



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18166

HEARING DATE: August 12, 2010

Case No.: 2006.1106E
Project Address: 222 Second Street Office Project
Zoning: C-3-O (SD) Downtown Office (Special Development) District
350-S / 150-S Height and Bulk Districts
Block/Lot: 3735 / 63
Project Sponsor: Tishman Speyer
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED OFFICE PROJECT AT 222 SECOND STREET WITH 430,650 GROSS SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 4,963 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE; AND APPROXIMATELY 27,932 SQUARE FEET OF PARKING AREA LOCATED ON TWO BELOW GROUND PARKING LEVELS, WITH APPROXIMATELY 54 PARKING SPACES, WITH THE CAPACITY FOR 80 VEHICLES WITH VALET PARKING.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2006.1106E, 222 Second Street (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on January 27, 2010.
 - B. On January 27, 2010 the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- A. Will result in a significant, project-specific impact at the intersection of Harrison/Second Streets, which would contribute to a roughly 16 percent increase in left-turn volumes at this intersection with resultant increases in level of service delays that would constitute a significant and unavoidable impact to traffic; and,
- B. Will make considerable contributions to future 2025 cumulative traffic growth at the intersections of Howard/Third Streets; Howard/New Montgomery Streets; Folsom/Second Streets; Harrison/Second Streets, which is considered a significant and adverse impact.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of August 12, 2010.



Linda Avery
Commission Secretary

AYES: Antonini, Borden, Lee, Miguel, Olague, Sugaya
NOES: Moore
ABSENT:
ADOPTED: August 12, 2010