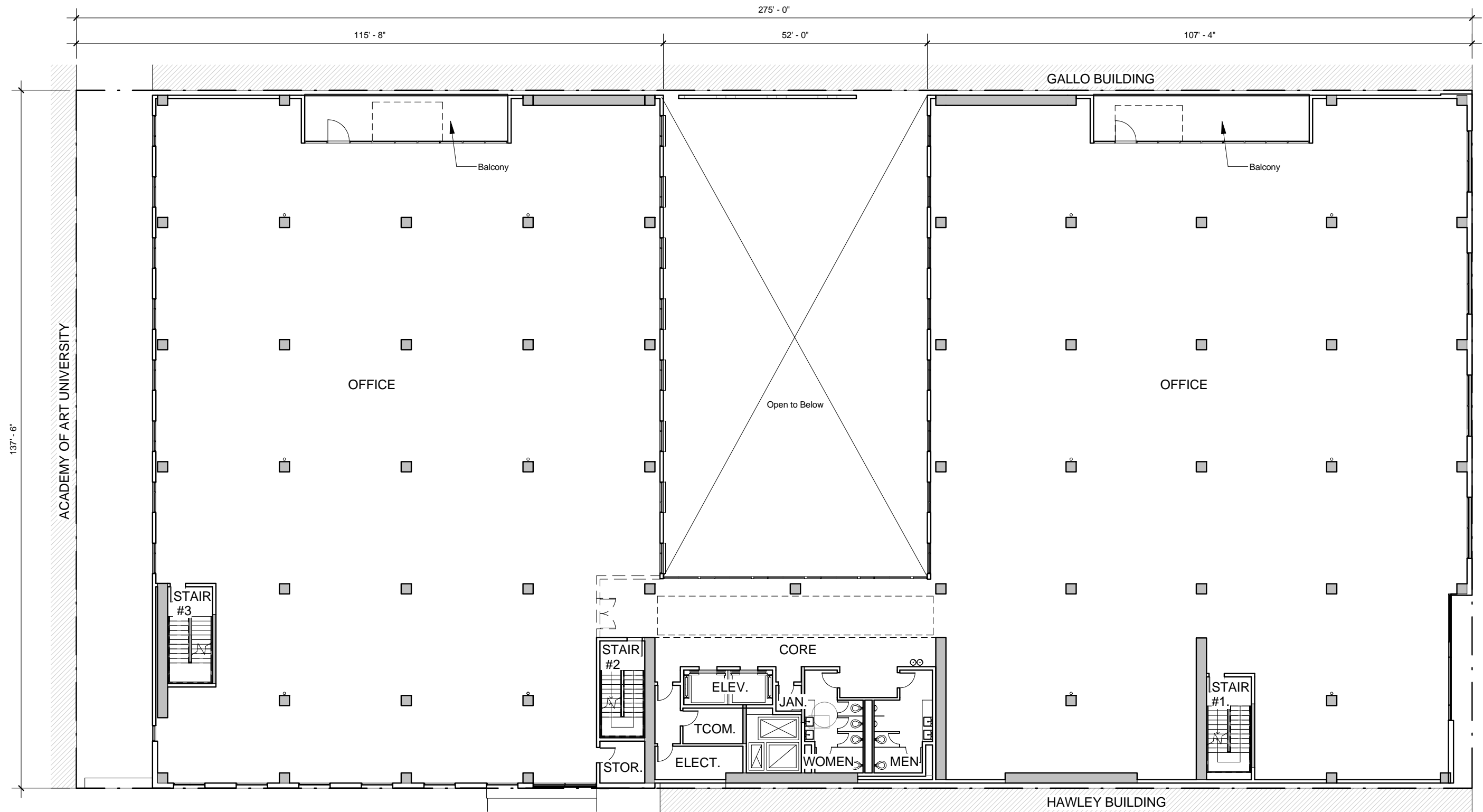


Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	THIRD FLOOR PLAN		A 03
Date	10/03/2013		

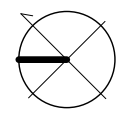
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FOURTH FLOOR PLAN
1" = 20'-0"



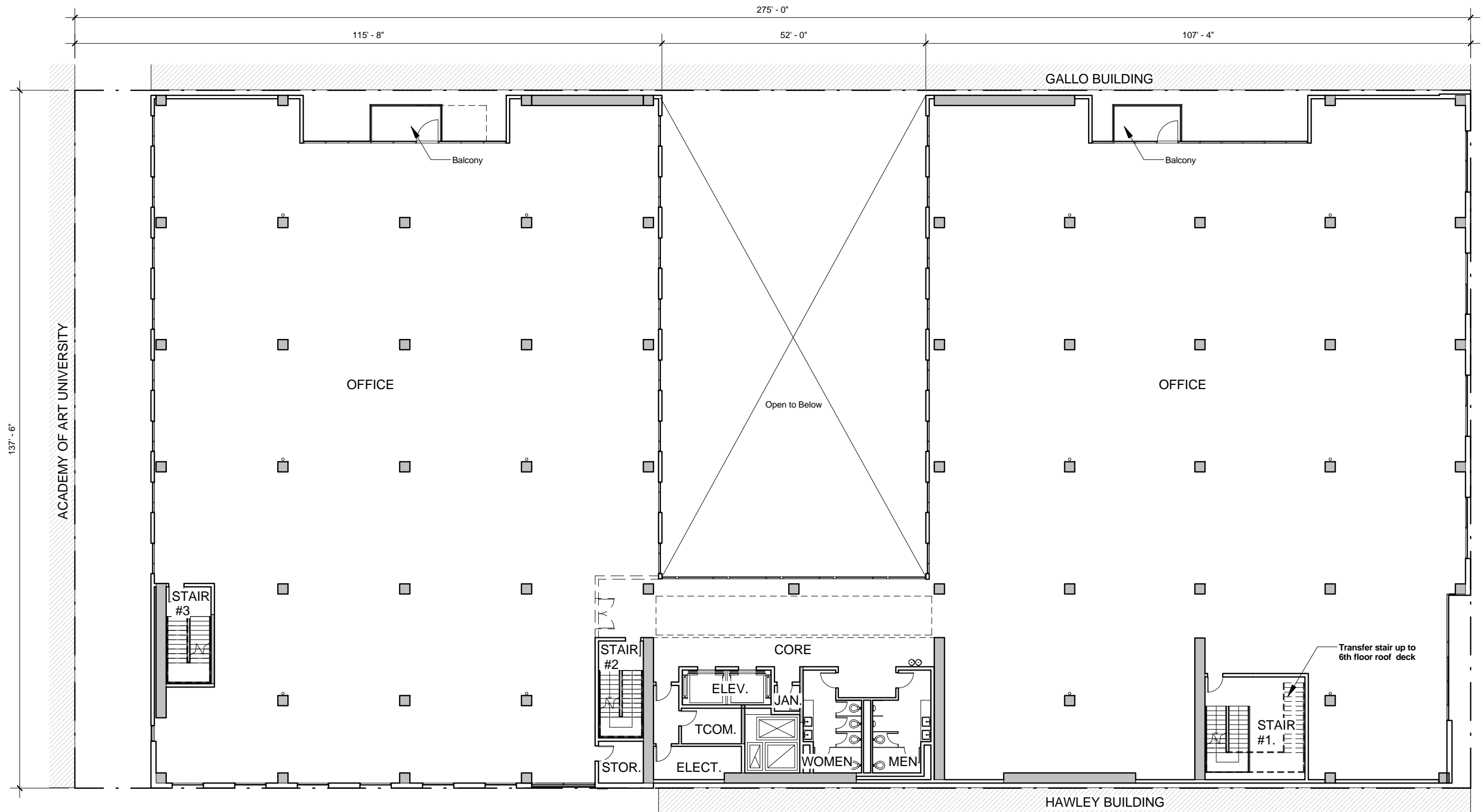
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Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	FOURTH FLOOR PLAN		A 04
Date	10/03/2013		

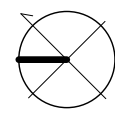
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FIFTH FLOOR PLAN
1" = 20'-0"



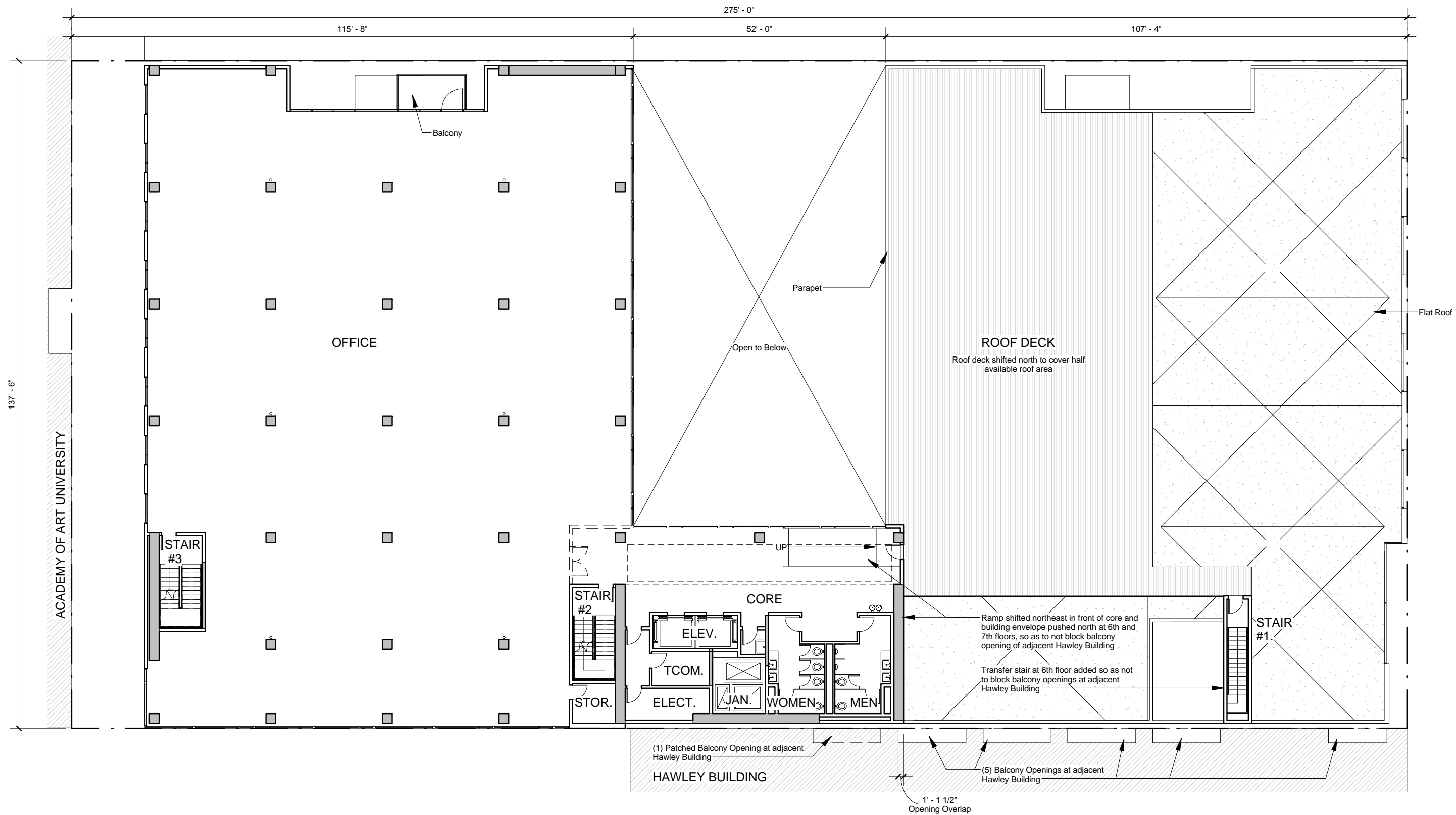
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Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	FIFTH FLOOR PLAN		A 05
Date	10/03/2013		

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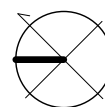
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SIXTH FLOOR PLAN
1" = 20'-0"

1



Project Name
270 BRANNAN STREET

Sheet Name
SIXTH FLOOR PLAN

Date
10/03/2013

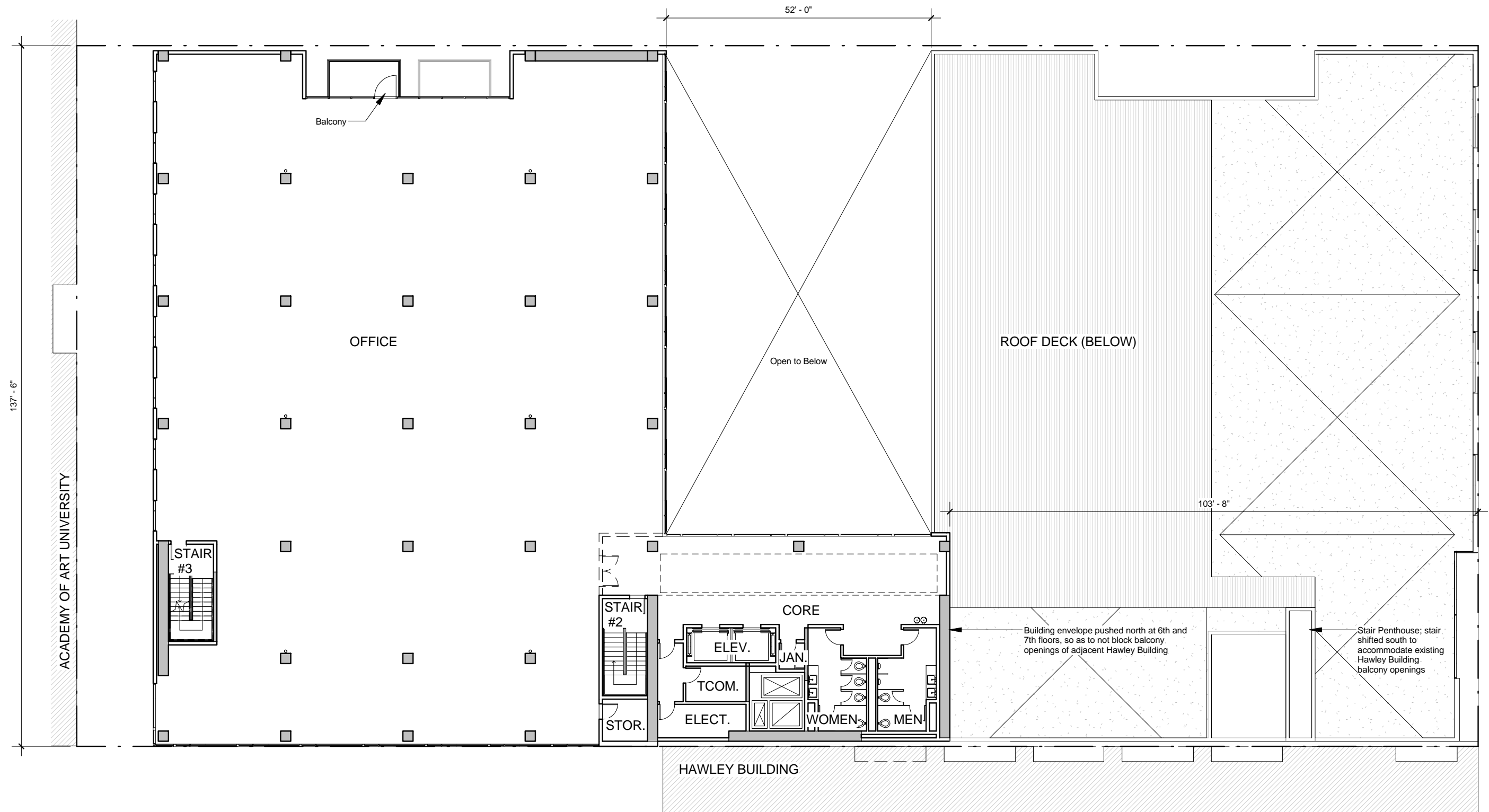
Project Number
22009

A 06

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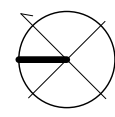
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SEVENTH FLOOR PLAN
1" = 20'-0"

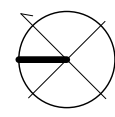
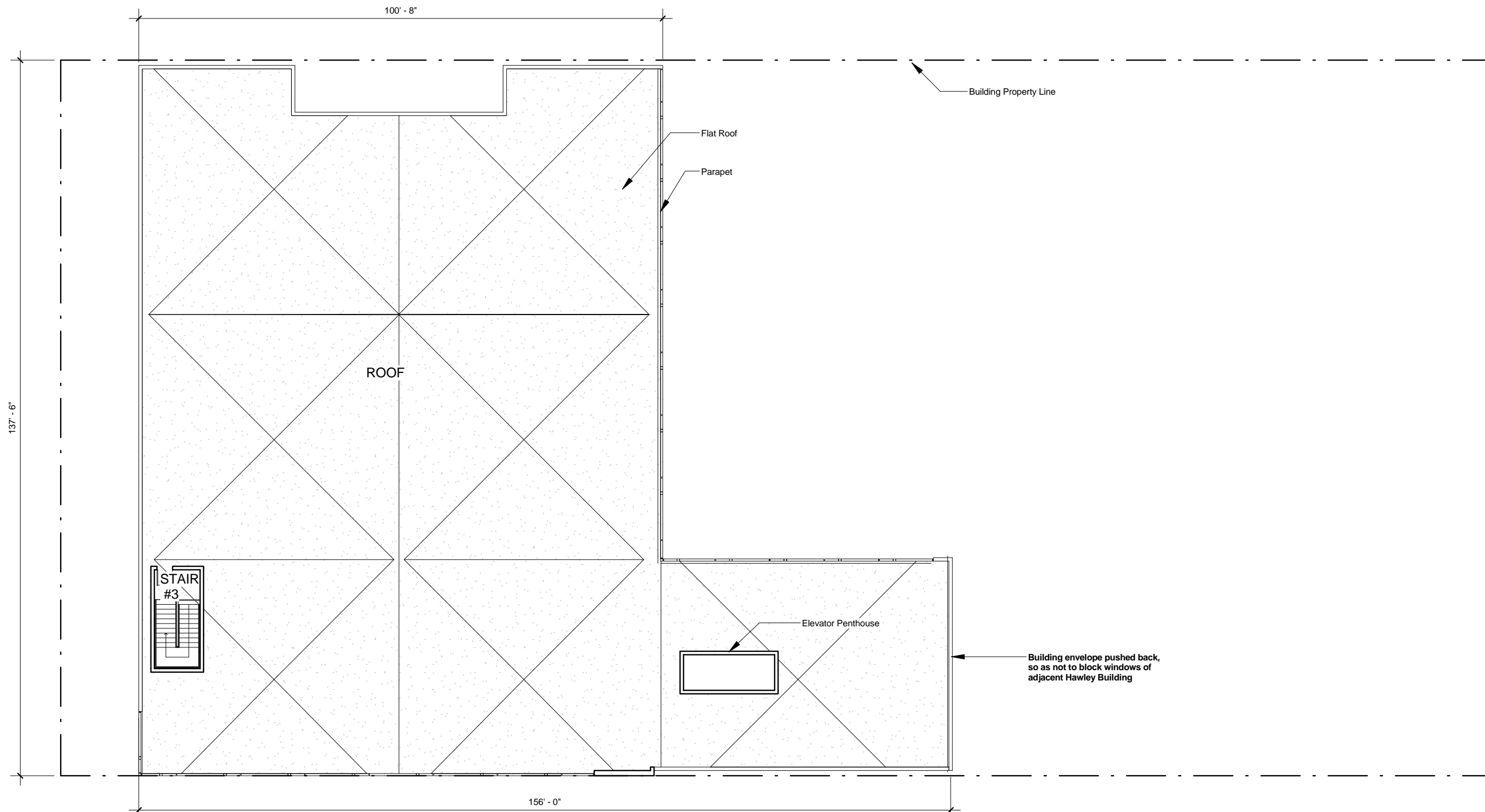
1



Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	SEVENTH FLOOR PLAN	Sheet Number	A 07
Date	10/03/2013	Notes	All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

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ROOF PLAN
1" = 20'-0" **1**

Project Name
270 BRANNAN STREET

Project Number
22009

Sheet Name
ROOF PLAN

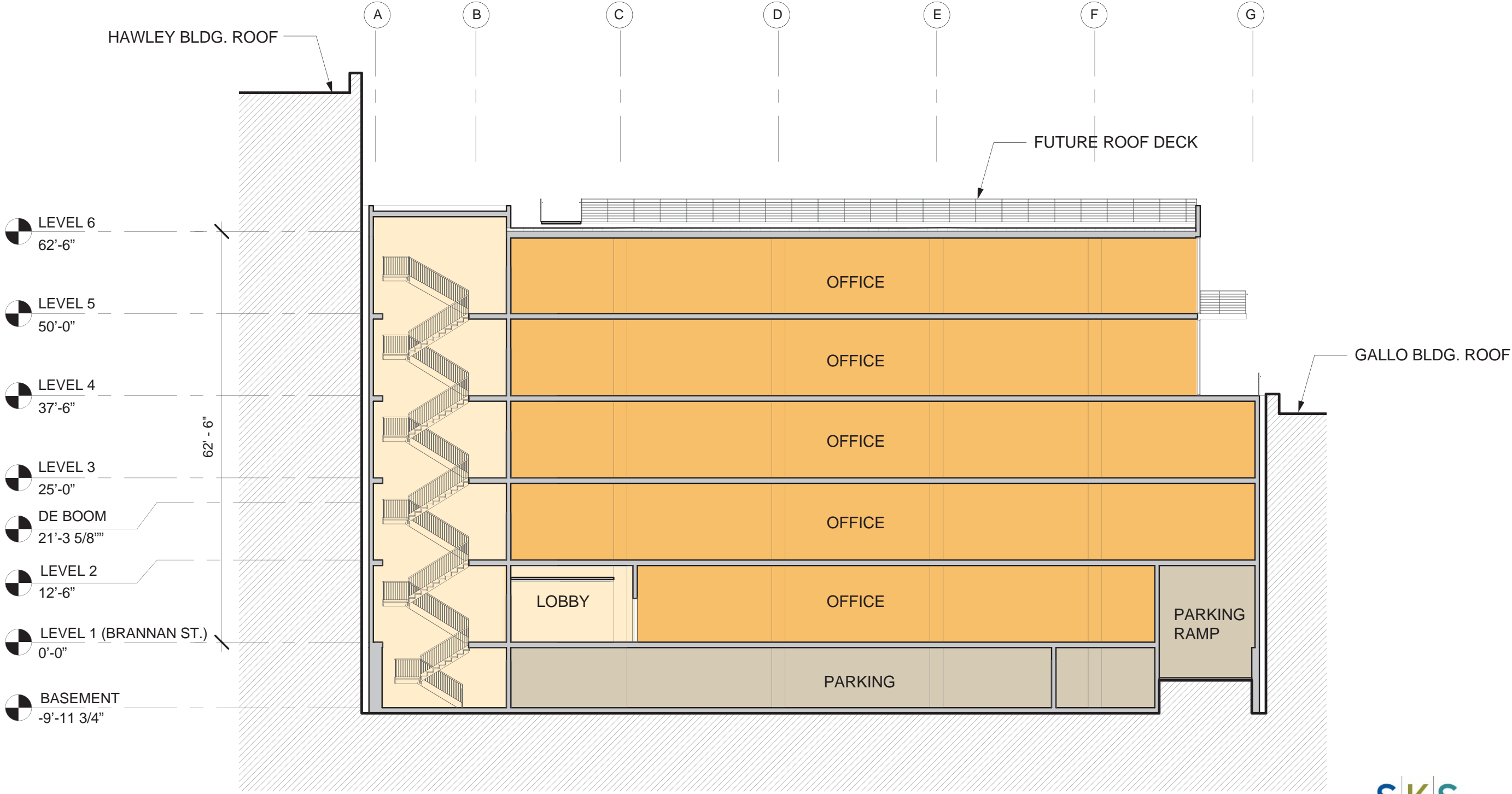
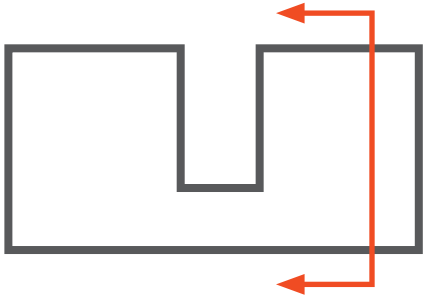
A 08

Date
10/03/2013

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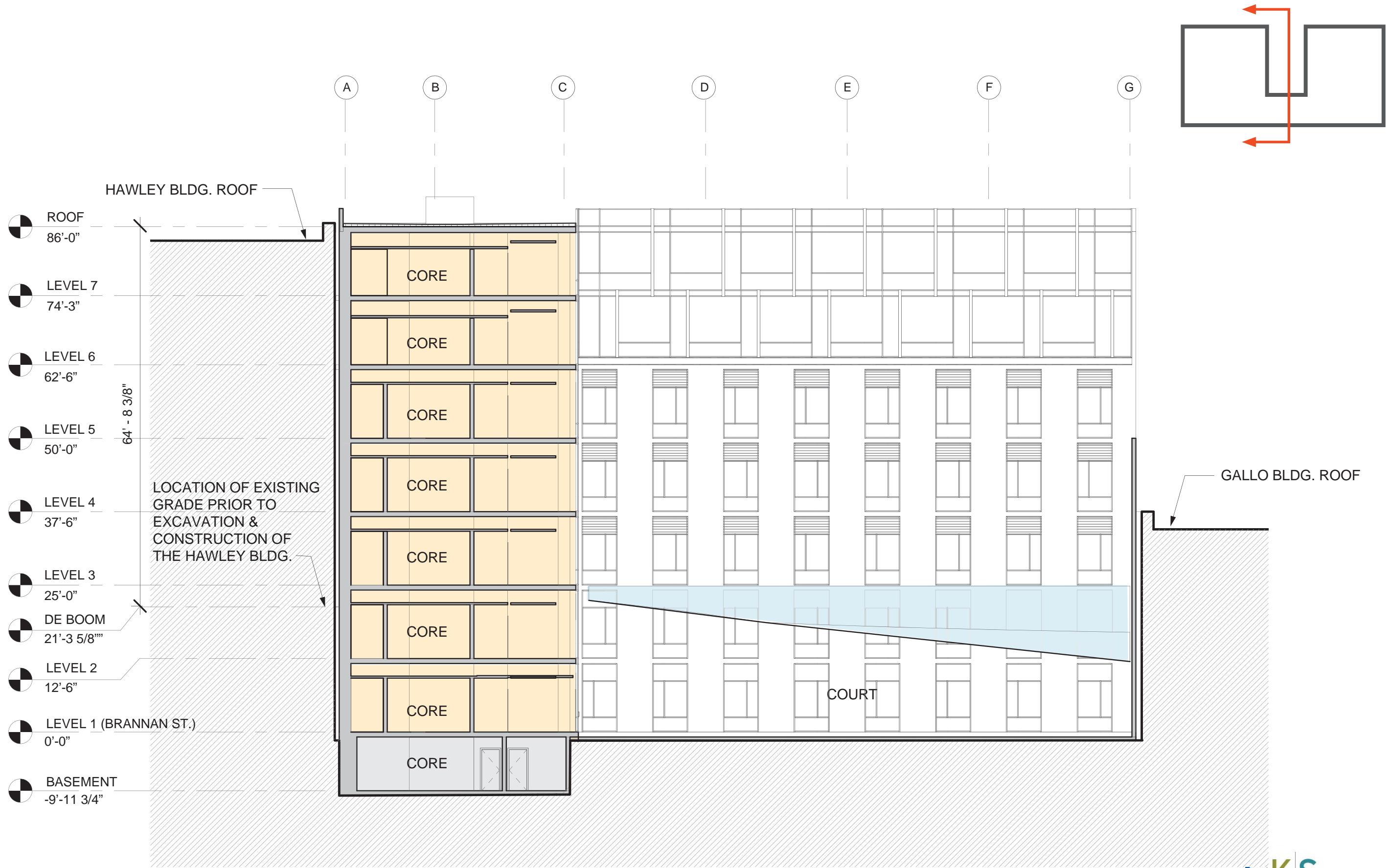
270 BRANNAN STREET
 SAN FRANCISCO PLANNING COMMISSION 10.03.2013

SECTION 'A'



Responsible Innovative Development

PFAU
 GNO1
 ARCHITECTURE



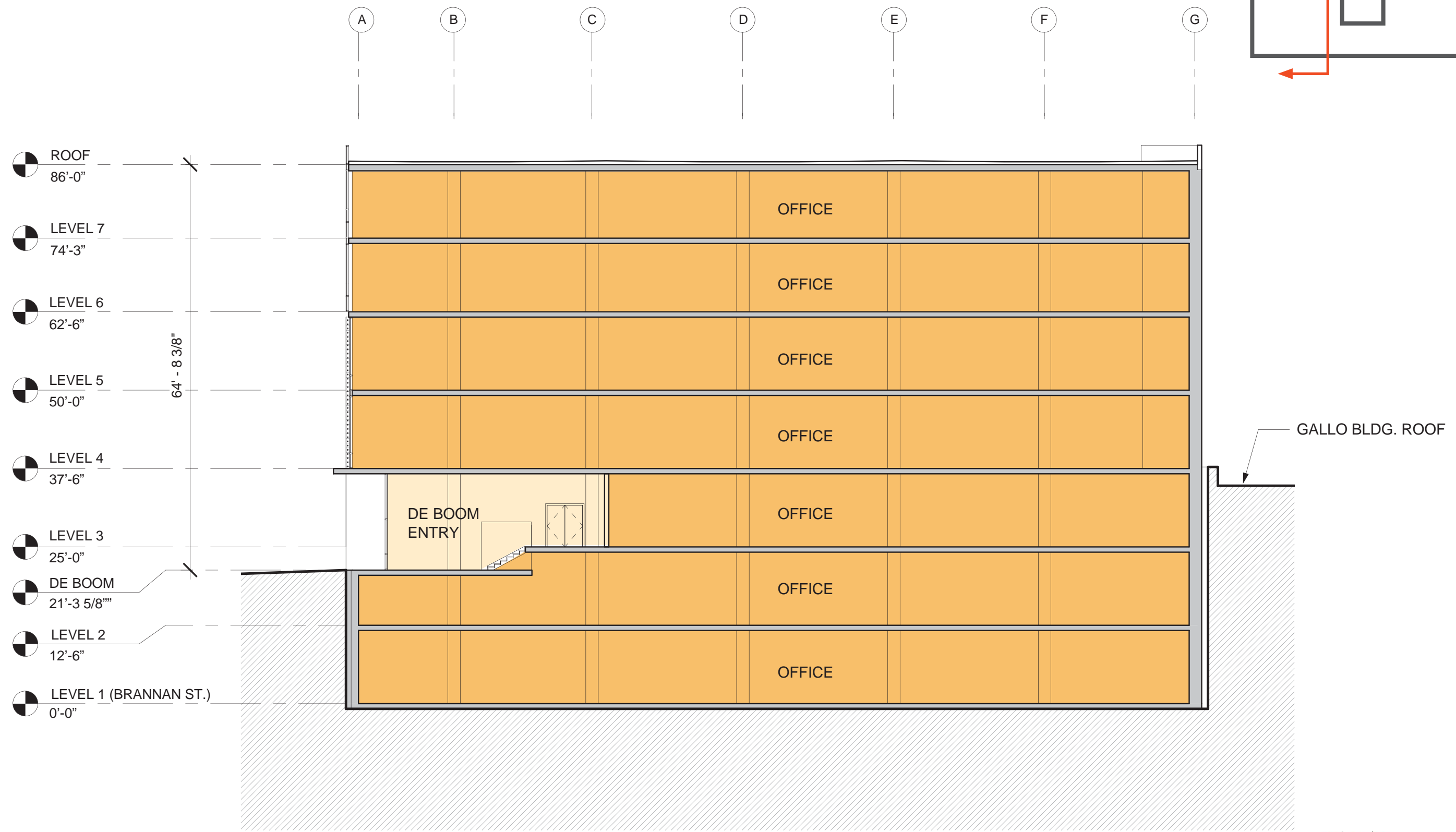
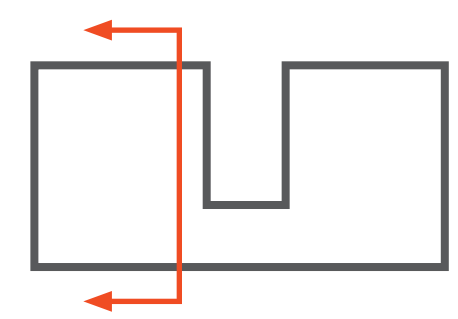
270 BRANNAN STREET
 SAN FRANCISCO PLANNING COMMISSION 10.03.2013

SECTION 'B'



Responsible Innovative Development

PFAU
 ARCHITECTURE
 GNO1

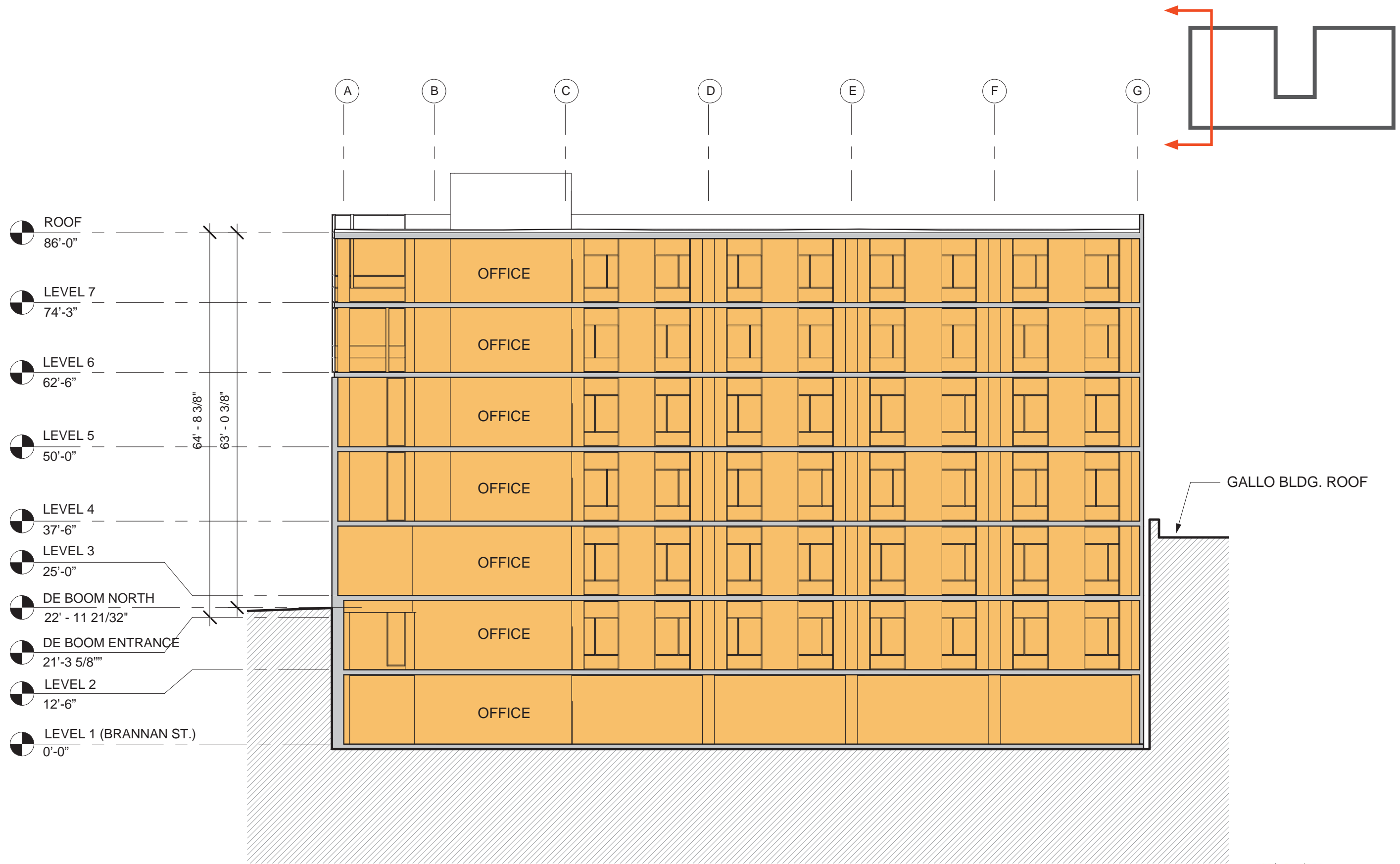


270 BRANNAN STREET
 SAN FRANCISCO PLANNING COMMISSION 10.03.2013

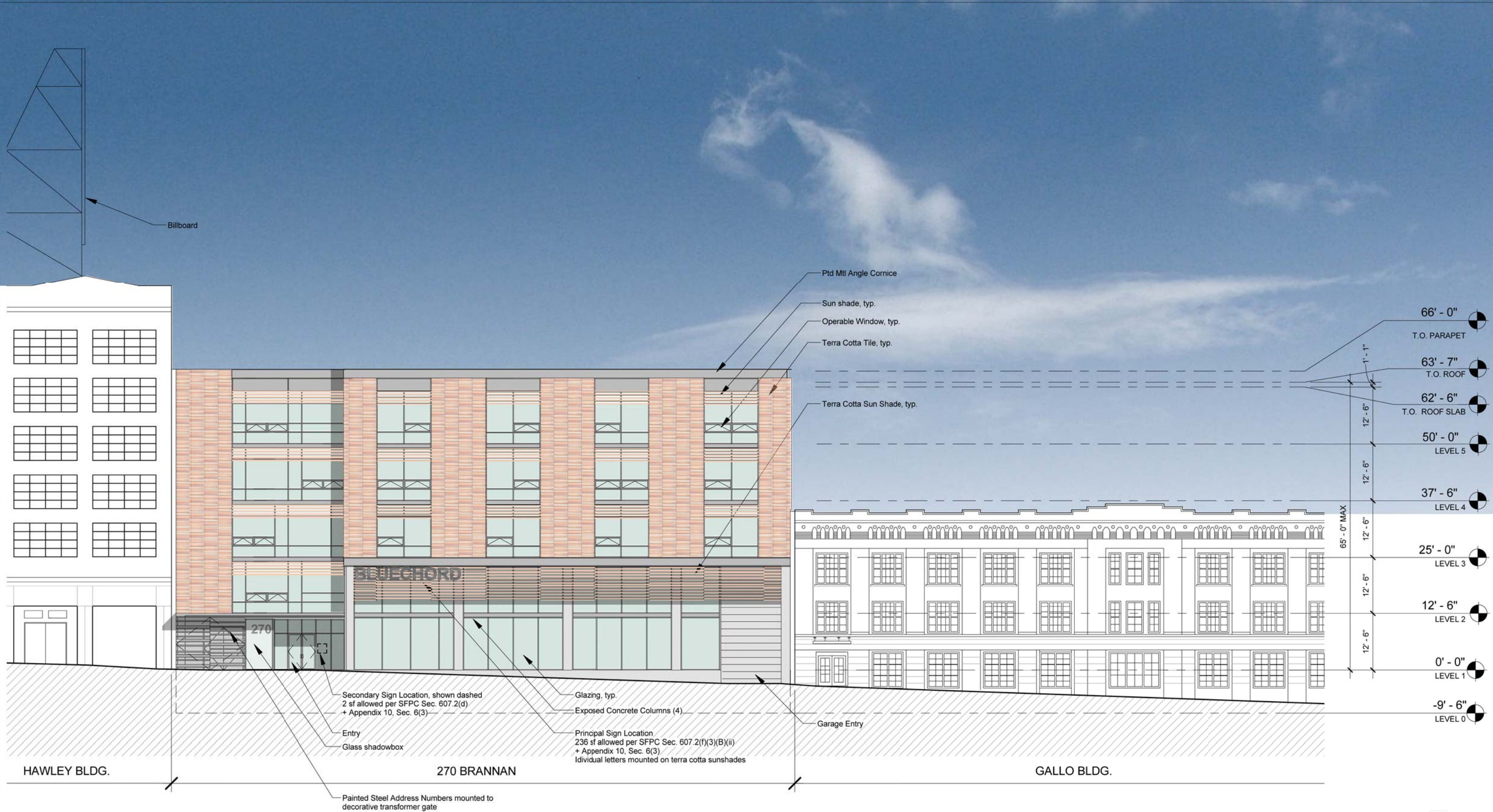
SECTION 'C'

SKS
 Responsible Innovative Development

PFAU
 ARCHITECTURE
GN01



SECTION 'D'

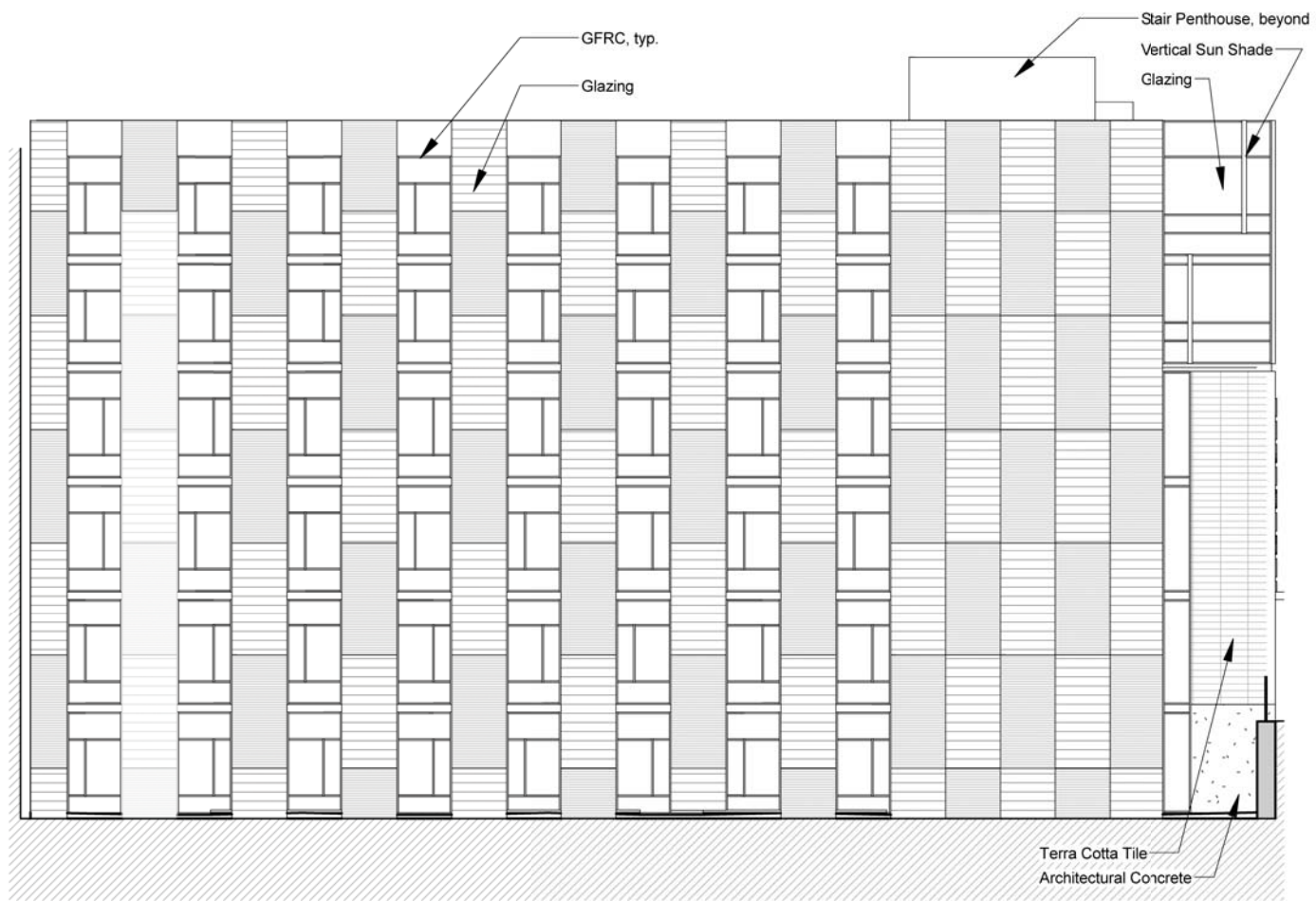


NOTE: ALL WINDOW SYSTEM FINISHES TO BE CLEAR ANODIZED ALUMINUM

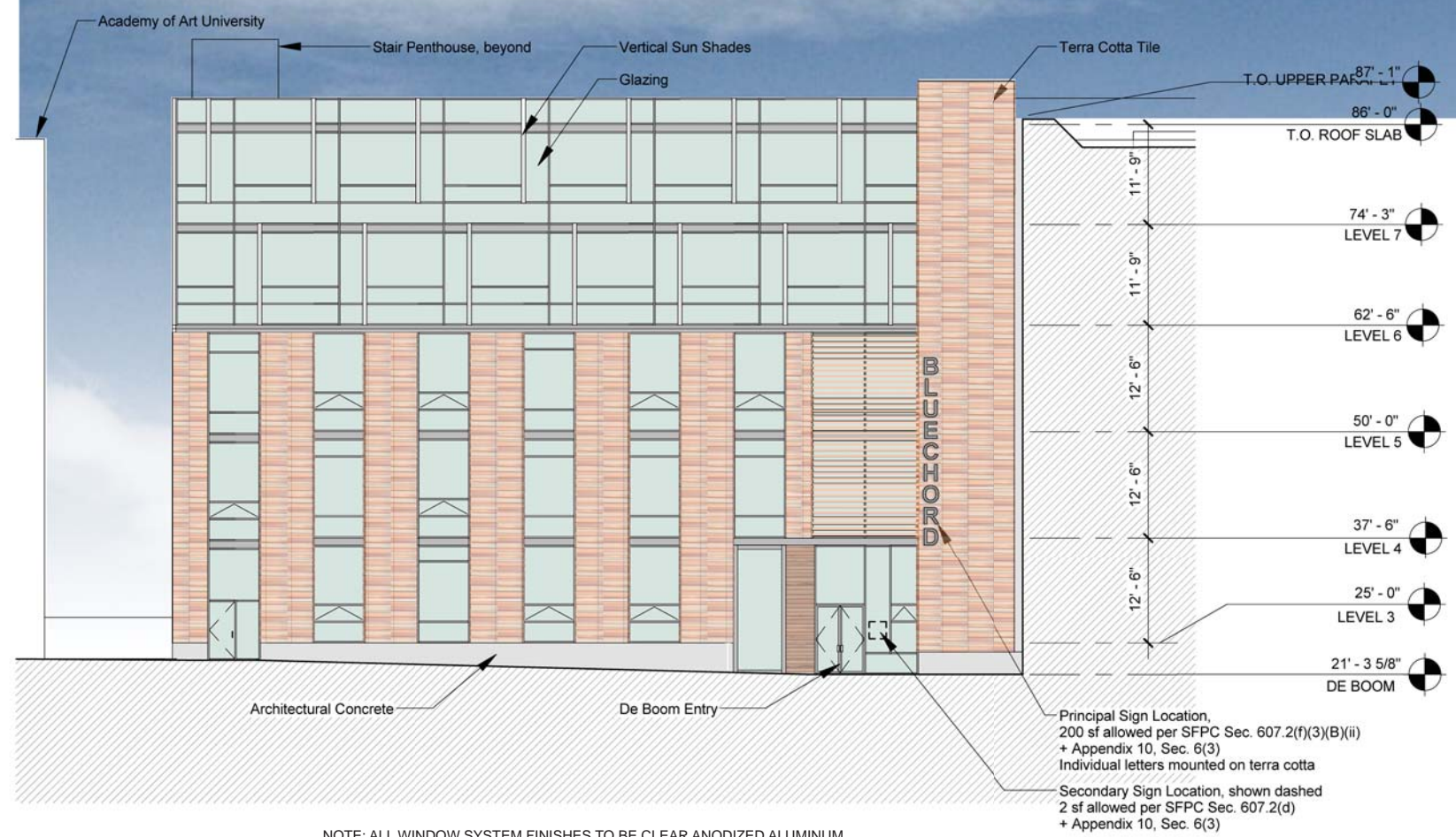
BRANNAN STREET ELEVATION
 1" = 20'-0" **1**

Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	BRANNAN STREET ELEVATION	A 09	
Date	8/21/2013	All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.	

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NORTH SETBACK ELEVATION
1" = 20'-0" **2**



DE BOOM ELEVATION
1" = 20'-0" **1**

Project Name	270 BRANNAN STREET	Project Number	22009
Sheet Name	DE BOOM AND NORTH SETBACK ELEVATIONS		A 10
Date	8/21/2013		

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BASE



FENESTRATION PATTERN

FACADE COMPATABILITY ANALYSIS

270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

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CORNICE

270 BRANNAN STREET
SAN FRANCISCO PLANNING COMMISSION 10.03.2013

FACADE COMPATABILITY ANALYSIS

SKS
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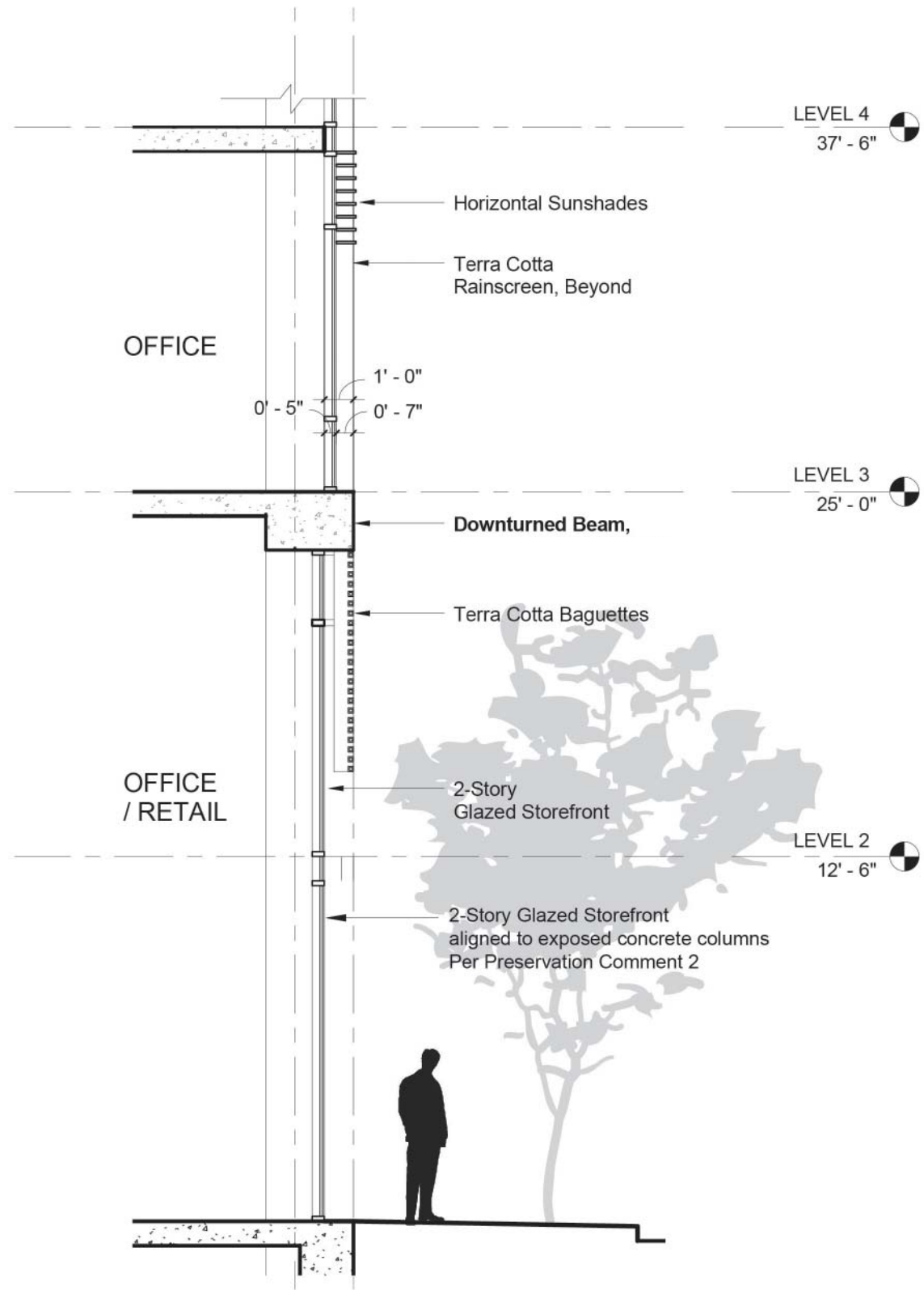
DETAIL SHOWING TILES & TRIM



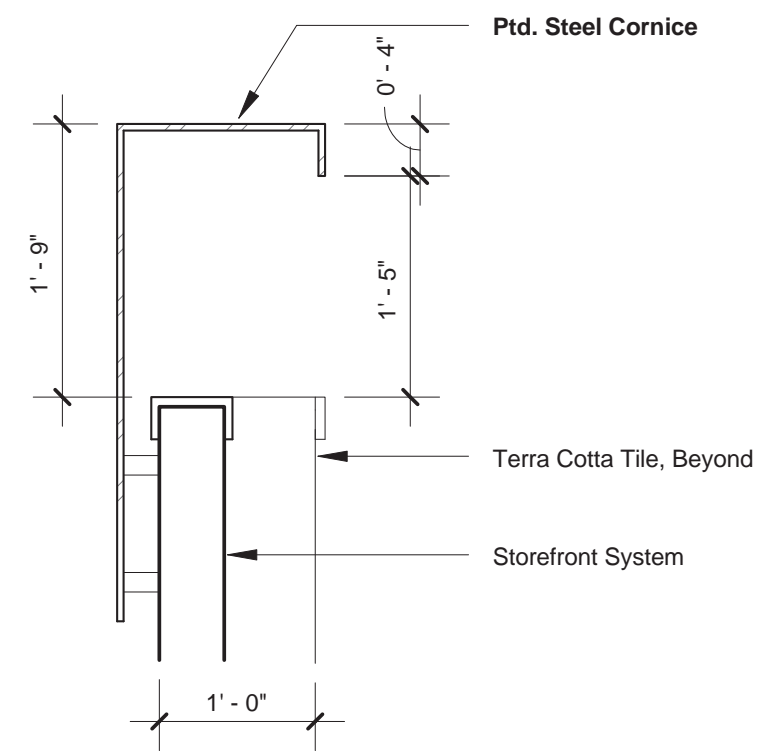
ST. PAUL'S EPISCOPAL SCHOOL, OAKLAND



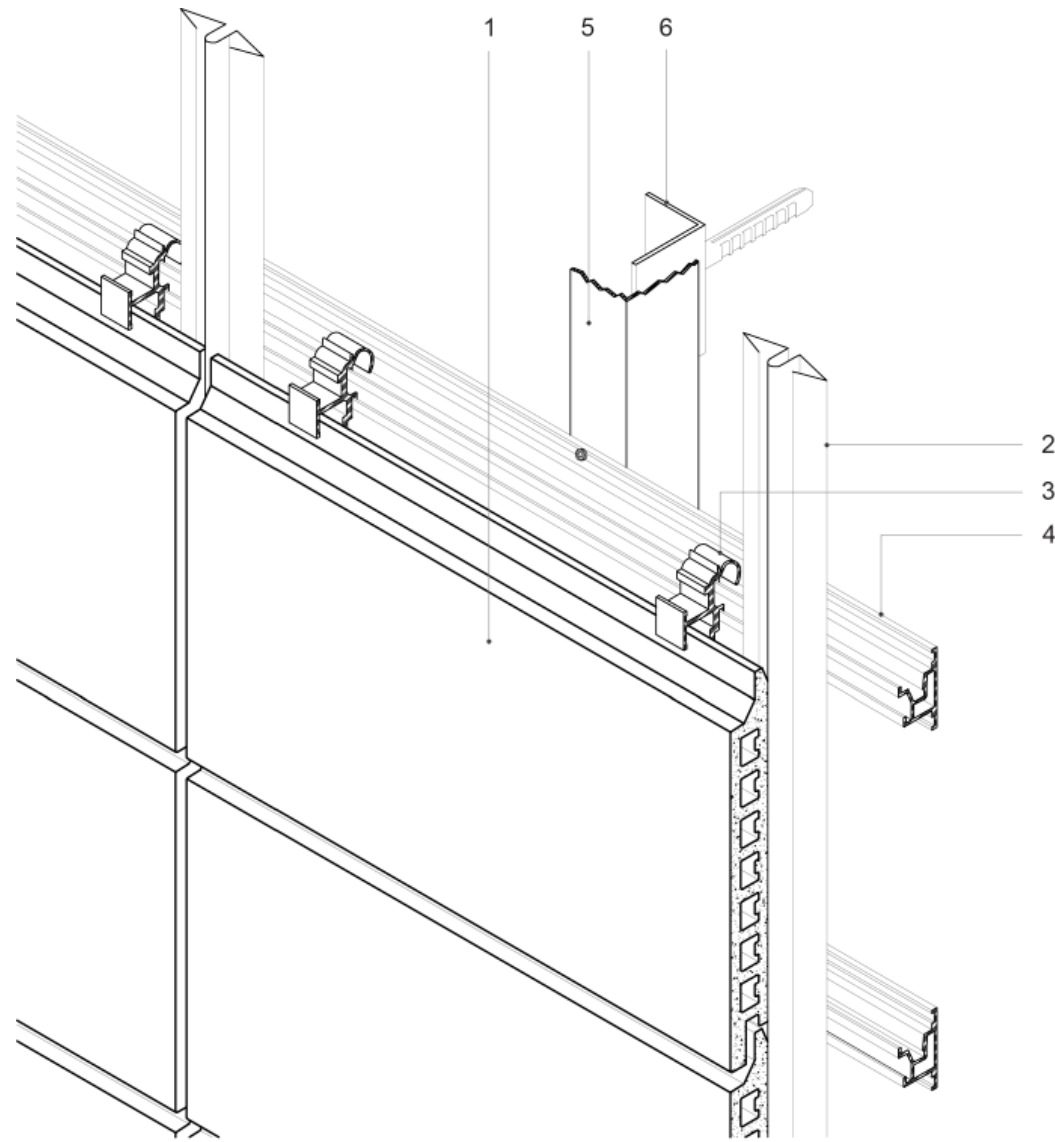
TERRA COTTA SUNSCREEN DETAIL



WALL SECTION AT BRANNAN STREET (n.t.s.)

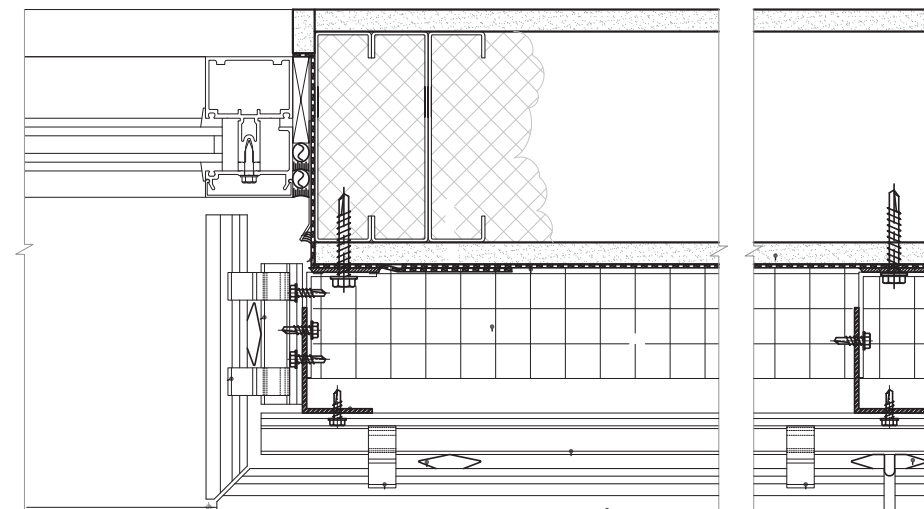


SECTION DETAIL AT PAINTED STEEL CORNICE ON BRANNAN STREET (n.t.s.)



- 1. Terra Cotta Panel
- 2. Spacer
- 3. Terra cotta fastening aluminum clip
- 4. Horizontal substructure aluminum extrusion
- 5. Continuous aluminum angle
- 6. Non-continuous aluminum angle

ISOMETRIC DRAWING OF TERRA COTTA SYSTEM
 * PER MOEDING TERRA COTTA DETAIL



ENLARGED DETAIL AT TERRA COTTA WINDOW JAMB - TILE OPTION
 * PER MOEDING TERRA COTTA DETAIL

ARC Comment	Design Team Response
<p>Compatibility of New Construction with Landmark District: Overall, the ARC concurs with the staff determination that the new construction appears generally compatible with the surrounding landmark district and its character-defining features. In particular, the ARC found the massing, form and materials to be appropriate and compatible with the surrounding landmark district. In particular, the ARC commented on the success and design of the De Boom street façade, as related to the surrounding district.</p>	<p>Thank you for the positive feedback.</p>
<p>Brannan Street Entrance: The ARC recommends refinement of the main entryway on Brannan Street to better emphasize the entrance and/or provide for more regularity above or a more vertical element above the main entryway.</p>	<p>Brannan Street façade revised to reinforce the main entry, in particular with a recess in the façade and increased glass area. The result is a more regular bay spacing and enhanced inflection at the entry.</p>
<p>Ground Floor Storefront Bulkhead: The ARC concurs with the staff recommendations regarding strengthen the ground floor storefront, in particular the bulkhead. The ARC recommends that the project architect conduct further study of the ground floor storefront and bulkhead, in order to reinforce and strengthen the building's base and relationship to the surrounding historic district.</p>	<p>Steel channel bulkhead added to ground floor storefront, along with a storefront lintel aligned with the adjacent canopy, mitigating the planning code requirement for double height space along Brannan Street and the desire to break down the scale of the double height storefront.</p>
<p>Windows & Terracotta Screens: The ARC recommends refinement and additional study of the proportion of the windows and terracotta tile rain screen to better relate to the regular rhythm of the window openings found within the surrounding landmark district.</p>	<p>Window bays revised to be more regular, as described above.</p>
<p>Garage: The ARC recommends maintaining the current design of the new garage door opening (approximately 24'-2" tall), and does not propose any revisions.</p>	<p>Design reverted to full height garage door as recommended.</p>
<p>Window Jamb Details: The ARC recommends incorporating Option C of the window jamb details into the proposed project. This option includes a chamfered terracotta tile return, which would wrap the corner of the vertical bays.</p>	<p>Design revised to tiled window jambs as recommended.</p>
<p>Cornice: The ARC recommends strengthen the cornice line of the proposed project. The project architect may consider incorporating terracotta below the metal cornice to strengthen the roofline.</p>	<p>Cornice strengthened as recommended. Currently there is a clear visual datum at the cornice line.</p>
<p>Future Review: The ARC appreciates the opportunity to review the proposed project at 270 Brannan Street, and welcomes future review of the proposed project.</p>	<p>The design team appreciates the ARC's feedback, and welcomes further discussion.</p>



270 BRANNAN STREET

September 25, 2013

Hon. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 270 Brannan Street Project
Case No. 2012.0799
Hearing Date: October 3, 2013

Dear President Fong and Commissioners:

I am writing on behalf of SKS Partners, LLC and South Beach Partners, LLC, the sponsors of the 270 Brannan Street office project (the "Project"), to request your support for the Project's Large Cap Office Allocation and Large Project Authorization at the Commission's October 3 hearing. The Planning Department is recommending approval as well. The Historic Preservation Commission unanimously approved a Certificate of Appropriateness for the Project's design at its hearing on September 18.

SKS has been active as a developer, owner and operator of commercial office and mixed-use projects in the Bay Area for 17 years. Most recently, SKS received entitlements from the Commission for the 181 Fremont Street mixed-use project in the Transit District (December 2012) and for the 888 Brannan Street project, a mixed-use PDR/office conversion of the former Gift Center building in Showplace Square (January 2012). 888 Brannan is nearing completion, and 181 Fremont is just beginning construction after its acquisition by another sponsor.

The 270 Brannan Street Project is located just off 2nd Street in the Eastern SOMA Community Plan Area, the South End Historic District, the Mixed Use-Office ("MUO") zoning district that comprises the 2nd Street office corridor, and the 65-X height and bulk district. The Project site is approximately 37,813 square feet or 0.9 acres in size, occupies a portion of the block bounded by Brannan, Bryant, 2nd and Delancey Streets, and is currently occupied by a 30-foot-tall one-story plus penthouse 17,350 square foot office building and 84 surface parking spaces. Consistent with the MUO zoning and 65-X height and bulk district, the proposed Project would demolish the existing building and surface parking and construct a new architecturally distinctive 65-foot tall building containing 189,000 square feet of technology focused office space.



On August 22, 2013, the Planning Department issued a Community Plan Exemption (“CPE”) for the Project, finding it will create no peculiar environmental impacts not already analyzed and mitigated in the Eastern Neighborhoods EIR.

Project Description and Setting. As mentioned above, the Project site is currently underutilized and partially vacant. The site contains a one-story plus penthouse office building constructed in 1963 and approximately 84 surface parking spaces. The existing building is non-contributory to the South End Historic District and has been determined by the Planning Department to not be an historic resource. In contrast, the Historic Preservation Commission last week granted a Certificate of Appropriateness for the Project, finding the design compatible with the historic district.

The Project would demolish the 1963 structure and parking lot, and construct a new 65-foot-tall building that would contain 189,000 square feet of commercial office space. The southern half of the new building fronting Brannan Street would be five-stories plus a sub-grade level containing parking, loading and bicycle parking and showers, and the northern half of the building would include seven stories, of which five stories would extend above the elevation of DeBoom Street near the northwestern portion of the site and two stories would be essentially below grade. Between the two wings would be an atrium courtyard.

Given the Project’s close proximity to various modes of public transportation, bicycle routes, and the MUO zoning’s strict parking maxima, off-street parking would be limited to only 12 parking spaces located in a sub-grade parking garage. Ingress and egress to the parking garage would be provided via a one-lane entrance/exit ramp from Brannan Street. Additionally, the project will include bicycle parking for up to 36 bikes, as well as 4 showers and 8 lockers.

The Project will also provide approximately 5,000 square feet of common open space in an atrium that will feature an architectural glass roof, landscaping and common area seating. The Project could also include a 5,000 square foot roof deck that would cover approximately 40 percent of the roof of the five-story portion of the building should a to-be-determined tenant wish to build out that additional open space

The Project will widen the Brannan Street sidewalk to 15 feet and include four new street trees and other streetscape improvements along the Brannan Street frontage. Included in your packet are plans, elevations and renderings of the Project. A Project information summary is attached.

Project Benefits. San Francisco’s South of Market neighborhood has increasingly established itself as the preferred geographic location for technology industries and tenants in the greater Bay Area and is by far the most robust office leasing submarket in San Francisco. The Project will provide quality office space to partially accommodate the continuing demand from tech businesses, while providing many benefits to the San Francisco:

- The Project provides 189,000 square feet of Class A office space with efficient large floorplates, high floor to ceiling space and energy efficient mechanical systems with



flexibility to easily accommodate the technology infrastructure required by technology companies currently competing for quality office space in the SOMA submarket.

- The Project will contribute to the economic growth in the city by increasing office space in an area of the City where demand is the greatest and supply is constrained, thereby providing ample employment opportunities for San Francisco residents.
- The Project will be located in a neighborhood well served by transit and designated in the East SOMA Plan for office development.
- The Project will comply with and advance many objectives and policies of the General Plan and East SOMA Area Plan, including providing larger office space in the 2nd Street Corridor.
- The Project will include an ample amount of common open space within an atrium that will provide light and ventilation to the building interior.
- The Project’s design by Pfau Long Architecture is compatible with the South End Historic District and has been designed in consultation with the Planning Department and the Architectural Review Committee of the HPC to be consistent with the design standards for new construction in the South End Historic District (Art. 10, Appendix I of the Planning Code). The CPE confirms that the Project meets the Secretary of Interior’s Standards for new construction within an historic district. The HPC issued a Certificate of Appropriateness for the Project’s final design on September 18.

Additionally, the 171,650 square feet of net new office space is subject to substantial City impact fees, estimated as follows using the 2013 fee schedule that will likely escalate by 3% before the first construction document issues and the fees are payable:

Jobs Housing Linkage Fee	\$22.83/sq. ft.	\$3,918,770
Transportation Impact Development Fee	\$12.64/sq. ft.	\$2,169,656
Eastern Neighborhoods Infrastructure Impact Fee	\$11.06/sq. ft.	\$1,898,449
Child Care Fee	\$1.11/sq. ft.	\$190,532
Total	\$47.64/sq. ft	\$8,177,407

This fee revenue, totaling over \$8.1 million, will be used by the City to address affordable housing, transportation, child care and infrastructure needs Citywide and in the vicinity to maintain a balance between office development and these services.



Community Outreach. SKS has conducted various outreach and community meetings with neighbors and community organizations over the last year. In particular, SKS hosted a pre-application community meeting to introduce the project concept on December 17, 2013, at the 21st Amendment Restaurant at 2nd and DeBoom Streets. In addition, a follow-up meeting was held on July 2, 2013, at the Paragon Restaurant at 2nd and Townsend to present a more refined design for the project. Over 700 invitations were sent out to the community for each of these meetings, both of which were well attended, including by many nearby homeowners. Based on the feedback during these meetings and correspondence with individuals and community organizations outside of these meetings, SKS is not aware of opposition to the Project.

Project Approvals. The Project requires approval for a Large Cap Office Allocation per Planning Code Section 321 and an Eastern Neighborhoods Large Project Authorization per Planning Code Section 329. The Zoning Administrator has determined that the easement we are acquiring to extend DeBoom Street to the site permits the seven-story portion of the project to be measured from DeBoom Street and the five-story portion to be measured from Brannan Street, so that both halves of the building comply with the 65-foot height limit. A minor modifications for a portion of the ground floor height within the interior of the Project is also sought.

Conclusion. The 270 Brannan Street Project will enhance the South Beach neighborhood and the 2nd Street office corridor, replace a non-contributory building and parking lot within the South End Historic District with a compatible new structure, construct a well-located office building designed to accommodate the expanding technology sector, and pay substantial fees to the City.

Based on the above and on behalf of the Project Sponsor, we respectfully request your approval of the Project. Please contact me at 954-4902 or Dan Kingsley of SKS at 421-8200 if you any questions about the Project or if we can provide you with any further information prior to the hearing.

Sincerely,

Steven L. Vettel

cc: John Rahaim
Rich Sucre
Dan Kingsley

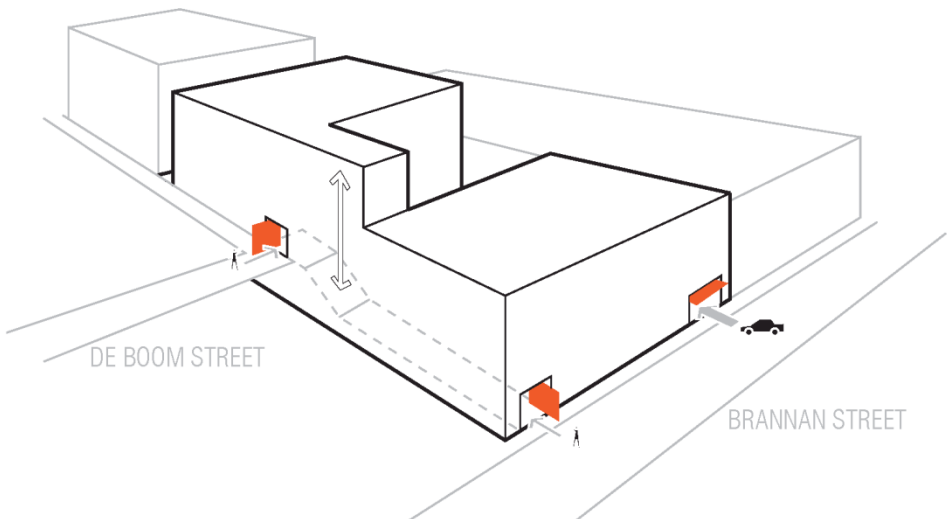
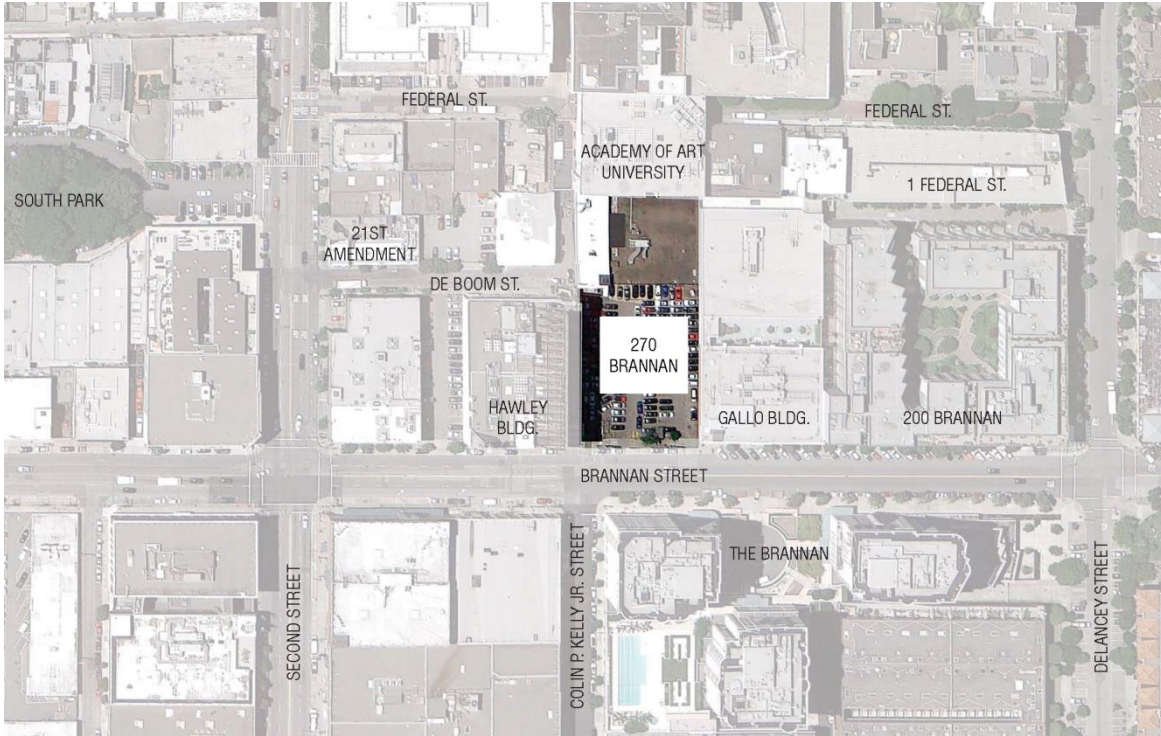


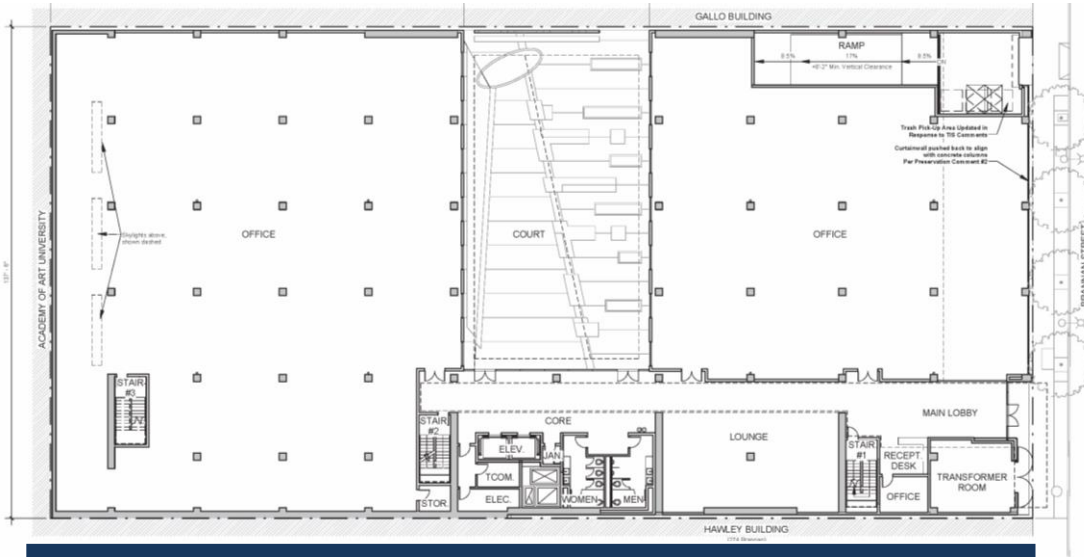
BUILDING SUMMARY

270 Brannan Street, located in San Francisco, California, is a proposed LEED Gold Certified 189,000 gross square foot, Class A office building in the center of San Francisco's SOMA district. Designed by Pfau Long Architects, the building's innovative architecture, which incorporates the latest in environmentally conscious design features, blends seamlessly with the surrounding South End Historic District. The building's irreplaceable location at 2nd and Brannan is at the very heart of San Francisco's most desirable neighborhood for technology companies. The project features a main entrance lobby on Brannan Street and a secondary entrance on DeBoom Street which is less than a block from the urban oasis of South Park. At the center of the building a beautifully landscaped atrium is enclosed by an architecturally stunning glass roof floating above which provides a focal point for all of the building's tenant spaces and allows natural light to penetrate deep into the core of the building. 270 Brannan is located within walking distance of numerous transit options including Caltrain, Muni, the Transbay Terminal and BART. The upper floors and rooftop deck offer views of the Bay Bridge and beyond.

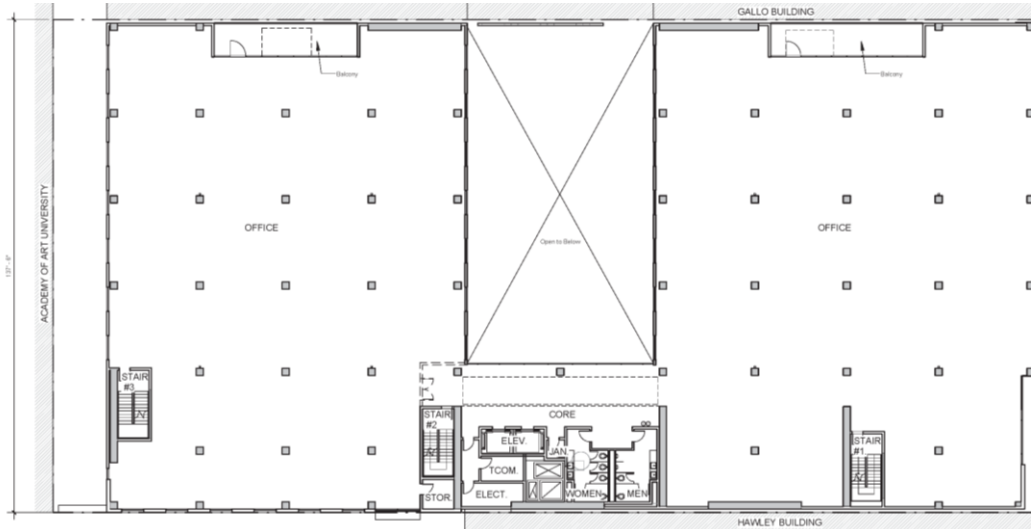
KEY ATTRIBUTES

Address:	270 Brannan Street San Francisco, CA
Zoning Use District:	MUO (Eastern Neighborhoods)
Building Height and Bulk:	65-X (5 and 7 stories)
Historic District:	South End Historic District
CEQA:	CPE (under EN Plan EIR) issued 8/22/13
Gross Floor Area:	189,000 GSF
Site Area:	37,000 sq. ft.
Main Lobby:	Brannan Street
Secondary Lobby:	3 rd floor at DeBoom Street
Open Space:	5,000 SF Atrium at Ground Floor
Roof Deck:	At 6 th Floor Level (above lower roof)
Parking:	Basement Level
Parking Capacity:	12 parking stalls
Bicycle Parking:	36 enclosed bike stalls with showers/lockers
Loading Dock:	4 Service vehicle stalls





Ground Floor Plan



Typical Floor Plan





Responsible Innovative Development

Sucre, Richard

From: Steve Sacks <s.sacks@comcast.net>
Sent: Tuesday, August 06, 2013 11:30 AM
To: Sucre, Richard
Subject: 270 Brannan Street--2012.0799A

From the notice sent to us, residents of 200 Brannan, it appears that the applicant wants to build a seven story, 171,650 sf building but provide only 12 parking spaces to replace the 60-80 spaces (including zip car availability) that will be removed from the neighborhood by this construction project. We request that a more substantial parking requirement be imposed on this project so that the availability of street parking is not further reduced by this project, which will no doubt require far more parking than the 12 planned spaces.

Thanks for your consideration.

Steven Sacks
200 Brannan #129
SF 94107
(415) 342-2029

Sucre, Richard

From: John Parrish <parcon46@yahoo.com>
Sent: Saturday, August 03, 2013 4:46 PM
To: Sucre, Richard
Cc: sshanks@sksinvestments.com
Subject: case 2012.0799A at 270 Brannan

Sir,

In formulating your requirements for approval of the 270 Brannan project, I request that the Planning Department require that electric services be undergrounded and existing power poles removed. I believe all new construction on Brannan, Townsend and King have replaced utility poles by moving service underground.

Thank you for your consideration,

John Parrish
200 Brannan St., Apt. 416

Sucre, Richard

From: Susan Engle <sengle@mediasmith.com>
Sent: Wednesday, September 04, 2013 2:39 PM
To: Sucre, Richard
Subject: Case No. 2012.0799A-270 Brannan Street

Hi Richard,

Could you direct me to an update on this application please. We have a lease coming up for renewal at 274 Brannan and I will need to know if we are going to be looking at solid walls from our balcony and windows before we renew.

Thank you.

Susan Engle

Human Resources Director

415.321.8886

sengle@mediasmith.com

Mediasmith: [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#)

Personal: [LinkedIn](#)

On the web at: www.mediasmith.com

Catalyst for Media Innovation

Sucre, Richard

From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, August 01, 2013 1:05 AM
To: Joslin, Jeff; Sanchez, Scott; Sider, Dan; Rodney Fong; Cindy Wu
Cc: Sucre, Richard; Sanchez, Diego
Subject: Office allocation staff reports ARE for complicated cases

The answer below is contrary to how the Department and Commission have handled office allocations over the past two year and disregards the long history leading up to voter passage of the Proposition M office allocation limit.

The Planning Department report of Office Development Annual Limitation through July 16, 2013 is at :
http://zasfplan.sfplanning.org/ANLM/Current_Office_Stats.pdf

I have gone through the past two years of office allocations for both large projects and small (under 50,000 gsf) projects. The link to the staff report for most of the projects follows the project.

LARGE PROJECTS that have received an office allocation for the **original project construction** -
101 1st St office alloc 10/18/12 - 1,350,557 gsf REPORT 10/4/12 (2 weeks)

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions%5C18725.pdf

181 Fremont office alloc 12/6/12 - 361,038 gsf REPORT 11/19/12 (2 weeks)

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions%5C18764.pdf

LARGE PROJECTS which were an **EN Office Legitimization** (i.e. legalize a prior conversion). The Commission's office allocation is the second step after the projects have already been described in a Zoning Administrator notices and been subject to a **minimum 30-day comment period**. It is followed by a ZA Determination and the Commission office allocation.

1550 Bryant office alloc 11/1/12 - 108,339 gsf OFFICE LEGITIMIZATION REPORT 10/24/12 (1 week)

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions%5C18732.pdf

100 Potrero office alloc 9/20/12 - 70,070 gsf OFFICE LEGITIMIZATION REPORT 9/13/2012 (1 week)

<http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM//?dept=planning>

Even **SMALL PROJECTS** receive **EN Office Legitimizations** (see above description)

208 Utah office alloc 5/3/12 - 43,732 gsf REPORT 4/16/12 (2 weeks)
808 Brannan office alloc 3/15/12 - 43,881 gsf REPORT 3/8/12 (1 week)
385 7th Street office alloc 9/13/12 - 42,039 gsf REPORT 9/6/12 (1 week)

The **CPMC** approval process involved extensive hearings and **2012** Commission reports (one year before) and 2012 approval.

1100 Van Ness office alloc 4/11/13 - 242,987 gsf
3615 Cesar Chavez office alloc CPMC 4/11/13 - 94,799 gsf

The **Mission Bay** approval process involves substantial input and hearings,

1800 Owens office alloc 2/14/12 - 700,000 gsf MISSION BAY REPORT 1/31/13 (2 weeks)

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions%5C18807.pdf

Other office allocations involve **multiple conversions** on a project with a staff report earlier for the previously obtained approval -

601 Townsend office alloc 6/10/12 70,070 gsf 2nd CONVERSION REPORT 10/13/11 (8 MONTHS)

<http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM//?dept=planning>

185 Berry office alloc 8/16/12 - 101,982 gsf 2nd CONVERSION REPORT 8/6/12 (10 DAYS)

http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Decision_Documents/CPC_Motions_and_Resolutions%5C18690.pdf

888 Brannan office alloc 1/26/12 - 113,753 gsf 2nd CONVERSION REPORT 1/19/12 (1 week)

<http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Commissions/CPC%5C2011.0583BU.pdf>

444 DeHaro office alloc 6/28/12 - 90,500 gsf 2nd CONVERSION REPORT 6/21/12 (1 week)

<http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Commissions/CPC%5C2012.0041B.pdf>

460 Bryant office alloc 8/9/12 - 59,475 gsf 2nd CONVERSION REPORT 7/24/12 (2 weeks)

<http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Commissions/CPC%5C2012.0041B.pdf>

The only **other** office allocation is for SMALL PROJECT which was a historic resource and went to the **Historic Preservation Commission** for a **Certificate of Appropriateness**.

275 Brannan office alloc 7/26/12 - 48,500 gsf HPC REPORT 3/29/12, Plan Comm report 7/19/12

<http://ec2-50-17-237-182.compute-1.amazonaws.com/docs/Commissions/HPC%5C2011.1410A.pdf>

IT IS CLEAR FROM THE HISTORY OF THE PAST TWO YEARS THAT STAFF REPORTS FOR OFFICE ALLOCATIONS HAVE BEEN CONSISTENTLY TREATED AS A COMPLICATED CASE NEEDING INFORMATION AT LEAST TWO WEEKS IN ADVANCE. THE STAFF REPORT IS ISSUED AT LEAST TWO WEEKS BEFORE PLANNING COMMISSION CONSIDERATION. The only exceptions are were instances where a EN Legitimization or HPC Review required a more lengthy notice process. In instances of a phased conversion, there was a previous report for the earlier partial conversion of the industrial building

History of Office Allocation process

The Planning Code pacing of office development approvals in San Francisco came after -

- EXTENSIVE public controversy about the pace and amount of office development (mid-70s -1986),
- preparation of the Downtown Plan and the Downtown Plan EIR in response to that controversy (1980-1985),
- the attempt by the Mayor and Planning Department to calm that controversy by imposing a 3-year legislative limit on the amount of office development approvals (1985), and
- the November 1986 passage by San Francisco voters of an limit of approximately 1 million gsf/year of additional office development.

The location and pace of office development (and the ability of the City to handle housing and transportation impacts) is not a minor issue. It should not be handled in a similar manner as an addition to a residence with the staff report and developer's submission coming out one week before Commission consideration.

I request that this email exchange be printed out and inserted into the records of: 350 Mission, 270 Brannan, 333 Brannan. 999 Brannan.

Sue Hestor
Attorney for San Franciscans for Reasonable Growth
Attorney for November 1986 Proposition M
870 Market St #1128
San Francisco CA 94102

cell 415 846 1021

On 7/30/2013 5:29 PM, Joslin, Jeff wrote:

Ms. Hestor;

Your request has been forwarded to me for consideration and response.

Thanks for your ongoing efforts on behalf of various projects. We understand the challenges in reviewing such project reports within limited timeframes. Ideally, all reports would be available to the public, as well as respective commissions, farther in advance. However, workload and staffing limitations have not so allowed, nor does the Planning Code so dictate.

As you're aware, Planning Commission has identified that certain projects be available two weeks in advance. However, that policy is not strictly defined, nor is it the public's (nor ours) to divine. It's the Commission's position that we work with Commission leadership to consistently review the rolling calendar, identifying projects that warrant greater review time and advance availability. Such has been the process to-date.

These projects do not meet that test. As such, the reports you've identified will be otherwise available and provided as required by the Planning Code and/or any arrangements you've made with the respective planner(s).

Your input and requests are always welcome. I regret this specific request cannot be honored.

Jeff

Jeff Joslin
Director of Current Planning
Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: 415-575-9117 | Web: www.sfplanning.org

-----Original Message-----

From: hestor@earthlink.net [<mailto:hestor@earthlink.net>]
Sent: Tuesday, July 30, 2013 9:36 AM
To: rich.sucre@sfgov.org; Sanchez, Diego
Subject: Office allocation staff reports

270 Brannan
333 Brannan
999 Brannan

I request that the staff reports and developer submissions for the projects above be provided to me 2 weeks in advance of their 8/15/12 hearing since they include an office allocation. I am coming down to review files, so if they can be put in the pick up box, I will get the copies.

I also request that the documents be emailed to me on 8/1 to:
hestor@earthlink.net

Thank you.

Sue Hestor



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2012.0799E
 Project Title: **270 Brannan Street**
 Zoning/Plan Area: Mixed Use Office (MUO) Zoning District
 South End Historic District
 65-X Height and Bulk District
 East SoMa Subarea of the Eastern Neighborhoods Rezoning and Area Plan
 Block/Lot: 3774/026
 Lot Size: 37,813 square feet
 Project Sponsor: Dan Kingsley, SKS Investments – (415) 421-8200
 Staff Contact: Jeanie Poling – (415) 575-9072
 jeanied.poling@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the north side of Brannan Street on the block surrounded by Brannan, Delancey, Bryant, and 2nd Streets in the South of Market neighborhood. The site contains a 15-foot-tall, one-story 17,350-square-foot (sf) office building that was constructed in 1962, and a surface parking lot for 84 vehicles. The proposed project would demolish the existing building and parking lot and construct a seven-story 65-foot-tall, 210,000 sf building containing 189,000 sf of office space, approximately 5,000 sf of private open space via an internal atrium, and below-grade parking for 12 passenger vehicles, four service vehicles, and 36 bicycles. The project site is located within the South End Historic District but is not a contributor to the district. The project would require approval for office space allocation per Planning Code Section 321, large project authorization per Planning Code Section 329, and a Certificate of Appropriateness per Planning Code Section 1006.

EXEMPT STATUS:

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

DETERMINATION:

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


 Sarah B. Jones
 Environmental Review Officer

August 22, 2013
 Date

cc: Dan Kingsley, SKS Investments, LLC, Project Sponsor
 Rich Sucre, Current Planning Division
 Exclusion/Exemption

Supervisor Jane Kim, District 6
 Virna Byrd, M.D.F.
 Other Interested Parties

PROJECT DESCRIPTION (continued):**Project Location**

The project site is located on the north side of Brannan Street in the eastern portion of the South of Market neighborhood. The project site (Assessor's Block 3774, Lot 026) is within the block bounded by Brannan Street to the south, Delancey Street to the east, Bryant Street to the north, and 2nd Street to the west.¹

The rectangular-shaped project site is 137.5 feet wide by 275 feet long. The existing 17,350 sf building is located at the north side of the lot, and the approximately 23,000 sf surface parking lot is on the south side of the lot, fronting Brannan Street. Two curb cuts along Brannan Street provide vehicle access to the project site. Two ficus trees exist on the project site along the Brannan Street property line – one approximately 10 feet tall and the other approximately 30 feet tall. The office building on the project site was constructed in 1962 and is currently occupied by a computer/advertising graphics firm.

Two 35-foot-wide alleys run east-west within the project block: De Boom Street runs from Second Street to an unnamed north-south private alley along the western frontage of the project site, and Federal Street runs between Second Street and Delancey Street, interrupted mid-block by a five-story building at 58-60 Federal Street, currently occupied by the Academy of Art University, which abuts the north side of the project site. (See Figure 1, Project Vicinity, page 5). Adjacent to the project site to the west is a six-story office building (274 Brannan – the Hawley Building), and adjacent to the project site to the east is a three-story office building (230-250 Brannan Street – the former Gallo Salami Building).

The project site is along the original shoreline of the San Francisco Bay, and approximately two-thirds of the property (the southeast portion) is on landfill. The northwest corner of the site is 25 feet higher in elevation than the southwest corner of the site.

The project site is within the MUO (Mixed Use-Office) Zoning District, the South End Historic District, and the 65-X Height and Bulk District. Land uses on the project block on the north side of Brannan Street include three- to six-story office/commercial and production, distribution, and repair (PDR) uses, an eight-story residential use, and a surface parking lot. Within the project block are also three- to eight-story residential uses, and two- to seven-story office/retail, and PDR uses. East of the project block approaching the Embarcadero are three- and four-story residential uses in the development known as Bayside Village/South Beach. West of the project block are one- to six-story office, PDR, retail, and residential uses surrounded South Park. South of the project block are two- to 12-story residential and commercial uses approaching AT&T Park, which is two blocks south and one block west of the project site. North of the project block across Bryant Street is an eastbound on-ramp onto the I-80 freeway, which is further to the north of the project site.

Project Characteristics

The proposed project entails demolition of the existing office building and parking lot, and construction of a new seven-story, 210,000 sf office building that would occupy the entire parcel, with the exception of

¹ In the South of Market area, streets that run in the northwest/southeast direction are generally considered north-south streets, whereas streets that run in the southwest/northeast direction are generally considered east-west streets. This convention is used throughout this document.

a 15-foot setback at the rear (north side) of the lot separating the new office building from the existing Academy of Art building at 58-60 Federal Street. The building would measure 65 feet tall from Brannan Street, would step up due to the project site's elevation change, and would measure 65 feet tall from the unnamed north-south private alley at the end of De Boom Street.² The new building would include 189,000 sf of office space, approximately 5,000 sf of private open space via an internal atrium, and below-grade parking for 12 passenger vehicles, four service vehicles, and 36 bicycles.

The main pedestrian entrance of the proposed building would be on the west side of the Brannan Street frontage. A secondary pedestrian entry would be accessed from the private north-south alley fronting De Boom Street, and would enter the third floor of the proposed building, due to the site's elevation change. As part of the proposed project, the project sponsor would obtain an irrevocable easement from the owner of 274 Brannan Street to encumber the unnamed north-south private alley (which measures approximately 25 feet wide by 101 feet long) and make it publicly accessible. An existing back-up generator associated with the 274 Brannan Street office building that is located in the unnamed north-south private alley would be relocated to a former train tunnel under the alley to create the pedestrian entry from De Boom Street. The garage would be accessible via a new 10-foot-wide curb cut on the east side of the Brannan Street frontage (see Figures 2 to 14, pages 6 to 18).

The basement would fill the southern half (Brannan Street frontage) of the project site and would include parking for 12 vehicles, four service vehicles, and 36 bicycles, showers, storage, trash, and mechanical rooms. The ground floor would contain a lobby and waiting area adjacent to Brannan Street and an approximately 5,000 sf atrium, which would feature an architectural glass roof, landscaping, and common area seating. A typical floor would include two separate office suites of approximately 13,000 sf each, which would be connected in the middle by the building's core, which would contain the elevators, restrooms, and mechanical infrastructure. The top two floors would contain one 13,000 square foot office suite each served by the building core. At the lower roof (above the fifth floor at the southern half of the site), the building would accommodate a 5,000 sf roof deck that would cover approximately 40 percent of the lower roof.

The proposed project would include four new trees along the Brannan Street frontage of the project site and public right-of-way improvements such as sidewalk bulbouts and extensions.

Project Construction

Construction phases would consist of demolition, below-grade construction, superstructure construction, exterior wall construction and glazing, and building interior and finishes. Project construction is anticipated to begin in mid-2014 and last approximately 15 months. Demolition of the existing building at the rear of site would be completed in approximately four to six weeks. Foundation work would last about two months. Due to the presence of fill material on the southern portion of the site, either soil improvements or pile foundations would support the southern half of the building. To minimize noise, the project team would use soil mixing as a method to improve soils in lieu of the more disruptive pile

² On August 7, 2013, the Zoning Administrator determined that by making the unnamed north-south alley a publicly accessible right-of-way, by means of an easement that the project sponsor is obtaining from the underlying property owner, the building height can be measured from De Boom Street.

driving process. Soil mixing blends the existing soil with cement to improve its bearing capacity. A few clusters of drilled (not driven) micropiles under the building's shear walls would also be installed as required by the building's seismic resisting system. All other foundations in the building would be shallow spread footings. No pile driving would occur during project excavation or construction. Excavation would be limited to one level below grade over less than half of the site footprint (approximately 11,000 cubic yards) and would be completed in a few weeks using conventional excavators and trucks. No rock blasting/cutting would be required. The building superstructure would be constructed over four months and would consist of conventional concrete columns and slabs and post-tensioned shear walls. Construction equipment to be used during this phase would include a tower crane, concrete pump trucks, and concrete delivery trucks. Installation of the building exterior skin will start towards the third month of superstructure and be completed in about three months. The anticipated date of occupancy is the fall of 2015. The estimated construction cost is \$38 million.

Project Approvals

The proposed project would require the following approvals: office space allocation per Planning Code Section 321 (Planning Commission), large project authorization per Planning Code Section 329 (Planning Commission), Certificate of Appropriateness for new construction within a historic district per Planning Code Section 1006 (Historic Preservation Commission), approval of construction within the public right-of-way (e.g., bulbouts and sidewalk extensions) (Department of Public Works), and approval of demolition and building permits (San Francisco Department of Building Inspection).

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 (1) 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 (4) are previously identified in the underlying 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 project at 270 Brannan Street described above, and incorporates by reference information contained within the programmatic Final EIR, *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR – Case No. 2004.0160E; State Clearinghouse No. 2005032048). The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods FEIR.

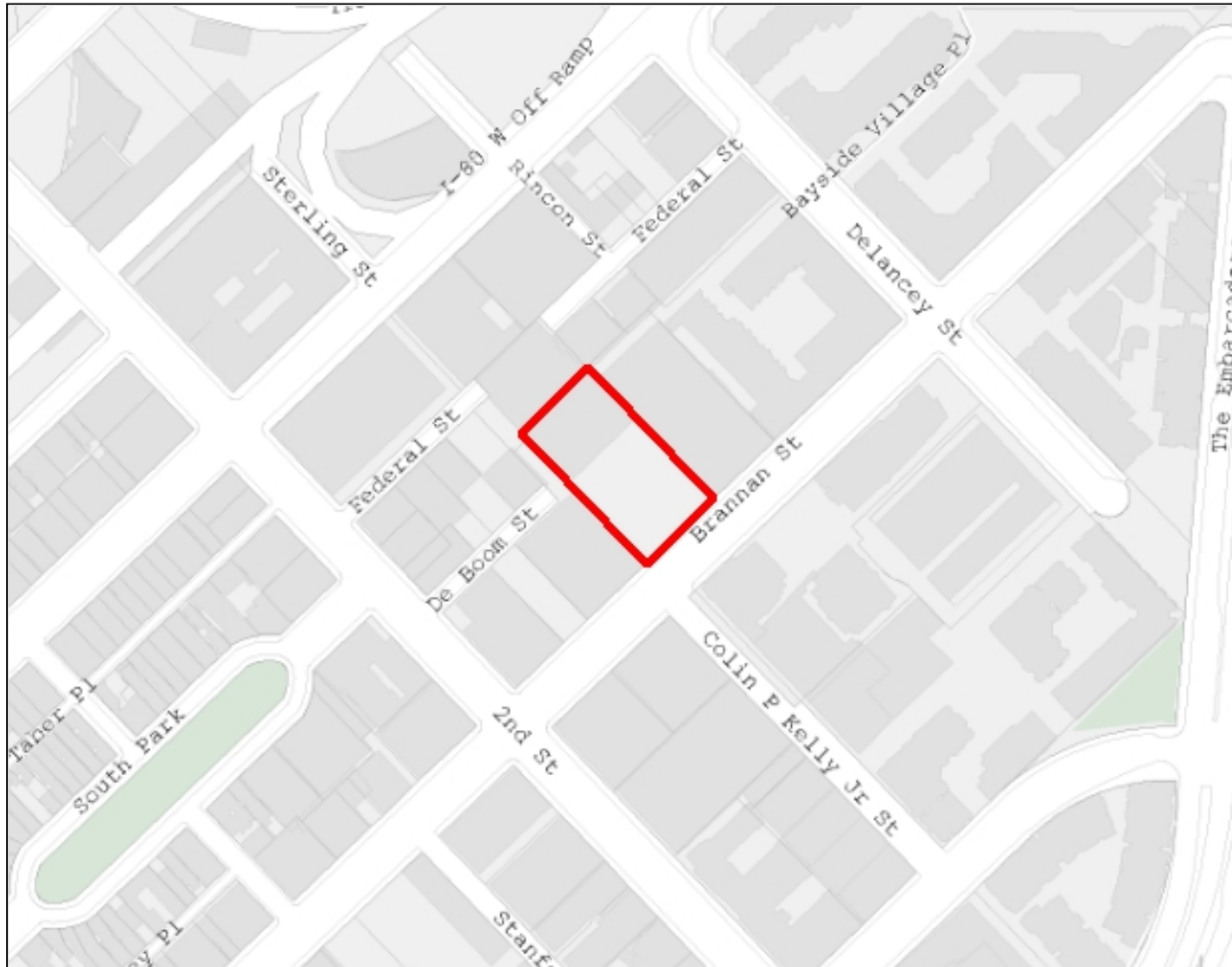


Figure 1: Project Vicinity

San Francisco Planning Department, 2013.

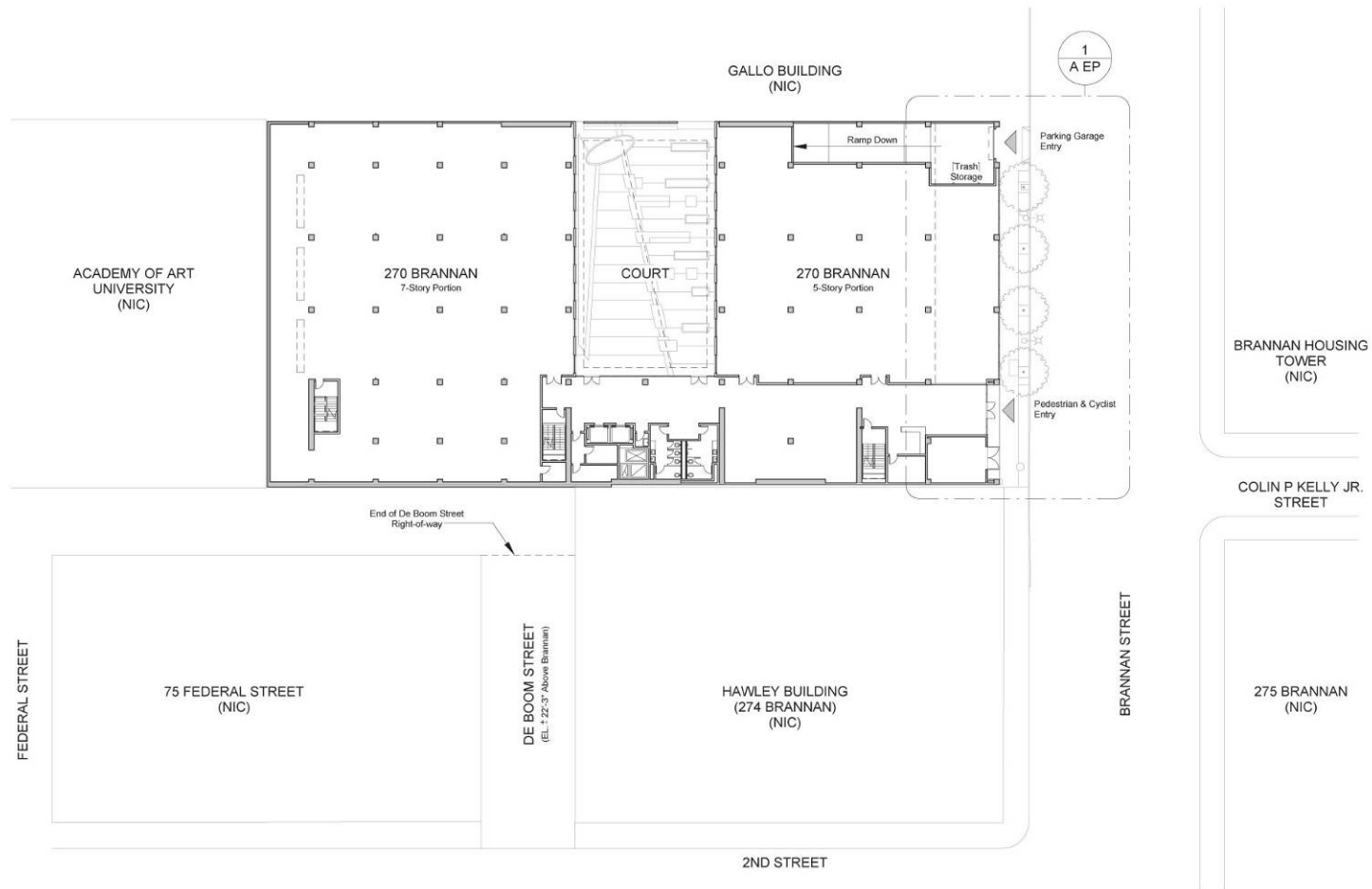


Figure 2: Site Plan

Pfau Long Architecture, 2013.

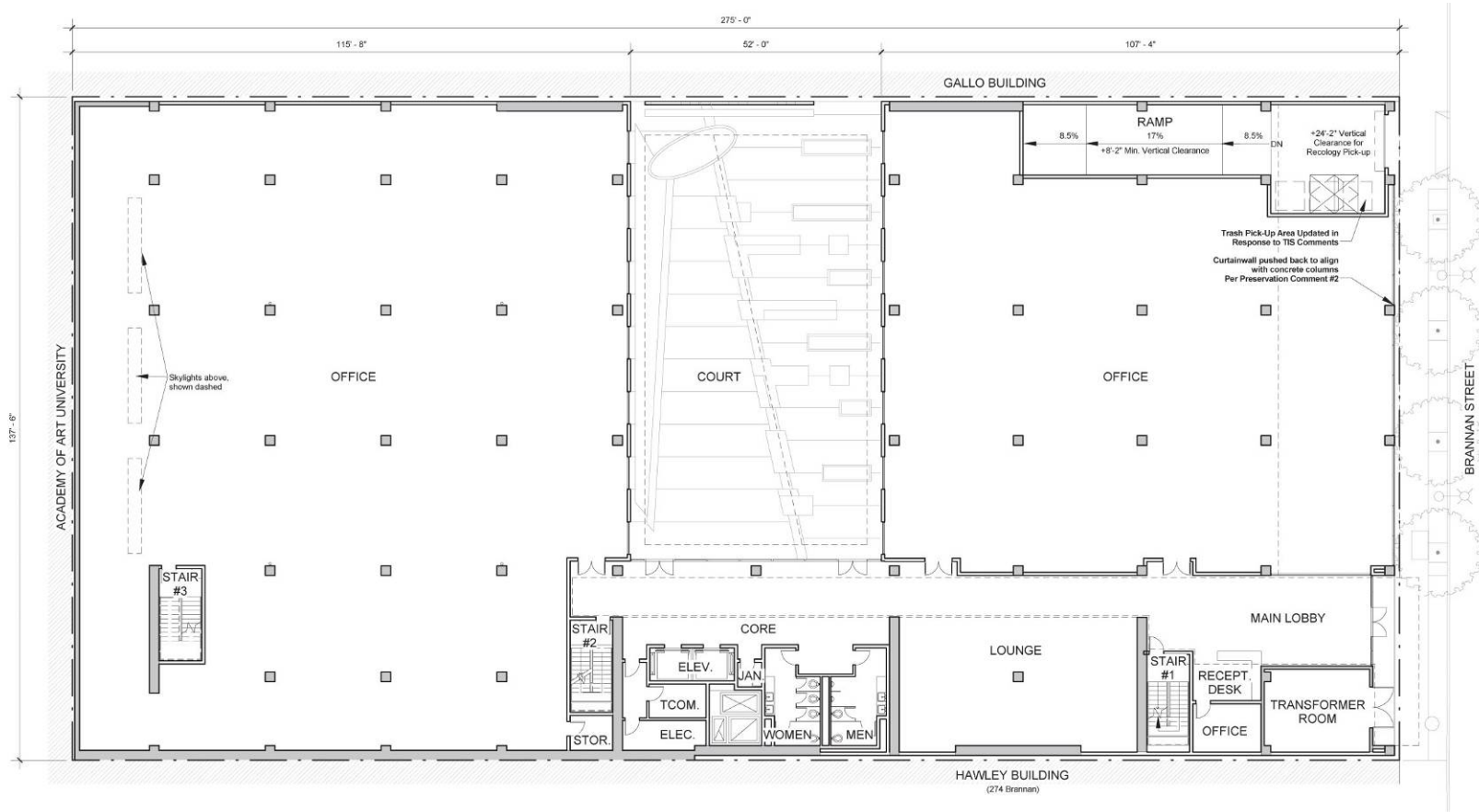


Figure 3: Ground Floor Plan

Pfau Long Architecture, 2013.

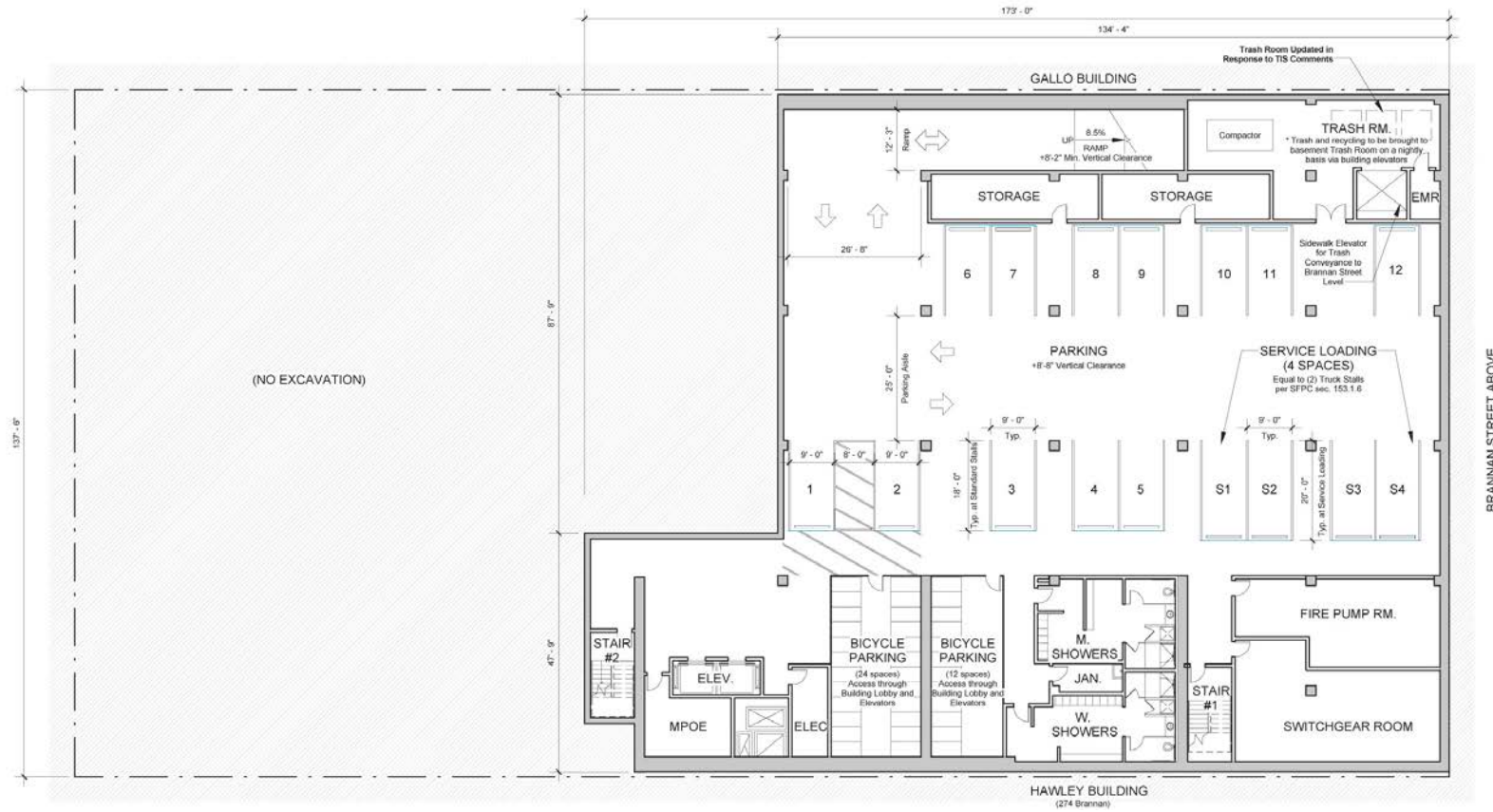


Figure 4: Basement Floor Plan

Pfau Long Architecture, 2013.

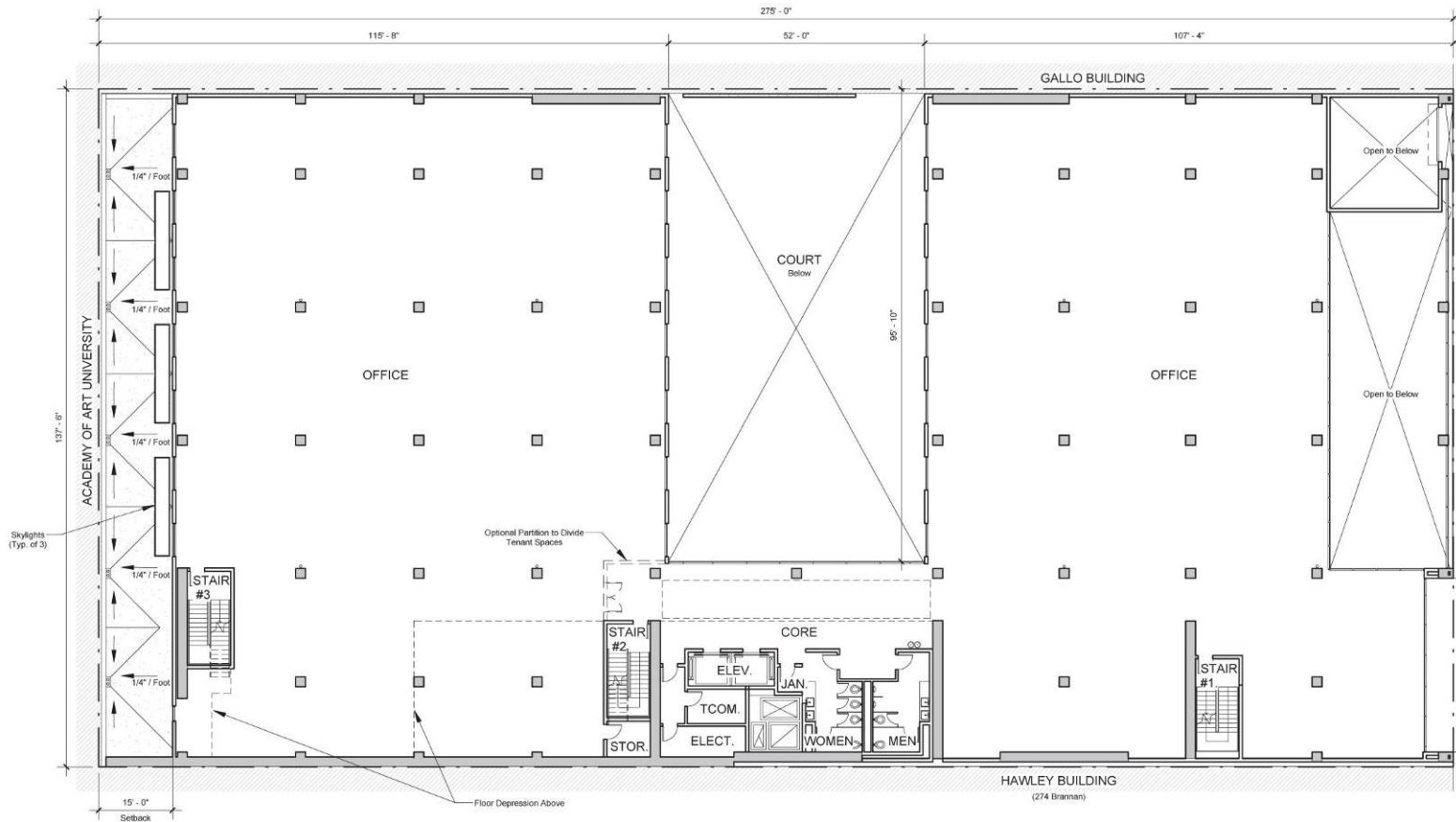


Figure 5: Second Floor Plan

Pfau Long Architecture, 2013.

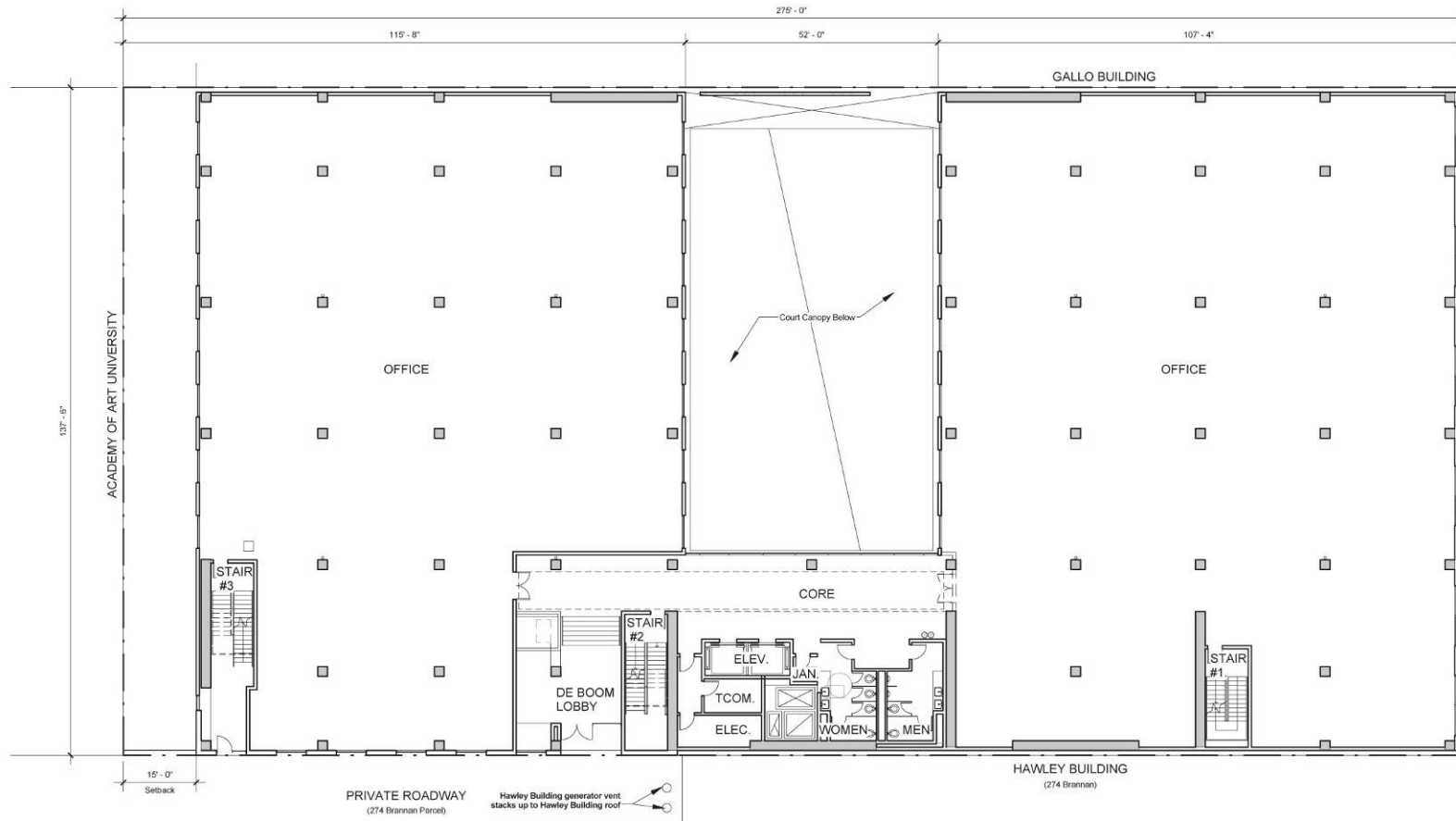


Figure 6: Third Floor Plan

Pfau Long Architecture, 2013.

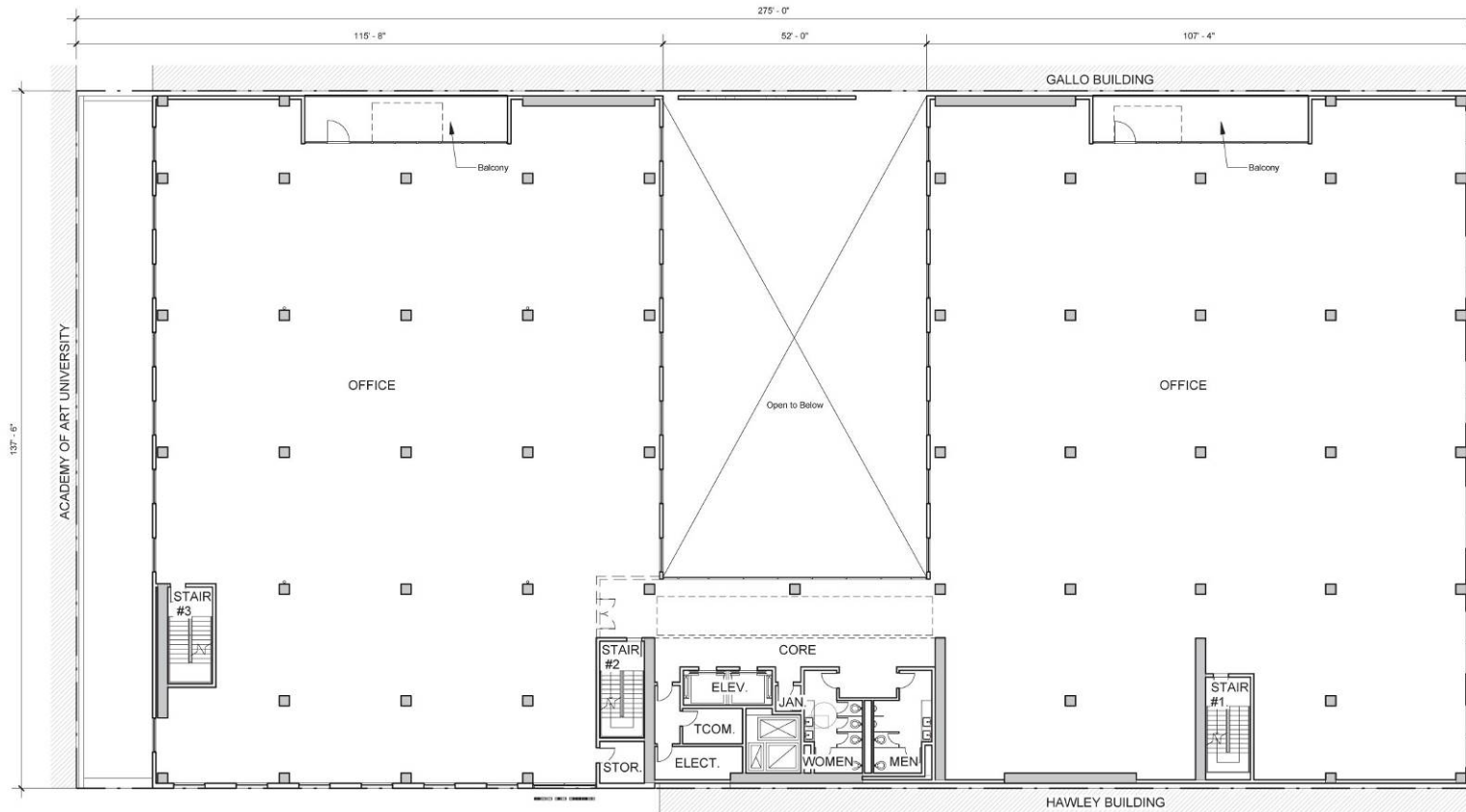


Figure 7: Fourth Floor Plan

Pfau Long Architecture, 2013.

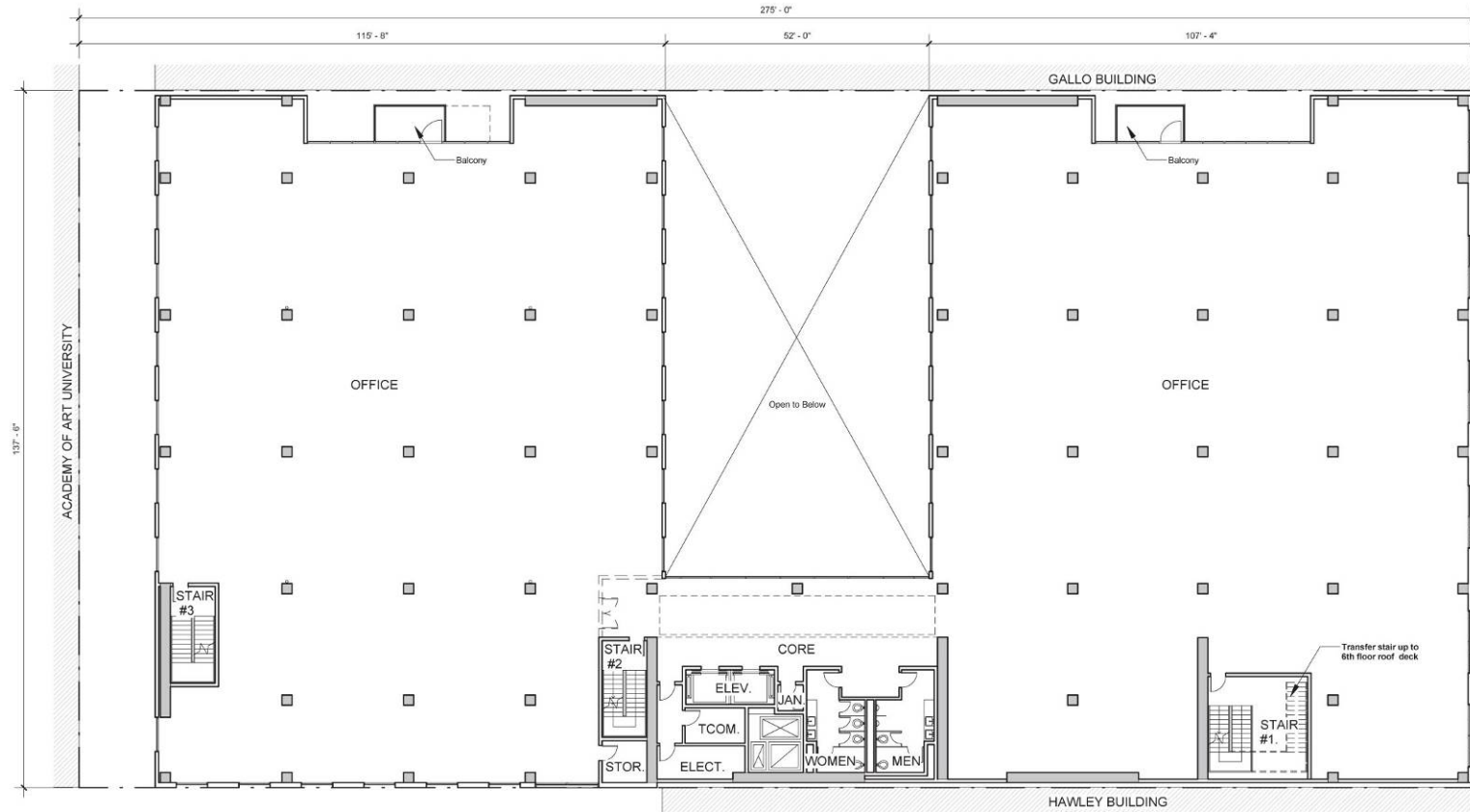


Figure 8: Fifth Floor Plan

Pfau Long Architecture, 2013.

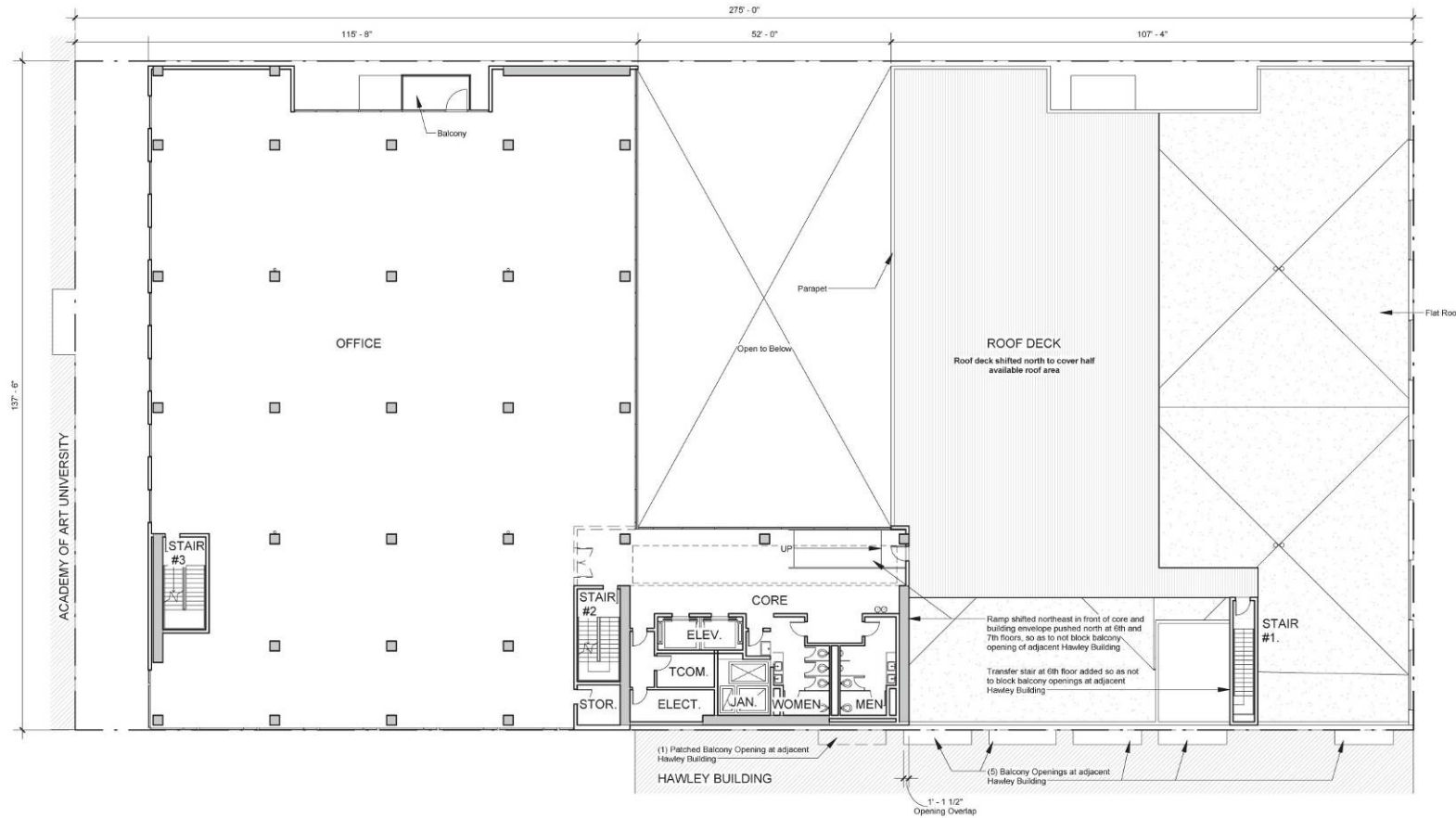


Figure 9: Sixth Floor Plan

Pfau Long Architecture, 2013.

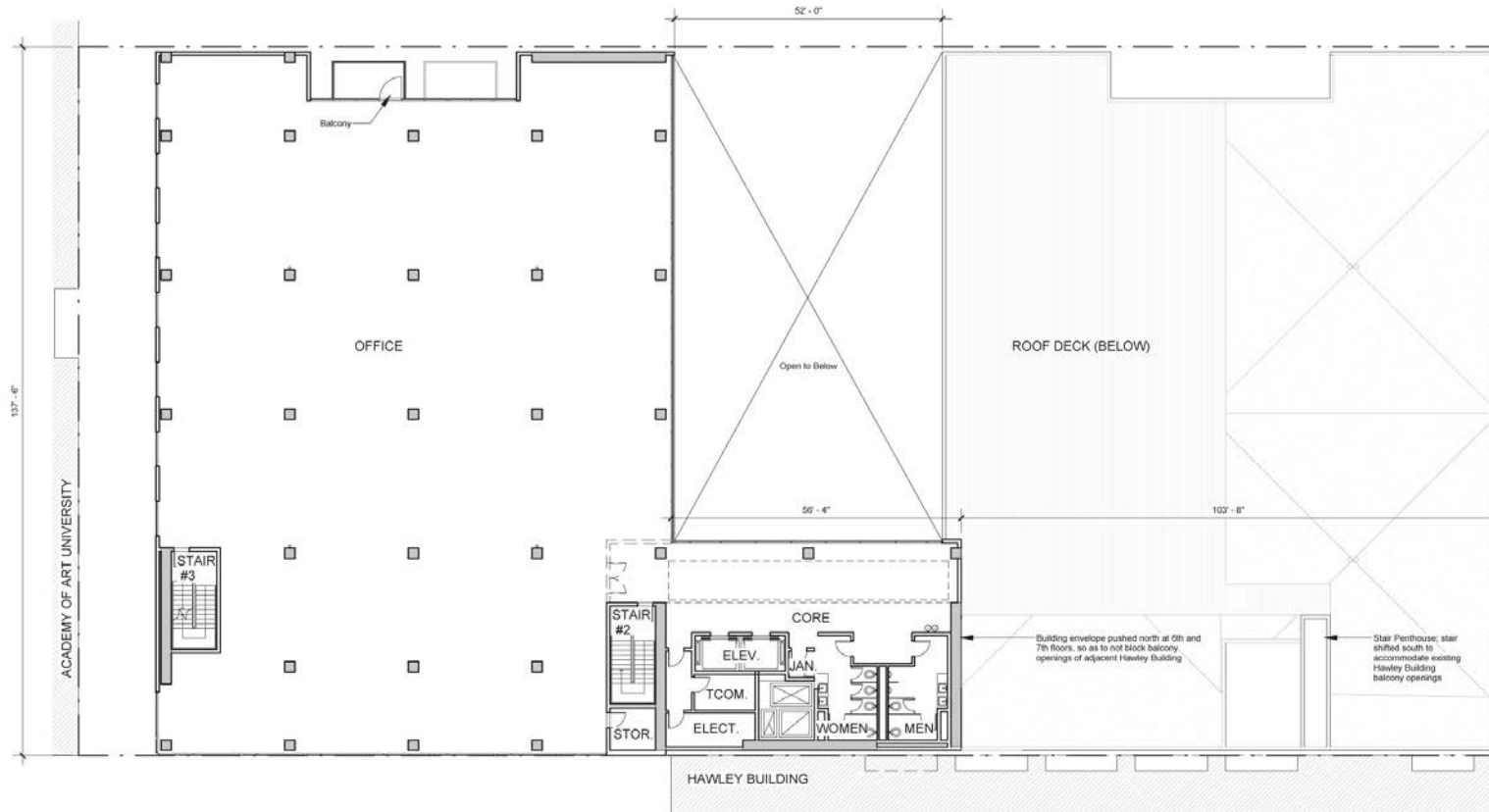


Figure 10: Seventh Floor Plan

Pfau Long Architecture, 2013.



Figure 11: Brannan Street Elevation

Pfau Long Architecture, 2013.

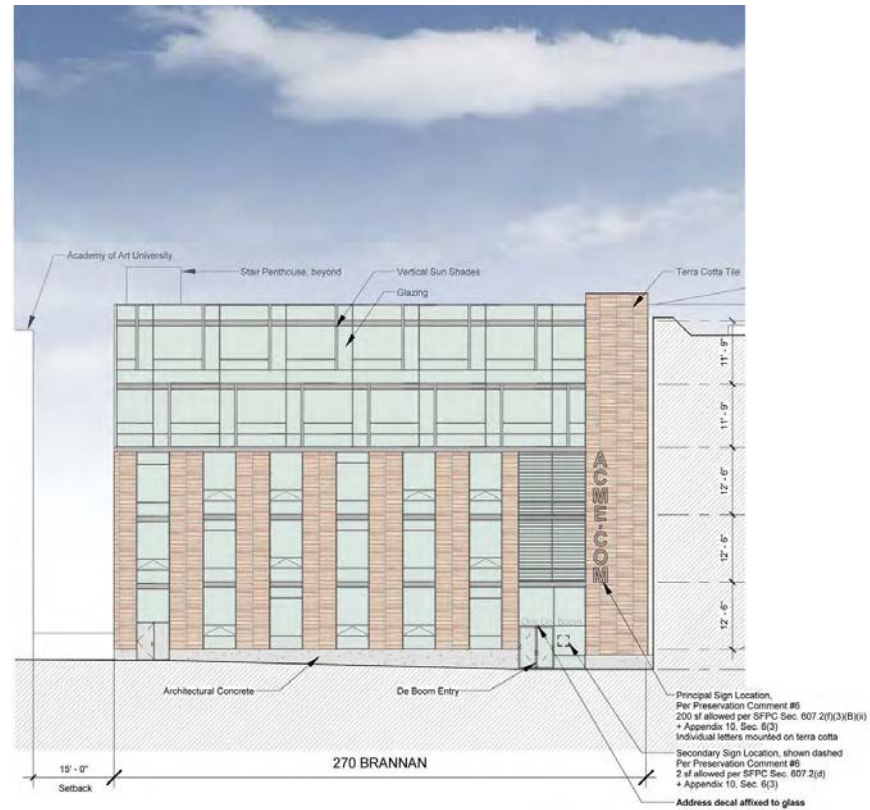


Figure 12: De Boom Street Elevation

Pfau Long Architecture, 2013.

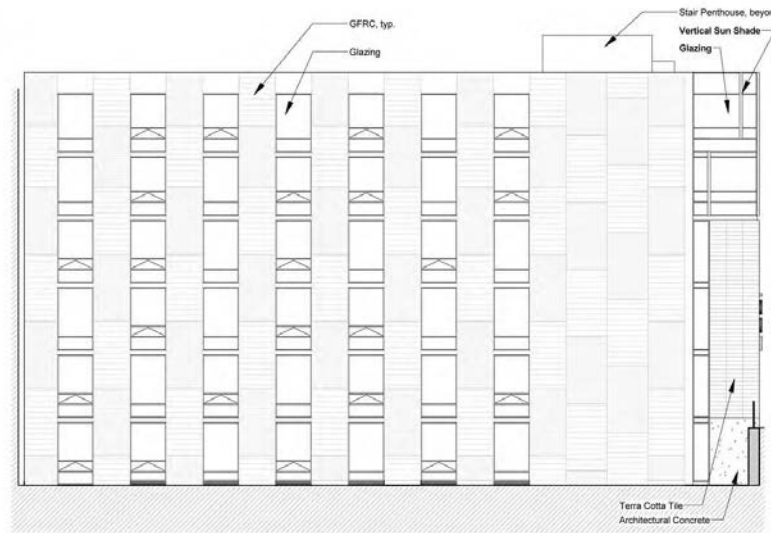


Figure 13: North Setback Elevation

Pfau Long Architecture, 2013.

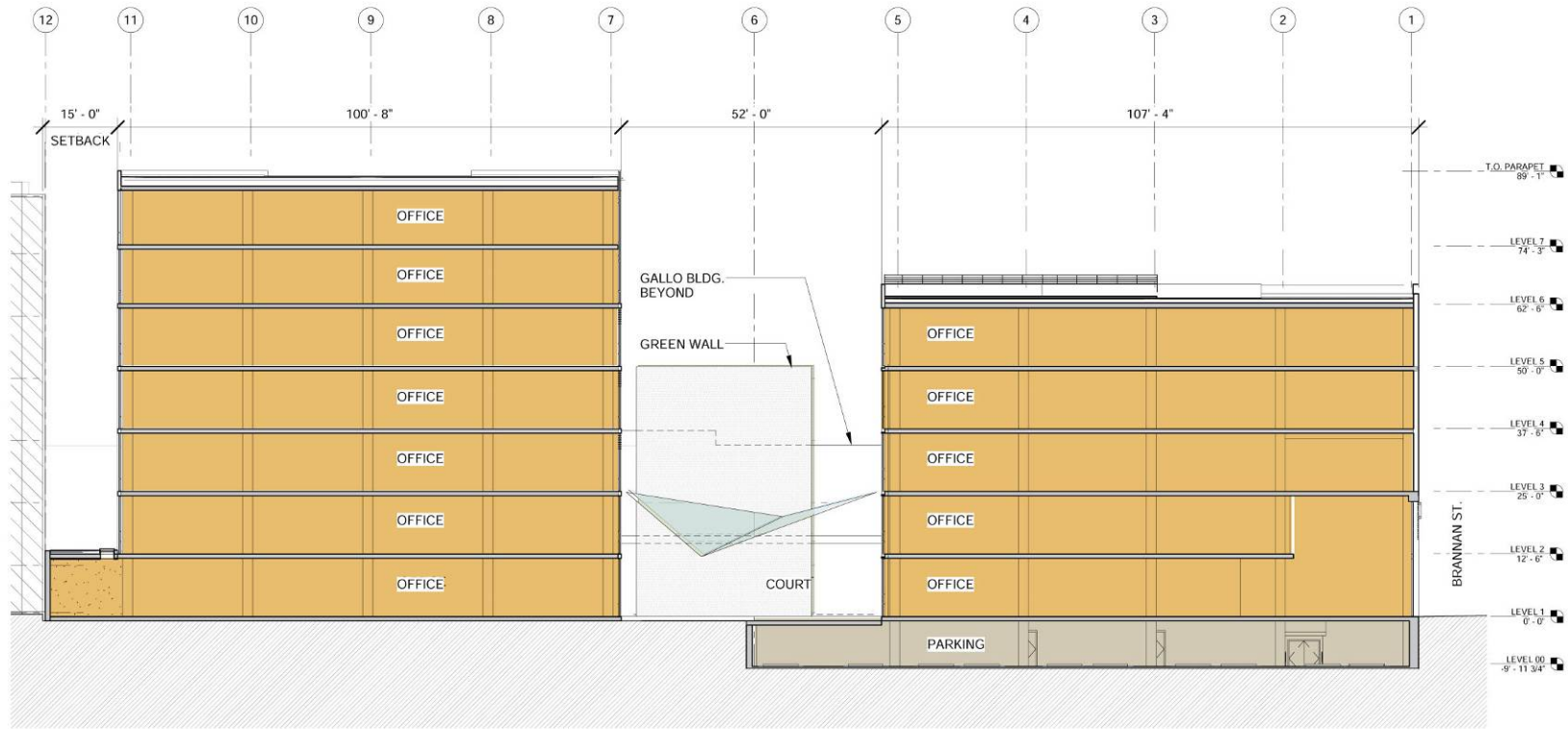


Figure 14: North-South Building Section

Pfau Long Architecture, 2013.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new significant 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 four mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 270 Brannan Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

The Eastern Neighborhoods FEIR included analyses of the following environmental issues: 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 FEIR identified significant unavoidable impacts related to land use, transportation, historic architectural resources, and shadow, and addressed these impacts in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The proposed project at 270 Brannan Street is in conformance with the height, use, and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. The Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 270 Brannan Street project. The proposed project would not result in any other new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 270 Brannan Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use and planning, historic architectural resources, archeological resources, transportation, noise, air quality, greenhouse gas emissions, shadow, and hazards and hazardous materials.

Land Use and Planning

Eastern Neighborhoods. 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 discussed 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 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 with future development under all three options could not be precisely gauged, the FEIR determined that the Preferred Project would result in a significant unavoidable impact on land use due to the cumulative loss of PDR use in the Eastern Neighborhoods Plan Area.

The Eastern Neighborhoods FEIR included one mitigation measure for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure was seen to conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

Proposed Project. The existing use on the project site is office, and the proposed use is office use. While the proposed project would not convert existing PDR space to non-PDR space, it would contribute to the significant unavoidable impact on land use due to the cumulative loss of PDR use in the Eastern Neighborhoods Plan Area. The proposed project would preclude an opportunity for PDR on the project site, given that light PDR uses are allowed in the MUO Zoning District. Furthermore, the incremental loss in PDR opportunity is considerable due to the size of the project site (0.9 acre) and its ability to potentially accommodate PDR uses. As a result, the proposed project would contribute considerably to the cumulative land use impact.

The proposed project at 270 Brannan Street falls within the East SoMa Subarea of the Eastern Neighborhoods Plan Area of the San Francisco General Plan. The project site is within the Mixed Use Office (MUO) Zoning District, which is designed to encourage office uses; thus, the proposed project is consistent with uses permitted within the MUO District. The Citywide and Current Planning Divisions of the Planning Department have additionally determined that the proposed project falls within general use categories and height and bulk districts per the East SoMa Area Plan of the San Francisco General Plan^{3 4}

For the above reasons, the proposed project would not result in significant land use impacts that were not identified in the Eastern Neighborhoods FEIR.

³Adam Varat, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 270 Brannan Street, May 31, 2013*. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

⁴Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning, 270 Brannan Street, July 5, 2013*. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

Historic Architectural Resources

Eastern Neighborhoods. 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. Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, required certain projects to be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission). This mitigation measure is no longer relevant, because the Showplace Square/Northeast Mission historic resource survey was completed and adopted by the Historic Preservation Commission on June 15, 2011. Mitigation Measure and K-2 amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District, and Mitigation Measure and K-3 amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the Dogpatch Historic District (Central Waterfront). Mitigation Measure K-3 does not apply to the proposed project because it is not located within the Dogpatch Historic District.

Proposed Project. The project site is located within the South End Historic District. Eastern Neighborhoods Mitigation Measure K-2 pertains to vertical additions and new construction in the South End Historic District, noting that sensitive design is of critical importance. Designers should look to the historic buildings within the district for design context. Contemporary design that respects the District's existing character-defining features without replicating historic designs is encouraged. The Department uses the following criteria when reviewing proposals for infill construction: The structure respects the general size, shape, and scale of the character-defining features associated with the district and its relationship to the character-defining features of the immediate neighbors and the district; the site plan respects the general site characteristics associated with the district; the design respects the general character-defining features associated with the district; and the materials are compatible with the district in general character, color, and texture. The following discussion demonstrates compliance with Eastern Neighborhoods Mitigation Measure K-2.

The project site is located within the boundaries of the South End Landmark District and is adjacent to two contributing resources (274 Brannan Street and 230-250 Brannan Street). The existing office building and parking lot on the project site are non-contributing resources within the South End Landmark District. Based on its location within in a locally designated historic district, the project site is considered a Category A historical resource for purposes of CEQA review. Preservation Planning staff evaluated the project and a reviewed historic resource evaluation prepared by a qualified consultant,⁵ and presented its findings in a memo,⁶ summarized below.

The proposed project includes new infill construction within a historic district. Rehabilitation Standards #9 notes that new additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property, and that the new work be differentiated from the old and be compatible with the historic materials, features, size, scale and

⁵ Page & Turnbull, *270 Brannan Street Historic Resource Evaluation, San Francisco, California* (March 4, 2013); Prepared for SKS Investments. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

⁶ Rich Sucre, San Francisco Planning Department, *Historic Resource Evaluation Response, 270 Brannan Street*, July 10, 2013. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

proportion, and massing to protect the integrity of the property and its environment. The proposed project would not destroy or damage any contributing elements to the South End Landmark District. The proposed project has been designed to be compatible with several elements of the historic district, including the district's massing, form, scale, materials, and features, yet is differentiated by the nature of the project's construction, use, and detailing.

The overall form of the proposed project is organized into two distinct masses, which accommodates for the site's steep upslope so that the building rises to 65 feet along Brannan Street and 65 feet along De Boom Street. A private atrium (approximately 52 feet wide) would separate the two masses. The project's overall form would be boxy and rectangular in character, which would relate strongly to the boxy and rectangular form and mass of the district's contributing resources, which are primarily brick masonry or reinforced concrete warehouses. As is similar among the surrounding warehouses, the proposed project would incorporate a tripartite façade organization with a base, shaft and cornice, which is illustrated by the proposed project's double-height glazed ground floor, three-story mass detailed with alternating vertical bays of terracotta tile cladding and aluminum-sash windows, and a simple slightly projecting painted metal angle, which would function as a cornice. The proposed project would incorporate a terracotta tile cladding and sunscreen, which would provide for a compatible relationship to the brick masonry materials of the surrounding warehouses. The terracotta tile would feature variations in color, tone, and hue, which would be consistent with the variations in tone and hue found within the surrounding district's brick masonry, albeit in a contemporary material and finish.

Along Brannan Street, the proposed project would include a double-height ground floor and a four-story mass (approximately 65 feet), which would provide an appropriate scale and massing relative to the adjacent contributing resources – the six-story 274 Brannan Street and the three-story 230-250 Brannan Street buildings. The double-height ground floor of the proposed project would strongly relate to the adjacent ground-floor height at 274 Brannan Street, as well as the overall district's taller ground floor heights, which were originally constructed to accommodate for loading and industrial uses on the ground-floor level. Also on this façade, the proposed project would provide a regularized façade pattern with alternating vertical bays of terracotta tile and aluminum-sash fenestration. This façade pattern would be reflective of and compatible with the fenestration and façade pattern of the District's contributing resources, which are typically defined by deeply recessed fenestration organized into a regularized or grid pattern. The proposed project would provide a similar recessed fenestration pattern, as evidenced by the seven-inch setback from the terracotta tile to the aluminum-sash fenestration.

Along De Boom Street, the proposed project would offer a more contemporary façade expression, as opposed to Brannan Street façade, which would be more referential to the characteristics found within the District. However, the De Boom Street façade would incorporate characteristics that draw from the surrounding district, including the use of the terracotta tile cladding, vertical bay modulation, deeply recessed fenestration, and modulations in scale and form, as evidenced by the shift in materials between the bottom three floors and the upper two floors. Ultimately, the De Boom Street façade would achieve compatibility with the district but would be differentiated in overall design and form.

Overall, the project would be consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The proposed project appears to comply with Rehabilitation Standard #9, and would offer a contemporary infill project within a designated historic district that would appropriately draw from historic references in a contemporary manner. The proposed project would be compatible

with the South End Landmark District and would be in compliance with the Secretary of the Interior's Standards for Rehabilitation.

For the above reasons, the proposed project would not result in significant impacts on historical resources that were not identified in the Eastern Neighborhoods FEIR.

Archeological Resources

Eastern Neighborhoods. The Eastern Neighborhoods FEIR identified potential archeological impacts related to the Eastern Neighborhoods program and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant. Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3 applies to properties in the Mission Dolores Archeological District and requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

Proposed Project. No archeological assessment report has been previously prepared for the project site; thus Eastern Neighborhoods FEIR Mitigation Measure J-2 is applicable to the proposed project. A preliminary archeological sensitivity study must be prepared by a qualified archeological consultant having expertise in California prehistoric and urban historical archeology, and based on the study, a determination shall be made if additional measures are needed to reduce potential effects of a project on archeological resources to a less-than-significant level. The Planning Department's in-house archeologist conducted a preliminary archeological review of the project site in conformance with the study requirements of Mitigation Measure J-2. The results are summarized as follows.⁷

No prehistoric deposits, indicating the occupation or use by prehistoric populations, has yet been documented along the former stretch of beach ("South Beach") that formerly stretched out between Rincon and Steamboat Points, nor at these two at one-time prominent points of land that projected into the bay. Given the proximity of the many prehistoric settlements located a short distance inland, it is reasonable to assume that the protected beach area may have been used at times prehistorically for the launching of fishing and sea mammal expeditions and for processing of procured shellfish. In the mid-1850s, an Overseas Chinese fishing camp was established along the southern stretch of South Beach containing at least 28 structures (largely or completely residents) with approximately 12 timber piers or jetties extending from the beach front. These fishermen employed a fleet of around 25 locally Chinese-constructed sampans (fishing boats). The village was occupied by Chinese immigrants who initiated commercial fishing in California and constructed this first Chinese fishing camp having abandoned Gold mining in the gold country because of the inequitable mining taxes imposed there on Chinese miners.

⁷ San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review: Checklist*, 270 Brannan Street, July 11, 2013. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

Newspaper accounts of the early Chinese village years report a population of around 150 men but within a few years the fishing camp may have had a population of 225 to 280 residents. The southern portion of the Rincon Point Chinese fishing camp was located within the north-northwestern portion of the project site. In 1855 this included four structures (collective-men houses) and six timber jetties/piers. By the end of the 1860s, the Overseas Chinese fishing village was no longer on the site, having probably relocated to the south in the Hunters Point area, and the whole South Beach cove had been filled in conjunction with the construction of the new large facilities of the Pacific Mail Docks. By the late 1880s, the project site had been completely developed. De Boom Street was a through street connecting First and Second Streets. The project site between this interior street and Brannan Street contained the Producer's Marble Co. marble works consisting largely of an open work/storage yard but with several large structures (marble warehouse, marble storage). Along the eastern edge, fronting on De Boom Street, were two two-story dwellings. The north side of De Boom Street within the project site was residential, consisting of five two-story dwellings and one one-story residence. By the end of the century, the marble works had taken over the entire project site. De Boom Street stubbed at the project site and the residences formerly along De Boom Street were gone. The expanded marble works operated under the Vermont Marble Company, and the new facilities included different multi-story buildings allowing for apparently more refined work including the staging of mill polishing. Five men slept on the premises, testifying to a heavy production schedule and need for security.

Exposition of the natural/human formation of the current project site is constrained by the absence the results of any on-site soils sampling. But the general outline of the evolution of the site's landscape is clear from the historical cartographic record and geotechnical and archeological studies conducted within the project vicinity. The project site straddles the former South Beach shoreline: the southern approximately two-thirds portion of the project site was formerly submerged within San Francisco Bay. A section of the former beach stretching between Rincon and Steamboat Points and the bluff overlooking it occupied the northeastern-northern portion of the site. During the 1860s the bayside portion of the project site had been filled in and much of the Brannan Street frontage of the project site block was occupied by buildings. The documentary record indicates that no substantial soils disturbance has occurred within the project site since it has largely been occupied by a marble works yard with an open work/storage yard and industrial storage and work shed structures. The residential development that occurred along the north side of De Boom Street and along the eastern edge of the project site prior to the late 1880s may have resulted in shallow disturbance for foundations, but there is no indication of basement levels and in any event such impacts would have been largely if not completely limited to historic fill deposits.

As discussed above, the project site is subject to Eastern Neighborhoods FEIR Mitigation Measure J-2, which requires a project-specific archeological sensitivity assessment. A preliminary archeological review (PAR)⁸ was conducted to serve as the project-specific archeological sensitivity assessment. Implementation of the archeological recommendations of this PAR would result in the reduction of any potential effects of the proposed project to legally significant archeological resources to a less-than-significant level. The PAR notes that the potential of the project to adversely affect archeological

⁸ San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review: Checklist, 270 Brannan Street*, July 11, 2013. This document is on file and available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

resources would be avoided by implementation of the Planning Department's standard archeological mitigation measure for archeological testing. (See Project Mitigation Measure 1, page 37.)

For the above reasons, the proposed project would not result in significant cultural resource impacts that were not identified in the Eastern Neighborhoods FEIR.

Transportation

Eastern Neighborhoods. The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership and identified 11 transportation mitigation measures, including intelligent traffic management, enhanced transportation funding, and parking management to discourage driving. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated; thus, these impacts were found to be significant and unavoidable.

Proposed Project – Trip Generation. Using the guidance in the Transportation Impact Analysis Guidelines for Environmental Review, October 2002 (Transportation Guidelines),⁹ a project-specific transportation study¹⁰ was prepared, which is summarized below. On the basis of the proposed and existing land use types, the proposed project would generate 3,107 net new daily person-trips and 264 net new PM peak-hour person trips. These 264 net new PM peak-hour person trips were projected to be by the following modes: 101 by auto, 125 by transit, 29 walk trips, and 8 trips by other modes, including bicycle.

Proposed Project – Traffic. The proposed project would generate about 62 new vehicle-trips during the weekday PM peak hour (three inbound and 59 outbound). The proposed project's vehicle trips would travel through the intersections in the project vicinity. Intersection operating conditions are characterized by the concept of level of service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions with extremely long delays. LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Table 1 presents the resulting LOS and corresponding delay at each study intersection.

Overall, the proposed project would result in minor changes to the average delay per vehicle at the study intersections, and all intersections would operate at the same service levels as under existing conditions (LOS D or better) during the PM peak hour; thus, all study intersections would continue to operate satisfactorily. Similarly, project-related traffic would operate similar to existing traffic patterns and would not introduce any new hazardous traffic operating conditions. As such, the project impact to traffic conditions would be less than significant.

⁹ This document is available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=6753>.

¹⁰ ESA, 270 Brannan Street Office Project, *Transportation Impact Study*, July 2013. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799!

Table 1
Weekday PM Peak-Hour Intersection Levels of Service

Intersection	Control	Existing		Existing Plus Project		Cumulative (2035)	
		Delay ^a	LOS ^b	Delay	LOS	Delay	LOS
Brannan St/The Embarcadero	Signalized	23.7	C	23.7	C	24.0	C
Brannan St/Delancey St ^c	Unsignalized	13.9 westbound	B	14.0 eastbound	B	13.9 westbound	D
Brannan St/Second St	Signalized	16.1	B	17.0	B	27.0	C
Brannan St/Third St	Signalized	48.6	D	54.9	D	>80 (v/c=1.92)	F
Brannan St/Fourth St	Signalized	39.3	D	40.9	D	>80 (v/c=1.09)	F
Second St/Harrison St	Signalized	14.2	B	14.3	B	17.7	B
Second St/Bryant St	Signalized	12.8	B	12.8	B	16.4	B
Second St/Townsend St	Signalized	15.4	B	15.4	B	18.0	B
Second St/King St	Signalized	27.7	C	27.9	C	30.1	C
Third St/King St	Signalized	73.3 (v/c=0.87)	E	74.5 (v/c=0.88)	E	>80 (v/c=1.19)	F

Notes:

Bold indicates unacceptable LOS E or F.

v/c = volume to capacity.

a. Delay reported as seconds per vehicle.

b. Level of service for signalized intersections is based on average intersection delay.

c. The LOS and delay for this all-way-stop-controlled, unsignalized intersection represents conditions for the worst (most congested) approach, with the worst approach identified.

The Eastern Neighborhoods FEIR identified significant and unavoidable cumulative (2025) impacts at nine intersections relating to weekday PM peak hour traffic conditions. The project site is not located near any of the nine intersections and would not contribute trips at these intersections.

Under 2035 cumulative conditions, three of the ten study intersections would operate at LOS F, as compared to one intersection operating at LOS E under Existing conditions.¹¹ The proposed project contributions at the three intersections projected to operate at LOS F under 2035 Cumulative conditions were calculated using project-generated vehicle trips.

- At the intersection of Brannan Street and Third Street, the proposed project would add 18 vehicles trips during the PM peak hour. The proposed project would not add any vehicles to the eastbound left-turn critical movement, but would add nine vehicles to the westbound through movement, which represents 0.9 percent of the PM peak hour westbound through volume of 961 vehicles. The project contribution to these poorly operating movements would not be considerable, and therefore the contribution of the project to the overall intersection LOS F conditions would not be considered significant.

¹¹ Growth rates for study intersections for future year 2035 cumulative conditions were based on the travel demand forecasting effort conducted by the Planning Department for the Eastern Neighborhoods Rezoning and Community Plan EIR.

- At the intersection of Brannan Street and Fourth Street, the proposed project would add 10 vehicles trips during the PM peak hour. The proposed project would not add any vehicles to the southbound through critical movement, but would add nine vehicles to the westbound through movement, which represents 1.0 percent of the PM peak hour westbound through volume of 871 vehicles. The project contribution to these poorly operating movements would not be considerable, and therefore the contribution of the project to the overall intersection LOS F conditions would not be considered significant.
- At the intersection of Third Street and King Street, the proposed project would add 26 vehicles trips during the PM peak hour. The proposed project would not add any vehicles to the eastbound left-turn critical movement, but would add 16 vehicles to the westbound through movement, which represents 1.7 percent of the PM peak hour westbound through volume of 946 vehicles. The project contribution to these poorly operating movements would not be considerable, and therefore the contribution of the project to the overall intersection LOS F conditions would not be considered significant.

Because the proposed project would not result in considerable contribution to the poor operating conditions, project impacts at these intersections would be considered less than significant, and the proposed project would not result in any significant cumulative transit impacts that were not identified in the Eastern Neighborhoods FEIR.

It should be noted that the proposed project would be subject to the Section 163 of the Planning Code, which requires the project sponsor to establish a transportation management program to minimize the transportation impacts of added office employment in the downtown and South of Market area, by facilitating the effective use of transit, encouraging ridesharing, and employing other practical means to reduce commute travel by single-occupant vehicles.

Proposed Project – Transit. Muni provides transit service within the vicinity of the project site, including the 10 Townsend which stops within one block of the project site; the 12 Folsom, N Judah and T Third lines that stop within a quarter-mile of the project site; and the 30 Stockton and 45 Union-Stockton, which stop within a third of a mile from the project site.

Regarding regional transit, the project site is 0.6 mile from the Caltrain station, 0.9 mile of the Montgomery Street BART station, 0.7 mile from the Transbay Terminal/AC Transit and Samtrans service, and 1.0 mile from the Ferry Building /Golden Gate Transit service. The proposed project would generate 125 new PM peak hour transit trips, chiefly by Muni. Based on the screenline analysis conducted in the transportation study, this amount of new PM peak hour transit trips would not be anticipated to cause a substantial increase in transit demand that could not be accommodated by adjacent transit capacity, resulting in unacceptable levels of transit service, or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service levels could result. In addition, the proposed project would not substantially affect t transit conditions during baseball games and other events at AT&T Park because the peak hour of activity associated with the proposed project’s office use would not coincide with peak periods of congestion associated with AT&T Park events.

It should be noted that the proposed project would be subject to the Transit Impact Development Fee (“TIDF”). The TIDF attempts to recover the cost of carrying additional riders generated by new

development by obtaining fees on a square footage basis. TIDF funds may be used to increase revenue service hours reasonably necessary to mitigate the impacts on non-residential development on public transit.

Each of the rezoning options in the Eastern Neighborhoods FEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines. The project site is not located near any of the seven lines. The proposed project would not contribute considerably to these conditions as its minor contribution of PM peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects. The proposed project would not contribute considerably to cumulative transit conditions, and thus the proposed project would not result in any significant cumulative transit impacts.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to transit.

For the above reasons, the proposed project would not result in significant transportation-related impacts that were not identified in the Eastern Neighborhoods FEIR.

Noise

Eastern Neighborhoods. 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, 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 six noise mitigation measures cited in the FEIR, area plan-related noise impacts were found to be less than significant.

Proposed Project Construction. Project construction would occur for approximately 15 months, including approximately four to six weeks of demolition and two months of foundation work. During construction, occupants of the nearby properties could be disturbed by construction noise and vibration. To minimize noise and vibration, the project team would use soil mixing as a method to improve soils in lieu of the more disruptive pile driving process. Soil mixing blends the existing soil with cement to improve its bearing capacity. A few clusters of drilled (not driven) micropiles under the building's shear walls would also be installed as required by the building's seismic resisting system. All other foundations in the building would be shallow spread footings. Construction equipment would include excavators, a tower crane, concrete pump trucks, and concrete delivery trucks. No rock blasting/cutting would be required.

Eastern Neighborhoods FEIR Mitigation Measures F-1 involves pile driving within proximity to noise-sensitive uses (e.g., residences). The proposed project would not involve pile driving; thus, this mitigation measure would not apply to the proposed project.

Mitigation Measure F-2 requires individual projects that include particularly noisy construction procedures in proximity to sensitive land uses to submit a site-specific noise attenuation measures under the supervision of a qualified acoustical consultant to the Department of Building Inspection prior to commencing construction to ensure that maximum feasible noise attenuation would be achieved. Based on the proximity of sensitive receptors (adjacent to the project site in the Academy of Art building and 130 feet away from residents at 200 Brannan Street), Mitigation Measure F-2, Construction Noise, from the Eastern Neighborhoods EIR would apply to the proposed project (see Project Mitigation Measure 2, page 40). With implementation of this mitigation measure, impacts related to construction noise would be less than significant.

In addition, all construction activities for the proposed project (approximately 15 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 PM and 7:00 AM, unless the Director of DPW authorizes a special permit for conducting the work during that period.

The San Francisco Department of Building Inspection is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 AM to 5:00 PM). The Police Department is responsible for enforcing the Noise Ordinance during all other hours.

Proposed Project Operations. Eastern Neighborhoods FEIR Mitigation Measures F-3, F-4, and F-6 include additional measures for individual projects that include new noise-sensitive uses. The proposed project use as office would not include a new noise-sensitive use; therefore these mitigation measures are not applicable.

Eastern Neighborhoods FEIR Mitigation Measure F-5 requires individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity to submit an acoustical analysis that demonstrates the proposed use would comply with the General Plan and the Noise Ordinance. The Noise Ordinance does not allow for a noise level more than 8 dBA above the local ambient at any point outside of the property plane for commercial properties and states no fixed noise source may cause the noise level measured inside any sleeping or living room in any dwelling unit located on residential property to exceed 55 dBA between the hours of 7 AM and 10 PM with windows open. Typical residential building construction will generally provide exterior-to-interior noise level reduction performance of no less than 15 dB when exterior windows are open. The project site is located within the vicinity of residential uses and the proposed project would generate new sources of noise, primarily from mechanical equipment on the new building. Therefore,

pursuant to Mitigation Measure F-5, a site survey and noise measurements were conducted to demonstrate that the proposed project would comply with the General Plan and the Noise Ordinance.¹²

The noise report identifies sensitive receptors located within 900 feet of the project site, the closest being the Academy of Art College adjacent to the project site. The report notes that ambient noise levels at the interior of the block range from 54 to 60 dBA between 7:00 AM and 7:00 PM, and that the lowest ambient noise level at the interior of the block is 49 dBA, occurring between 1:00 AM and 5:00 AM. The noise study also demonstrates that the maximum noise levels from the proposed project's rooftop equipment must not exceed 62 dBA at the Academy of Art Building, and for equipment operating between 7:00 PM and 7:00 AM, maximum noise levels must not exceed 57 dBA at the nearest sensitive receptor. The report concludes that rooftop equipment noise can be designed to meet the San Francisco Noise Ordinance and that the noise sources associated with the proposed project would not adversely affect nearby sensitive receptors. Thus, the noise study demonstrates compliance with FEIR Mitigation Measure F-5.

Furthermore, the proposed project would not double traffic volumes in the project vicinity, according to the project-specific transportation study,¹³ which would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel increase). Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to noise and vibration.

Air Quality

Eastern Neighborhoods. The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; 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. These significant impacts would conflict with the applicable air quality plan at the time, the *Bay Area 2005 Ozone Strategy*. The Eastern Neighborhoods FEIR identified four mitigation measures that would reduce air quality impacts to less-than-significant levels.

Eastern Neighborhoods FEIR Mitigation Measure G-1 requires individual projects that include construction activities to include dust control measures and maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. This mitigation measure was identified in the Initial Study. Subsequent to publication of the Initial Study, the San Francisco Board of Supervisors 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 Construction Dust Control Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health

¹² Charles M. Salter Associates, Inc. 270 Brannan Street, San Francisco, CA – *Environmental Noise Study*, July 3, 2013. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

¹³ ESA, 270 Brannan Street Office Project, *Transportation Impact Study*, July 2013. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.079E.

of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection.

Mitigation Measure G-2 involves new residential development near high-volume roadways. Mitigation Measure G-3 involves uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, and Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs as part of everyday operations.

Proposed Project. Construction activities from the proposed project would result in dust, primarily from ground-disturbing activities. The proposed project would be subject to and would be required to comply with the Construction Dust Control Ordinance; therefore, the portions of Mitigation Measure G-1 that deal with dust control are not applicable to the proposed project.

Also subsequent to publication of the Initial Study, the Bay Area Air Quality Management District (BAAQMD), the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (SFBAAB), provided updated 2011 BAAQMD *CEQA Air Quality Guidelines* (Air Quality Guidelines),¹⁴ which provided new methodologies for analyzing air quality impacts, including construction activities. The Air Quality Guidelines provide screening criteria for determining whether a project's criteria air pollutant emissions may violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. If a project meets the screening criteria, then the lead agency or applicant would not need to perform a detailed air quality assessment of their proposed project's air pollutant emissions and construction or operation of the proposed project would result in a less-than-significant air quality impact. The proposed project meets the screening criteria provided in the BAAQMD Air Quality Guidelines for construction-related criteria air pollutants.

For determining potential health risk impacts, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco and identify portions of the City that result in additional health risks for affected populations ("hot spots"). Air pollution hot spots were identified based on two health-based criteria:

- (1) Excess cancer risk from all sources > 100; and
- (2) PM_{2.5} concentrations from all sources including ambient >10µg/m³.

Sensitive receptors¹⁵ within these hot spots are more at risk for adverse health effects from exposure to substantial air pollutant concentrations than sensitive receptors located outside these hot spots. These locations (i.e., within hot spots) require additional consideration when projects or activities have the potential to emit TACs, including DPM emissions from temporary and variable construction activities.

¹⁴ Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, updated May 2011.

¹⁵ The BAAQMD considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) Residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. Bay Area Air Quality Management District (BAAQMD), *Recommended Methods for Screening and Modeling Local Risks and Hazards*, May 2011, page 12.

Construction activities from the proposed project would result in DPM and other TACs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Construction would be expected to last approximately 15 months. Diesel-generating equipment would be required for approximately nine months.

The project site is not located within an identified hot spot. However, the remainder of Mitigation Measure G-1 that deals with maintenance and operation of construction equipment is applicable to the proposed project because the proposed project would include the use of construction equipment. Compliance with the Construction Emissions Minimization measures would reduce to a less-than-significant level impacts from construction vehicles and equipment. In accordance with the Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 3 (see page 41).

Mitigation Measure G-2 requires new residential development near high-volume roadways and/or warehousing and distribution centers to include an analysis of DPM and/or TACs, and, if warranted, to incorporate upgraded ventilation systems to minimize exposure of future residents to DPM and other pollutant emissions, as well as odors. The proposed project would not include the addition of residential units. Therefore, Mitigation Measure G-2 is not applicable to the proposed 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 construct a new 210,000 sf building with 189,000 sf of office use, and it is not expected to generate substantial DPM emissions or, according to the project-specific transportation study,¹⁶ be served by 100 trucks per day or 40 refrigerator trucks per day. Therefore, 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 as part of everyday operations. The proposed project would construct a new 210,000 sf building with 189,000 sf of office use, and according to the project-specific transportation study, would not generate more than 10,000 vehicle trips per day or 1,000 truck trips per day, but would include a new stationary sources (i.e., backup diesel generator), items that would emit TACs as part of everyday operations. The project site is located 130 feet from the nearest residential use (to the east at 200 Brannan Street). However, new backup diesel generators are required to comply with BAAQMD Regulation 2, Rule 5 New Source Review for Toxic Air Contaminants. Regulation 2, Rule 5 requires new sources that result in an excess cancer risk greater than one in one million and/or a chronic hazard index greater than 0.20 to implement the best available control technology to reduce emissions. Furthermore, the project site is not located within an identified hot spot; therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial. Therefore, Mitigation Measure G-4 is not applicable to the proposed project.

¹⁶ ESA, *270 Brannan Street Office Project, Transportation Impact Study*, July 2013. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799!

The proposed project would result in an increase in operational-related criteria air pollutants including from the generation of daily vehicle trips and energy demand. The proposed project meets the screening criteria provided in the BAAQMD Air Quality Guidelines for operational-related criteria air pollutants.

The Eastern Neighborhoods FEIR stated that with implementation of Mitigation Measures G-2, G-3, and G-4, the Area Plan would be consistent with the *Bay Area 2005 Ozone Strategy*, the applicable air quality plan at the time. Subsequent to the certification of the FEIR, the *2010 Clean Air Plan* was adopted by the BAAQMD and it updates the *Bay Area 2005 Ozone Strategy* in accordance with the requirements of the California Clean Air Act to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and greenhouse gases in a single, integrated plan; and establish emission control measures to be adopted or implemented. Consistency with the *2010 Clean Air Plan* is determined by whether or not the proposed project would result in significant and unavoidable air quality impacts or hinder implementation of control measures (e.g., excessive parking or preclude extension of transit line or bicycle path). As stated above, the proposed project would not result in significant and unavoidable air quality impacts and the proposed project does not include elements that would hinder implementation of control measures. Therefore, the proposed project would not conflict with an applicable air quality plan.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to air quality.

Greenhouse Gas Emissions

Regulatory Framework. The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the Air Basin.

Subsequent to the Eastern Neighborhoods FEIR, the BAAQMD prepared guidelines which provided new methodologies for analyzing air quality impacts, including greenhouse gas (GHG) emissions. The following analysis is based on the findings in the Eastern Neighborhoods FEIR and incorporates BAAQMD's methodology for analyzing GHG emissions as well as other amendments to the CEQA Guidelines related to GHGs.

Eastern Neighborhoods. The Eastern Neighborhoods FEIR assessed the GHG emissions that could result from rezoning of the East SoMa Area Plan 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 CO₂E per service population,¹⁷ respectively.¹⁸ The Eastern Neighborhoods FEIR concluded

¹⁷ SP= Service Population. Service population is the equivalent of total number of residents + employees.

¹⁸ Memorandum from Jessica Range, MEA to MEA staff, *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for

that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. The Eastern Neighborhoods FEIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant. No mitigation measures were identified in the FEIR.

Proposed Project. The proposed project would replace a one-story, 17,350 sf office building and an 84-space parking lot with a seven-story, 65-foot-tall, 210,000 sf building with 189,000 sf of office space and below-grade parking for 12 vehicles, four service vehicles, and 36 bicycles. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Construction of the proposed project is estimated at approximately 15 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 East SoMa Area Plan analyzed under the Eastern Neighborhoods FEIR.

As discussed above, the BAAQMD prepared new guidelines and methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.¹⁹ This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB (Assembly Bill) 32 goals, and also serve as a model from which other communities can learn."²⁰ San Francisco's collective policies and programs have resulted in a 14.5 percent reduction in GHG emissions compared to 1990 levels.²¹

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and

the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

¹⁹ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

²⁰ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

²¹ San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgreffe, San Francisco Planning Department. June 7, 2013.

renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.²²

For the above reasons, the proposed project would not result in any significant impacts that were not identified in the Eastern Neighborhoods FEIR related to GHG emissions.

Shadow

Eastern Neighborhoods. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction by departments other than the Recreation and Parks Department or privately owned).²³ 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.

Proposed Project. The proposed project would involve construction of a 65-foot-tall building. Therefore, a shadow analysis was conducted pursuant to Planning Code Section 295.²⁴ The shadow analysis found that the proposed project would not cast any net new shadow on any property under the jurisdiction of

²² San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist*, June 15, 2013. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

²³ 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.

²⁴ San Francisco Planning Department, *270 Brannan St. Initial Shadow Study*, August 1, 2012. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

the Recreation and Parks Commission, including South Park which is approximately 550 feet west of the project site. The shadow analysis also found the proposed project would not shade any private parks, but would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to shadow.

Hazards and Hazardous Materials

Eastern Neighborhoods. The Eastern Neighborhoods rezoning resulted in a reduction in the amount of previously zoned industrial (PDR) land. Some land previously zoned for industrial purposes no longer allows any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development under the Eastern Neighborhoods rezoning 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 Mitigation Measure L-1, Hazardous Building Materials, to reduce this impact to less than significant.

Proposed Project. A Phase I Environmental Site Assessment and soil and groundwater investigations were performed at the project site.²⁵ Thirteen soil and bedrock samples were collected and analyzed for constituents of concern. The soil and groundwater characterization report recommends additional soil sampling to determine the extent of soil that may require disposal as a Class I hazardous waste if excavated, and also recommended that a soil management plan be prepared to manage lead containing soils at the site in a manner consistent with the planned commercial use, is protective of human health, and is in compliance with regulatory requirements.

The project site is located within the Maher area, which is identified by the Department of Public Health (DPH) as an area bayward of the original high tide line where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. Adopted in 1986, the Maher Ordinance requires analyzing soil for hazardous wastes within the Maher area when over 50 cubic yards of soil are to be disturbed. Prior to project development, a site mitigation plan must be submitted to the Department of Public Health to investigate subsurface conditions. The project sponsor has enrolled in the Maher Ordinance program, and thus is in compliance with San Francisco Health Code, Article 22A. The project proponent must comply with Article 22A prior to applying or gaining a building permit from the Department of Building Inspections, and thus environmental impacts related to hazardous materials would be less than significant.

²⁵ AllWest Environmental, Inc. *Environmental Site Assessment, 270 Brannan Street, San Francisco, California 94107*, August 22, 2012; and *Soil and Groundwater Characterization, 270 Brannan Street, San Francisco, California 94107*, December 10, 2012. These documents are on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

The existing single-story 17,350 sf building on the project site would be demolished. Therefore, Eastern Neighborhoods Mitigation Measure L-1 would apply to the project (see Project Mitigation Measure 4 on page 41) Application of this mitigation measures would reduce any hazardous materials impact related to disposal of construction materials to a less-than-significant level.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to hazardous materials.

Project Mitigation Measures

The following mitigation measures from the Eastern Neighborhoods EIR are applicable to the proposed project.

Project Mitigation Measure 1 – Archeological Testing (Mitigation Measure J-2 of the Eastern Neighborhoods FEIR). Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Consultation with Descendant Communities: On discovery of an archeological site²⁶ associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative²⁷ of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from

²⁶ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

²⁷ An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Construction Noise (Mitigation Measure F-2 of the Eastern Neighborhoods FEIR). Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;
- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and

- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

Project Mitigation Measure 3 – Construction Emissions Minimization (Mitigation Measure G-1 of the Eastern Neighborhoods FEIR). The City would also condition project approval such that each subsequent project sponsor would require the contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

Project Mitigation Measure 4 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The project sponsor shall 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 April 30, 2013, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Commenters expressed concerns over the following environmental topics: light and glare from the proposed project affecting adjacent residences; the project’s roof deck having views into adjacent residences; construction noise affecting adjacent residences; lack of adequate public transit serving the project site; and the loss of existing parking spaces on the project site. These concerns have been addressed in the aesthetics and transportation discussion in the attached checklist and the noise and transportation discussions above.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 270 Brannan Street. As described above, the 270 Brannan 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 270 Brannan Street would not result in any environmental impacts 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.

Attachment A

Community Plan Exemption Checklist

Case No.: 2012.0799E
Project Title: **270 Brannan Street**
Zoning: Mixed Use Office (MUO) Zoning District
South End Historic District
65-X Height and Bulk District
Block/Lot: 3774/026
Lot Size: 37,813 square feet
Plan Area: East SoMa Subarea of the Eastern Neighborhoods Area Plan
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the north side of Brannan Street on the block surrounded by Brannan, Delancey, Bryant, and 2nd Streets in the South of Market neighborhood.¹ The site contains a 15-foot-tall, one-story 17,350-square-foot (sf) office building that was constructed in 1962, and a surface parking lot for 84 vehicles. The proposed project would demolish the existing building and construct a seven-story, 65-foot-tall, 210,000 sf office building. The proposed building would include 189,000 sf of office space, an approximately 5,000-square-foot atrium, below-grade parking for 12 vehicles and four service vehicles to be accessed via Brannan Street, and 36 bicycle parking spaces. The project site is located within the South End Historic District but is not a contributor to the district.

The project would require approval for office space allocation per Planning Code Section 321, and large project authorization per Planning Code Section 329.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This community plan exemption checklist identifies 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 final EIR (FEIR) for the plan area (i.e., the *Eastern Neighborhoods Rezoning and Area Plans FEIR*).² Topics found to be less than significant (LTS) in both the FEIR and for the proposed project are checked "LTS/No Impact" and are discussed in this checklist. Topics for which a significant impact was identified in the FEIR are checked "Sig. Impact Identified in FEIR" and are discussed in the Certificate of Determination to which this checklist is attached. The analysis in the Certificate considers whether the proposed

¹ In the South of Market area, streets that run in the northwest/southeast direction are generally considered north-south streets, whereas streets that run in the southwest/northeast direction are generally considered east-west streets. This convention is used throughout this document.

² San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Case No. 2004.0160E, certified January 19, 2009. This document is available for review.

project would contribute to the impact identified in the FEIR, and, if it would, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR."

<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>LTS/ No Impact</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Significant Impact Identified in FEIR

The Eastern Neighborhoods FEIR determined that the rezoning and community plans is a regulatory program, not a physical development project; therefore, the rezoning and community plans would not create any new physical barriers in the Eastern Neighborhoods. Furthermore, the Eastern Neighborhoods FEIR determined that the rezoning would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Please see the Certificate of Determination for a discussion of Topic 1c.

No Peculiar Impacts

The proposed replacement of a 17,350 sf office building with a 210,000 sf office building would not physically divide an established community, and would be consistent with land use plans, policies and regulations. Please see the Certificate of Determination for a discussion of Topic 1c.

<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>LTS/ No Impact</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" 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"/>

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
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 checked="" 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 that would adversely affect day or nighttime views in the area or that would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing character of the project site and surroundings is dominated by uses typical in an urban setting: one-to- 12-story office, residential, retail, and production, distribution, and repair (PDR) buildings. Public viewpoints in the project vicinity are dominated by these existing nearby buildings and AT&T Park, approximately 1,200 feet southwest of the project site.

The proposed project would replace a one-story, 17, 350 sf office building and an 84-space surface parking lot with a seven-story, 210,000 sf office building. Although the removal of the existing building and parking lot and construction of the new building would change the visual appearance of the project site, it would not substantially degrade the visual character or quality of the site or its surroundings. In addition, the new building would not be substantially taller than the existing development in the project vicinity. For example, three high-rise residential towers, on the other side of Brannan Street on the project block, are approximately 120 feet tall, which is approximately 55 feet taller than the proposed building at 270 Brannan Street; and the buildings adjacent to the project site to the west and north are 50 to 60 feet in height.

Furthermore, the proposed project would not obstruct longer-range views from various locations in the project area and the City as a whole. The new building envelope and design meets Planning Code requirements for the Mixed Use Office (MUO) Use District.

The project includes a roof deck set back approximately 80 feet from the nearest window of the three-story adjacent residential to the east of the project site. Private views from this and other buildings could be affected by the project. Although some reduced private views would be an unavoidable consequence of the proposed project, any change in views would not exceed that commonly accepted in an urban setting. While this loss or change of views might be of concern to nearby property owners and tenants, it would not affect a substantial number of people and would not rise to a level considered to be a significant impact on the environment.

The new building would introduce a new source of light and glare. However, the proposed project would be subject to and would be required to comply with the City’s Green Building

Code,³ which requires all newly constructed non-residential buildings to design interior and exterior lighting such that zero direct-beam illumination leaves the building site, except for emergency lighting and lighting required for nighttime activity. Therefore, the new lighting would not adversely affect day or nighttime views in the area or substantially impact other people or properties because the lighting would not extend beyond the project site. Furthermore, Planning Commission Resolution No. 9212 (1981) established guidelines aimed at limiting glare from proposed buildings and the City’s Standards for Bird-Safe Buildings requires that new structures do not create a substantial source of glare. The proposed project would be subject to and would be required to comply with this resolution and regulation.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to aesthetics.

<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>LTS/ No Impact</i>
3. POPULATION AND HOUSING— Would the project:				
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. No housing would be removed; therefore the construction of replacement housing would not be necessary. In addition, the proposed project would not add any new infrastructure that would indirectly induce population growth.

³ Building Code, 2010 Edition, Section 13.C.5.106.8

An estimated 622 employees would occupy the proposed 210,000 sf office building.⁴ The Eastern Neighborhoods FEIR indicated that with implementation of the area plan that Project Area employment would grow from about 17,660 to approximately 24,000 by 2030, with office growth representing nearly 60 percent of the total increase. The FEIR concluded that an increase in population in the Area Plan is expected to occur as a secondary effect of the proposed rezoning and that any population increase 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 Area Plan neighborhoods. The proposed project would not induce substantial population growth and any increase in population would be within the scope of the FEIR analysis. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to population and housing.

<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>LTS/ No Impact</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
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 Planning Code?	<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"/>

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified potentially significant archeological resource impacts related to the greater potential for the disturbance of soils below the existing surface. 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. For a discussion of this topic, please see the Certificate of Determination.

⁴ ESA, 270 Brannan Street Office Project, Transportation Impact Study, July 2013. Table 3.5. This study is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799!

No Peculiar Impacts

Please see the Certificate of Determination.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes would result in significant and unavoidable impacts on traffic and transit ridership. The Eastern Neighborhoods FEIR determined that the Plan would result in less-than-significant impacts to parking and loading, pedestrian and bicycle conditions, and construction.

No Peculiar Impacts

Topics 5c and 5d are not applicable to the proposed project. For a discussion of Topics 5a, 5b, 5e and 5f, please see the Certificate of Determination.

Parking Impacts. 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. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles, or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

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 or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, which provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

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. 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, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that 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, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. The proposed project would have a peak parking demand based on vehicle trip generation of about 242 long-term spaces and about 27 short-term spaces, for a total demand of about 269 spaces. The project would also result in the removal of an existing surface parking lot with space for about 130 vehicles. The parking demand of 269 spaces and removal of 130 spaces in the existing surface parking lot would not be accommodated within the parking supply of 12 parking spaces, resulting in a total shortfall of 387 spaces. There are 246 available on-street spaces and 98 available off-street spaces within the project vicinity. The parking shortfall and removal of the existing surface parking lot would mostly be accommodated within existing on-street and in nearby off-street parking facilities, but the net result would be a deficit of 43 parking spaces in the vicinity of the project. This deficit would not be considered substantial, and therefore the impact to parking would be less than

significant. It should be noted that the City's "Transit First" policy places an emphasis on encouraging alternative modes of transportation. In addition, SFMTA proposes to install parking meters (for short-term parking) along the remaining portion of building frontage, along Brannan Street.

Furthermore, the project site is located in a MUO Use District where under Section 151.1 of the *Planning Code*, the proposed project would not be required to provide any off-street parking spaces.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. In many cases the Planning Commission does not support the parking ratio proposed by the project sponsor and the ratio is substantially reduced. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission does not support the provision of any off-street parking spaces.

Here, if no off-street parking spaces were provided, the proposed project would have an unmet demand of 399 spaces. As mentioned above, the unmet parking demand of 387 spaces could be accommodated by existing facilities, as could the unmet demand of 399 spaces that could occur if no off-street parking is approved by the Planning Commission as indicated by the number of unoccupied spaces in the project vicinity. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking deficit with or without the off-street parking currently proposed that would create hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians. Therefore, impacts related to parking would be less than significant.

Loading Impacts. The proposed project would include four service vehicle spaces within the basement-level parking garage. Each service vehicle space would have a width of 9 feet and depth of 20 feet, and the garage would have a minimum vertical clearance of 9 feet. In addition, subject to SFMTA approval, the proposed project would include a 35-foot yellow zone along the Project's frontage on Brannan Street as a designated on-street commercial loading area to accommodate larger delivery vehicles. SFMTA proposes to install parking meters (for short-term parking) along the remaining portion of building frontage, along Brannan Street.

The proposed project would meet Planning Code Sections 152.1 and 153 requirements to provide two off-street freight loading spaces (or four service vehicle spaces), with each service vehicle space required to have a minimum width of eight feet, a minimum length of 20 feet, and a minimum vertical clearance of 7 feet. The proposed project would generate a demand for two loading spaces during both the average and peak hour of loading activities. The loading demand would be accommodated on-site within the four service vehicle loading spaces.

Because only service vehicle loading spaces would be provided within the garage, and vertical clearance of 8'2" on the ramp, and 8'8" on the parking level, it is unlikely that trucks would access the parking garage. Access to the garage by service vehicles would be similar to vehicular access, and would be unconstrained. The 10-foot-wide access driveway (and 12-foot-wide ramp) would accommodate inbound or outbound traffic flow for autos and service vehicles, but not simultaneous two-way traffic. It should be noted that vehicles entering the garage would have to wait for vehicles exiting the garage to clear the ramp (and vice versa). However, the effect on traffic flow on Brannan Street is not expected to be substantial because on-site parking would be limited to building tenants, traffic flow during peak traffic periods would be predominantly inbound during the a.m. peak period, and outbound during the p.m. peak period, and the size of the parking garage is small; hence, conflicting (opposing) traffic flow would be minimal.

Pedestrian Impacts. Pedestrian trips generated by the proposed project would include walking trips to and from uses (restaurant/retail stores) proximate to the project site, plus walking trips to and from the local and regional transit operators, and to and from nearby parking facilities. Overall, the proposed project would add about 154 pedestrian trips (125 trips to/from transit and 29 walk/other trips) to the surrounding streets during the weekday p.m. peak hour. Pedestrians would primarily enter and exit the proposed project via Brannan Street, with secondary access via De Boom Street. The project-generated pedestrian trips would be dispersed throughout the study area, depending upon the origin/destination of each trip. It is anticipated that a majority of the new pedestrian trips during the weekday p.m. peak hour would be to and from the commercial uses on King and Townsend Streets west of the project site, and to and from the light rail stations on King Street, and the Caltrain terminal at Fourth Street and King Street. These new pedestrian trips could be accommodated on the existing sidewalks and crosswalks adjacent to the project site and would not substantially overcrowd the current pedestrian conditions along Brannan, Second or Third Streets. As sidewalks in the project vicinity are generally between 10 and 15 feet wide, and currently have low to moderate levels of pedestrian activity, pedestrian conditions would continue to remain acceptable.

Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to create potentially hazardous conditions for pedestrians or otherwise substantially interfere with pedestrian accessibility to the site and adjoining areas. Furthermore, the proposed project would eliminate an existing driveway on Brannan Street, reducing potential existing conflicts between pedestrians and vehicles. Overall, the proposed project on pedestrian circulation and access would be less than significant. While an impact to pedestrian circulation and access was not identified, the follow improvement measure would improve pedestrian conditions:

Project Improvement Measure 1 – Widen Sidewalk. The north sidewalk of Brannan Street along the project frontage should be widened to 15 feet. This sidewalk widening would be consistent with the Better Streets Plan recommended sidewalk width. Because the existing Brannan Street travel lanes are overly wide, the sidewalk widening could be accomplished without any reduction in roadway capacity, or any removal of on-street parking or loading spaces.

Bicycle Impacts. The proposed project would include room for 36 bicycle parking spaces within the basement-level parking garage. In addition, the project would include at least four showers and eight lockers. Access to the bicycle parking spaces would be from Brannan Street (through the office lobby and elevator). The proposed project would comply with *Planning Code* Sections 155.3 and 155.4, which require 12 bicycle parking spaces, four showers, and eight lockers.

The project site is within convenient bicycling distance of downtown San Francisco and the Financial District and major transit hubs (Caltrain, the Ferry Building, and the Transbay Terminal). There are several bicycle routes nearby to the project site, including along Second Street, Townsend Street, and The Embarcadero. With the current bicycle and traffic volumes on the adjacent streets, bicycle travel generally occurs without major impedances or safety problems. Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas, and therefore, the proposed project would have a less-than-significant bicycle impact.

Emergency Access. The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in a significant impact related to emergency access nor result in any peculiar impacts related to emergency access that were not identified in the Eastern Neighborhoods FEIR related to emergency access.

Construction. The proposed project's construction activities would last approximately 15 months. Although construction activities would result in additional vehicle trips to the project site from workers, soil hauling, and material and equipment deliveries, these activities would be limited in duration. Therefore, the proposed project's construction would not result in a substantial impact to transportation or peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to construction.

While the proposed project's impacts during construction would be less than significant, City decision-makers may wish to consider the following improvement measure to further reduce these less-than-significant impacts.

Project Improvement Measure 2 – Construction Transportation Management Plan. The project sponsor should develop and implement a Construction Management Plan (CMP), addressing transportation-related circulation, access, staging, and hours for deliveries.

The CMP would disseminate appropriate information to contractors and affected agencies with respect to coordinating construction activities to minimize overall disruptions and ensure that overall circulation in the project area is maintained to the extent possible, with particular focus on ensuring transit, pedestrian, and bicycle connectivity. The CMP would supplement and expand, rather than modify or supersede, any manual, regulations, or provisions set forth by the San Francisco Municipal Transportation Agency (SFMTA), the Department of Public Works (DPW), or other City departments and agencies, and the California Department of Transportation. The CMP should include, but not necessarily limited to, the following:

- Identify construction traffic management best practices in San Francisco, as well as others that, although not being implemented in the City, could provide valuable information for the project. Management practices include, but are not limited to the following:
 - Identifying ways to reduce construction worker vehicle-trips through transportation demand management programs and methods to manage construction worker parking demands
 - Identifying best practices for accommodating pedestrians, such as temporary pedestrian wayfinding signage or temporary walkways.
 - Identifying best practices for accommodating bicyclists and bicycle facilities such as bicycle wayfinding signage or temporary detours.
 - Identifying ways to consolidate truck delivery trips, including a plan to consolidate deliveries from a centralized construction material and equipment storage facility.
 - Identify a route for construction-related trucks to utilize during construction.
 - Restricting deliveries and trucks trips to the project site during off-peak hours (generally 7 AM to 9 AM and 4 PM to 6 PM, but may include other times during Giants game days), where feasible.
- Require consultation with surrounding community, including business and property owners near the project site to assist coordination of construction traffic management strategies as they relate to the needs of other users adjacent to the project site.
- Develop a public information plan to provide adjacent residents and businesses with regularly-updated information regarding project construction activities, peak construction vehicle activities, (e.g. concrete pours), travel lane closures, and other lane closures.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to transportation.

<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>LTS/ No Impact</i>
6. NOISE—Would the project:				
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"/>

<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>LTS/ No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant Impacts Identified in FEIR

For a discussion of Topics 6a, 6b, 6c, 6d, and 6g, please see the Certificate of Determination.

The Eastern Neighborhoods FEIR noted that the two airport-related criteria are not relevant because the Plan Area is located more than two miles from the San Francisco International Airport and not located near a private strip. Therefore, Topics 6e and f are not applicable.

No Peculiar Impacts

Please see the Certificate of Determination.

<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>LTS/ No Impact</i>
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"/>

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter and toxic air contaminants as part of everyday operations. These significant impacts would conflict with the applicable air quality plan at the time, the *Bay Area 2005 Ozone Strategy*. For a discussion of Topics 7a, 7b, 7c, 7d, and 7e, please see the Certificate of Determination.

No Peculiar Impacts

Please see the Certificate of Determination.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
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 of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

When the Eastern Neighborhoods project was initially analyzed in 2005, the initial study checklist did not contain a category concerning greenhouse gas emissions.

No Peculiar Impacts

For a discussion of this topic, please see the Certificate of Determination.

<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>LTS/ No Impact</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 checked="" 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"/>

Significant Impact Identified in FEIR

Wind. Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Eastern Neighborhoods FEIR determined the rezoning and community plans would not result in a significant impact related to wind because the Planning Department, in review of specific future projects, would continue to require analysis of wind impacts, where deemed necessary, to ensure that project-level wind impacts mitigated to a less-than-significant level. No mitigation measures were identified in the FEIR.

Shadow. Please see the Certificate of Determination.

No Peculiar Impacts

Wind. The proposed project would replace a 15-foot-tall building and surface parking lot with a 65-foot-tall building. Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Furthermore, prevailing winds come from the west and northwest, and buildings to the west and northwest of the project site are approximately 50 to 60 feet in height, similar to the proposed project. For these reasons, the proposed project would not result in peculiar wind impacts that were not identified in the Eastern Neighborhoods FEIR.

Shadow. Please see the Certificate of Determination.

<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>LTS/ No Impact</i>
10. RECREATION—Would the project:				
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 checked="" 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 checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR concluded that the rezoning 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.

No Peculiar Impacts

The proposed project would replace a 17,350 sf office building with a 210,000 sf office building. As discussed further in Population and Housing above, this increase in office space would be among the space, and associated jobs, anticipated to be added in the Eastern Neighborhoods FEIR. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the FEIR related to recreational resources.

<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>LTS/ No Impact</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
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 proposed project would replace a 17, 350 sf office building and surface parking lot with a 210,000 sf office building. As discussed further in Population and Housing above, this increase in office space, and associated jobs, was anticipated to be added in the Eastern Neighborhoods FEIR. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the FEIR related to utility and service systems.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
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"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program’s impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the FEIR. Impacts on parks are discussed under Question 9 above in in the shadow discussion in the certificate

No Peculiar Impacts

The proposed project would replace a 17, 350 sf office building and surface parking lot with a 210,000 sf office building. As discussed further in Population and Housing above, this increase in office space, and associated jobs, was anticipated to be added in the Eastern Neighborhoods FEIR. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the FEIR related to public services.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
13. BIOLOGICAL RESOURCES— Would the project:				
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"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, there is little in the way of landscaping or other vegetation, with the exception of the relatively few parks that exist. Because future development projects in the Eastern Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, there would be little in the way of loss of vegetation or disturbance of wildlife other than common urban species. Therefore, the Eastern Neighborhoods Initial Study concluded that the project would not result in any significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The 37,813 sf project site is completely developed with an existing building and a paved parking lot. Two ficus trees on the project site adjacent to the Brannan Street frontage are defined by the

San Francisco Public Works Code as significant trees.⁵ Prior to removal of these trees, the project sponsor would be required to obtain a tree removal permit from DPW. The proposed project includes the planting of four new trees along the Brannan Street frontage of the project site; in addition the project sponsor would pay an in-lieu fee for the additional three trees that are required but cannot be accommodated on site. Thus, the proposed project would thus comply with the Public Works Code. In addition, the proposed project would comply with landscaping and street tree requirements of Planning Code Section 138.1(c)(2), which may require sidewalk landscaping and other streetscape elements as identified in the Better Streets Plan, if it finds that such improvements are necessary to meet the goals and objectives of the San Francisco General Plan.

The proposed project would be subject to and would be required to comply with the City's Standards for Bird-Safe Buildings so that new building would not include a feature-related hazard to birds.

Given the conditions present on the project site, and compliance with current City regulations regarding trees, landscaping, and bird protection, the proposed project would not result in peculiar biological resource impacts that were not identified 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>LTS/ No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
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 checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree on privately owned property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

<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>LTS/ No Impact</i>
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 checked="" type="checkbox"/>
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 checked="" 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 checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The Initial Study also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods Initial Study concluded that the program would not result in significant impacts with regard to geology, and no mitigation measures were identified in the FEIR.

No Peculiar Impacts

A preliminary geotechnical investigation was prepared for the proposed project.⁶ The following discussion relies on the information provided in the preliminary geotechnical investigation. The project site straddles the historic shoreline of San Francisco Bay, and is partially within a zone of required investigation for earthquake-induced soil liquefaction. Soil boring data along the eastern portion of the project site indicate fill materials extending down 6.6 to 10.7 feet below ground surface; shallower fill materials are a heterogeneous mixture of gravel, sand, silt, and clay in a loose to medium dense condition. The western portion of the site (near De Boom Street) has previously been cut; it is not expected that fills extend in this area. However, localized pockets of fill could exist at unspecified locations throughout the site related to previous or existing site improvements such as foundations, basements, or underground cisterns/tanks. The logs of nearby borings generally show the fill and bay deposits are directly underlain by dense soil and/or bedrock. Groundwater measurements show groundwater elevations between 0 and 9 feet below ground surface.

⁶ A3GEO, *Preliminary Geotechnical Investigation Report, 270 Brannan Street Development, San Francisco, California*, August 10, 2012. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0799E.

The geotechnical investigation provides recommendations for the proposed project's construction and concludes that the proposed building could be supported by a shallow spread footings foundation on a structural mat. Due to the presence of fill material on the southern portion of the site, either soil improvements or pile foundations would be required support the southern half of the building. Excavation for the basement foundation may extend below the natural groundwater table; thus, temporary construction-phase groundwater control measures would be required. In addition, permanent groundwater and moisture control measures would be incorporated into the project design.

Based on the above-noted recommendations, the geotechnical investigation concluded that the project would not cause significant geology and soil impacts. The proposed project would be subject to the building permit review process. The Department of Building Inspection (DBI), through the process, reviews the geotechnical investigation to determine the adequacy of necessary engineering and design features to ensure compliance with all Building Code provisions regarding structure safety. Past geological and geotechnical investigation would be available for use by DBI during its review of building permits for the project site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to geology and soils.

<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>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY—				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
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 of 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"/>

<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>LTS/ No Impact</i>
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 checked="" 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"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study evaluated population increases on the combined sewer system and the potential for combined sewer outflows, and concluded that programmatic effects related to hydrology and water quality would not be significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site contains a one-story building and a surface parking lot. The proposed project would construct a new building on the majority of the project site. Groundwater is estimated to be from 0 to 9 feet below ground surface. The proposed project’s excavation has the potential to encounter groundwater, which could impact water quality. Any groundwater encountered during construction of the proposed project would be subject to requirements of the City’s Sewer Use Ordinance (Ordinance Number 19-92, amended 116-97), as supplemented by Department of Public Works Order No. 158170, requiring a permit from the Wastewater Enterprise Collection System Division of the San Francisco Public Utilities Commission. A permit may be issued only if an effective pretreatment system is maintained and operated. Each permit for such discharge must contain specified water quality standards and may require the project sponsor to install and maintain meters to measure the volume of the discharge to the combined sewer system. Although dewatering may be required during construction, any effects related to lowering the water table would be temporary and would not be expected to substantially deplete groundwater resources.

The proposed project would not increase the amount of impervious surface area on the project site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would be required to comply with Low Impact Design

approaches and stormwater management systems to comply with the Stormwater Design Guidelines. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to hydrology and water quality.

<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>LTS/ No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

Significant Impact Identified in FEIR

The Eastern Neighborhoods FEIR determined that the rezoning and community plans would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving fires. Furthermore, the FEIR noted that business that transport, use, or dispose of hazardous materials would comply with hazardous materials and waste regulations to minimize the risk for accidental releases. Finally, the FEIR determined that the project area is not located

within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. For a discussion of topic 16b, please see the Certificate of Determination.

No Peculiar Impacts

Please see the Certificate of Determination.

<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>LTS/ No Impact</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the program would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the San Francisco Department of Building Inspection. The project area does not include any natural resources routinely extracted, and the rezoning does not result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods FEIR concluded that the program would not cause a wasteful use of energy, and would have a less-than-significant impact on energy and mineral resources.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the San Francisco Department of Building Inspection. Therefore, the proposed project would not result in any impacts to energy resources that were not identified in the Eastern Neighborhoods FEIR.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
18. AGRICULTURE AND FOREST RESOURCES: 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
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 checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

When the Eastern Neighborhoods project was initially analyzed in 2005, the initial study checklist did not contain a category concerning agricultural and forest resources.

No Peculiar Impacts

All of San Francisco is identified by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Urban and Built-up Land" (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project in San Francisco.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
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 checked="" 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 checked="" type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections, and transit impacts), cultural (demolition of historical resources), and shadow (impacts on parks).

No Peculiar Impacts

The proposed project would replace a one-story, 17, 350 sf office building and surface parking lot with a seven-story, 210,000 sf office building. As discussed in this checklist and the certificate to which it is attached, the proposed project would not result in any other new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.