



DRAFT ENVIRONMENTAL IMPACT REPORT

North Beach Public Library and Joe DiMaggio Playground Master Plan Project

PLANNING DEPARTMENT
CASE NO. **2008.0968E**

STATE CLEARINGHOUSE NO. 2009042130



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	August 25, 2010
Draft EIR Public Hearing Date:	October 7, 2010
Draft EIR Public Comment Period:	August 25, 2010 through October 12, 2010

Written comments should be sent to:

Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103

MAJOR ENVIRONMENTAL ANALYSIS | SAN FRANCISCO PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

DATE: August 25, 2010

TO: Distribution List for the North Beach Library and Joe DiMaggio Playground
Master Plan Project EIR

FROM: Bill Wycko, Environmental Review Officer

SUBJECT: Request for the Final Environmental Impact Report for the North Beach Library
and Joe DiMaggio Playground Master Plan Project (Case No. 2008.0968E)

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This is the Draft of the Environmental Impact Report (EIR) for the North Beach Library and Joe DiMaggio Playground Master Plan project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document entitled "Comments and Responses," which will contain a summary of all relevant comments on this Draft EIR and our responses to those comments, along with copies of the letters received and a transcript of the public hearing. The Comments and Responses document may also specify changes to this Draft EIR. Public agencies and members of the public who testify at the hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This Draft EIR, together with the Comments and Responses document, will be considered by the Planning Commission in an advertised public meeting, and then certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final Environmental Impact Report. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one rather than two documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Comments and Responses document have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR, in Adobe Acrobat format on a compact disk (CD), to private individuals only if they request them. Therefore, if you would like a copy of the Final EIR, please fill out and mail the postcard provided inside the back cover to the Major Environmental Analysis division of the Planning Department within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy.

Thank you for your interest in this project.

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Draft

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List of Acronyms and Abbreviations

ADA	Americans with Disabilities Act
APA	American Planning Association
asl	above sea level
ATM	automated bank teller machine
CAC	Citizens Advisory Committee
Caltrans	California Department of Transportation
CMP	Congestion Management Program
CEQA	California Environmental Quality Act
DPW	Department of Public Works
EIR	Environmental Impact Report
GHG	greenhouse gas(es)
gsf	gross square feet
HPC	Historic Preservation Commission
HRER	Historic Resources Evaluation Response
LEED™	Leadership in Energy and Environmental Design
LOS	Level of Service
MPL	Multiple Property Listing
MTS	Metropolitan Transportation System
NCD	Neighborhood Commercial District
NOP	Notice of Preparation
sf	square feet
PG&E	Pacific Gas and Electric Company
SFCTA	San Francisco County Transportation Authority
SFMTA	San Francisco Municipal Transportation Agency
SFPL	San Francisco Public Library
SFPUC	San Francisco Public Utilities Commission
SFRPD	San Francisco Recreation and Parks Department
SHBC	State Historic Building Code
TEP	Transit Effectiveness Project
UMB	Unreinforced Masonry Building

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SUMMARY

A. Introduction

This is a Draft Environmental Impact Report (EIR) for the North Beach Branch Library and Joe DiMaggio Playground Master Plan project, prepared in accordance with the California Environmental Quality Act (CEQA). The project sponsors, the San Francisco Public Library (SFPL) and the San Francisco Recreation and Parks Department (SFRPD), propose to replace the existing North Beach Branch Library and to undertake improvements to the Joe DiMaggio / North Beach Playground (hereafter referred to “Joe DiMaggio Playground,” “playground” or “park” in this document). The project site comprises two parcels and a portion of the Mason Street right-of way on a to-be-combined site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco’s North Beach neighborhood.

- 701 Lombard Street (Assessor’s Block 74, Lot 1) is a 4,119-square-foot (sf) triangular lot bounded by Lombard Street to the north, Mason Street to the east, and Columbus Avenue to the south and west. The lot currently functions as a commercial parking lot.
- 2000 Mason Street / 661 Lombard Street (Assessor’s Block 75, Lot 1), is a 109,701-square-foot irregularly shaped block bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue and Mason Street to the west. The block is completely occupied by the Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library, located along the west side of the block, with its entrance mid-block on Mason Street.
- The project site also includes a 195-linear-foot portion of the Mason Street right-of-way¹ between the 701 Lombard parcel and 2000 Mason / 661 Lombard Street parcel. This area comprises 9,681 square feet including the east and west sidewalks of Mason Street, between the northeastern edge of the Columbus Avenue right-of-way and the southern edge of the Lombard Street right-of-way.

B. Project Description

SFPL and the SFRPD conducted a public planning process in 2008 to address the planning of a new branch library and upgrades to the surrounding recreational facilities at the Joe DiMaggio

¹ The Mason Street portion of the site is not currently a legal lot of record. The right-of-way would be fully or partially vacated and merged into Assessor Block 74 or 75 as part of the project.

Playground. The San Francisco firm of Leddy Maytum Stacy Architects, along with the Office of Cheryl Barton, landscape architects, facilitated the Master Planning Process and developed conceptual designs for both the new library and the adjacent park. SFRPD, SFPL, the Department of Public Works (DPW), library and park users, and other community members have participated in the development of the new Master Plan. The Master Plan is the subject of this EIR.

Project Components

Phase 1

The Master Plan (“proposed project”) would be implemented in two phases. As part of Phase 1, the right-of-way of Mason Street between Lombard Street and Greenwich Street would be vacated to allow the park to expand and to accommodate the floor plan of the proposed library.

The new North Beach Branch Public Library would be constructed on 701 Lombard Street and would extend 19.5 feet into the former Mason Street right-of-way, in an area comprising the existing 16-foot western sidewalk and 3.5 feet of roadway width. The proposed library building would be triangular and approximately 8,500 square feet, on two levels, and would be 3,170 square feet larger than the existing library. Upon completion of the new branch library, the existing library would be demolished, and the site would be graded for potential future development as open space within Joe DiMaggio Playground.

As part of Phase 1, an interim scheme would be developed to address improvements on the vacated portion of Mason Street. Mason Street would be landscaped to create car-free plaza space, which would be open to public passage 24 hours per day. A range of options to provide additional green space are being considered, including the addition of seating and passive recreational features. Under any scheme that ultimately is implemented, the vacated portion of Mason Street is intended to accommodate pedestrians traveling through the interior of the site (between the proposed library and other uses on the Joe DiMaggio Playground); to provide outdoor space for library staff for occasional activities; and to provide passive recreation space.²

Phase 1 is estimated to begin in 2011 and would be completed by approximately 2013.

Phase 2

Phase 2 of the proposed project would include reorganization and improvements to the Joe DiMaggio Playground. Depending on project funding, Phase 2 is anticipated to begin in 2013 and be completed in 2014.

During this phase, the existing children’s play area in the southwestern portion of the block would be removed, and the area would be excavated to equalize the grade with the hardscape area and existing tennis courts to the east and north. The existing tennis courts would then be relocated to

² Mason Street between Columbus Avenue and Lombard Street was temporarily closed during the summer of 2009 to simulate potential future conditions and allow traffic analysis of those conditions. Please see Chapter 4.D for more information.

the area along Greenwich Street in the southwest area of the park, and a new children's play area would be constructed in the center of the block in the location of the former tennis courts and closer to the restrooms, clubhouse and staff supervision for younger users. The multi-purpose hardscape area in the eastern half of the block would be improved with new paving and striped to accommodate additional recreation fields and court boundaries, including soccer field and softball diamond markings, additional basketball courts, seating, and new plantings. The vacated area of Mason Street would be further improved and landscaped to create a seating and plaza space.

Mason Street Narrowing Variant

A Mason Street Narrowing Variant to the proposed project would include all elements of the proposed project; however, the portion of Mason Street not occupied by the proposed library's footprint would remain open to vehicular traffic. On this block, Mason Street would consist of one travel lane in each direction, one parking lane northbound, and sidewalks on each side of the street. Construction of the new library, demolition of the existing library, and renovation and reorganization of the features within the Joe DiMaggio Playground would be the same as with the proposed project.

Project Approvals

The following approvals are applicable to the proposed project:

Planning Commission

- EIR certification and adoption of Environmental Findings.
- Issuance of Recommendation for Rezoning of Assessor's Block 74, Lot 1 from North Beach NCD to P (Public) Use District.
- Conditional Use authorization for a library (public use) in the North Beach Neighborhood Commercial District (Planning Code Section 723.83), to allow the library use in the event that rezoning to P (Public) Use District is not approved.³
- Adoption of *General Plan* Priority Policy conformity findings concerning vacation of Mason Street and incorporation of the street into Block 74, Lot 1 and/or Block 75, Lot 1.
- Adoption of *General Plan* and Priority Policy conformity findings.

Historic Preservation Commission

- Issuance of a Certificate of Appropriateness (if existing branch building is designated as a City landmark).
- Adoption of Environmental Findings (if Certificate of Appropriateness required)

Library Commission

- Adoption of Environmental Findings.
- Approval of construction of new branch library and demolition of existing library.

³ No CU authorization would be required for the new library in a P Use District.

Recreation and Park Commission

- Approval of Joe DiMaggio Playground Master Plan, including removal of existing branch library building, construction of new library at 701 Lombard Street, and renovation of outdoor areas within Joe DiMaggio Playground and on portions of the vacated area of Mason Street.

Arts Commission

- Adoption of Environmental Findings.
- Resolution of approval for the design of the proposed branch library.

Board of Supervisors

- Adoption of Environmental Findings.
- Approval to fully or partially vacate Mason Street, including reservation of rights for existing utilities.
- Approval of Rezoning of Assessor's Block 74, Lot 1 from North Beach NCD to P (Public) Use District.

Other Approvals

The project would also require demolition and building permits, which would require review and approval by the Planning Department and Department of Building Inspection.

C. Summary of Impacts and Mitigation Measures

This EIR analyzes the potential effects of the North Beach Branch Library and Joe DiMaggio Playground Master Plan project, as determined in the Notice of Preparation of an Environmental Impact Report (NOP), issued April 29, 2009 (Appendix A of this EIR). The Initial Study attached to the NOP (also in Appendix A) found that the proposed project would have potentially significant effects in the areas of aesthetics; archaeological and historic resources; transportation; and shadow. It also found that the project effects on other environmental topics would not be significant, or would be less-than-significant, with implementation of mitigation measures listed in the Initial Study and agreed to by the project sponsors.

Table 1 is a summary of the significant adverse environmental effects and mitigation measures identified in the EIR, as well as the less-than-significant effects.

D. Significant Environmental Effects That Cannot Be Avoided if the Project Is Implemented

The proposed project, with mitigation and improvement measures, would have the following unavoidable significant impacts.

- As stated in Section 4.C, Cultural Resources, the existing North Beach Branch Library appears eligible individually for the National Register of Historic Places / California Register of Historic Resources under Criterion A (Events) and Criterion C (Architecture).

As such, the building is considered an historic architectural resource, and its demolition would result in a significant and unavoidable impact.

- The building also appears to be eligible for a potential Multiple Property Listing as a contributor to one of five Appleton & Wolfard libraries, and its demolition would result in a considerable contribution to a cumulative impact to historic architectural resources.

E. Significant Irreversible Environmental Changes That Would Result if the Proposed Project Is Implemented

Consistent with CEQA Guidelines Section 15126.2(c), the project would commit future generations to an irreversible commitment of energy, primarily in the form of fossil fuels (unless substantially replaced at some point in the future) for heating and cooling of the building, for automobile and truck fuel, and for energy production for lighting, computers, and other equipment in the building and in the playground. The project would also require an ongoing commitment of potable water for building employees and library and park users. Additionally, the project would use fossil fuel during demolition of the existing library, parking lot, tennis courts, and children's play area, and in construction of the new library and renovation of the existing playground. Construction would also require the commitment of construction materials, such as steel, aluminum, and other metals, concrete, masonry, lumber, sand and gravel, and other such materials, as well as water.

Pursuant to the San Francisco Green Building Ordinance (No. 180-08), all new municipal buildings in the City are required to obtain, at a minimum, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED™) Silver Certification, which is in accordance with the environmental stewardship goals of the Branch Library Improvement Program. The project would be expected to use less energy and water over the lifetime of the proposed building than the existing structure, and would not use energy or water in a wasteful manner. For example, the project is designed to use regional materials in construction, accommodate rooftop solar panels, and incorporate natural daylighting into interior spaces. These features would reduce the proposed library's overall energy demand.

F. Areas of Controversy to Be Resolved

On the basis of public comments on the Notice of Preparation of an Environmental Impact Report (NOP), potential areas of controversy and unresolved issues for this project include the demolition of the existing North Beach Branch library, which is a historic architectural resource that may be landmarked; effects related to the proposed closure of a portion of Mason Street to vehicular traffic; the aesthetic impacts of the proposed new library including obstruction of views; *General Plan* consistency; and alternatives to the proposed project. These issues are discussed in this EIR.

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT**

Potential Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
1. SIGNIFICANT AND UNAVOIDABLE IMPACTS			
D. Cultural Resources			
<p>CP-2: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, which is an historical resource under CEQA. (Significant and Unavoidable)</p>	<p align="center">Significant</p>	<p>M-CP-2a: HABS-Level Recordation. Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:</p> <p>(1) <i>Drawings:</i> Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.</p> <p>(2) <i>Photographs:</i> Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the <i>HABS/HAER Photographs: Specifications and Guidelines</i>.</p> <p>(3) <i>Written Data:</i> The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library within the new library or park, as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the potential MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.</p> <p>Documentation of the North Branch Library site shall be submitted to the following repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings 	<p>Significant and Unavoidable</p>

**TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT**

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
1. SIGNIFICANT IMPACTS (cont.)			
D. Cultural Resources (cont.)			
CP-2 (cont.)		<p>shall be submitted the History Room of the San Francisco Public Library.</p> <ul style="list-style-type: none"> • Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. • Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library. <p>M-CP-2b: Interpretive Display. The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretative display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.</p> <p>These mitigation measures would not fully reduce the aforementioned significant adverse impact to a less-than-significant level. CEQA Section 15126.4(b)(2) states, "In some circumstances, documents of a historical resource, by way of historic narrative, photographs and /or architectural drawings, as a mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur." As such, even with implementation of the suggested mitigation measures, demolition of the North Beach Branch Library would be considered a significant unavoidable impact on the environment.</p>	

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
1. SIGNIFICANT IMPACTS (cont.)			
D. Cultural Resources (cont.)			
CP-3: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, a building that is a contributor to a potential Multiple Property Listing. Demolition of this potential resource would contribute considerably to an adverse cumulative impact on the potential Multiple Property Listing.	Significant	M-CP-2a and 2b, above.	Significant and Unavoidable
2. LESS-THAN-SIGNIFICANT IMPACTS			
A. Land Use and Recreation			
LU-1: The proposed project would not physically divide an established community.	Less than Significant	None required.	Less than Significant
LU-2: The proposed project would not obviously conflict with <i>the Planning Code, General Plan</i> , or other applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	None required.	Less than Significant
LU-3: The proposed project would not have a substantial, adverse impact on the existing character of the project site or the North Beach neighborhood.	Less than Significant	None required.	Less than Significant
LU-4: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on land use.	Less than Significant	None required.	Less than Significant
LU-5: The proposed project would not substantially degrade existing recreational resources.	Less than Significant	None required.	Less than Significant.
LU-6: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on recreational resources.	Less than Significant	None required.	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
B. Aesthetics			
AE-1: Implementation of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project would not have a substantial adverse effect on scenic vistas or damage scenic resources.	Less than Significant	None required.	Less than Significant
AE-2: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project would not substantially degrade the existing visual and aesthetic character of the project area.	Less than Significant	None required.	Less than Significant
AE-3: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not contribute considerably to cumulative aesthetic impacts.	Less than Significant	None required.	Less than Significant
C. Cultural Resources			
CP-1: The excavation proposed as part of the project could result in substantial adverse changes to archeological deposits that may be present beneath the surface of the project site.	Significant	<p>M-CP-1: The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Sections 15064.5(a) and (c).</p> <ul style="list-style-type: none"> The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies 	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
C. Cultural Resources (cont.)			
CP-1 (cont.)		<p>of the Alert Sheet.</p> <ul style="list-style-type: none"> • Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. • If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors. • Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. • The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO 	

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
C. Cultural Resources (cont.)			
CP-1 (cont.)		<p>that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.</p> <ul style="list-style-type: none"> Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: <p align="center">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 Major Environmental Analysis division of the Planning Department shall receive three copies 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p> 	
D. Transportation and Circulation			
TR-1: Traffic generated and redistributed by the proposed project would increase vehicle delays at local intersections.	Less than Significant	None required.	Less than Significant
TR-2: Traffic generated and redistributed by the proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would further increase vehicle delays at local intersections.	Less than Significant	None required.	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
D. Transportation and Circulation (cont.)			
TR-3: Transit ridership generated by the proposed project would not result in unacceptable levels of transit service, or cause a substantial increase in delays or operating costs.	Less than Significant	None required.	Less than Significant
TR-4: Loading activity associated with the proposed project would not disrupt traffic flow on area streets.	Less than Significant	None required.	Less than Significant
TR-5: The proposed project would not would result in overcrowding on public sidewalks, create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas, nor would it create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.	Less than Significant	None required.	Less than Significant
TR-6: The proposed project would not result in inadequate emergency access.	Less than Significant	None required.	Less than Significant
E. Shadow			
WS-1: The proposed project would not create new shadow as to substantially affect outdoor recreational facilities or other public areas.	Less than Significant	None required.	Less than Significant
WS-2: Implementation of the proposed project, in combination with other foreseeable projects in the vicinity, would not result in an increase in the total amount of shading in the neighborhood above levels that are common and generally accepted in urban areas.	Less than Significant	None required.	Less than Significant

Other areas of controversy include the purchase and acquisition of the 701 Lombard Street parcel in 2004 by the City through eminent domain with open space funds and General fund dollars relative to the current proposed use of the parcel as a library. Additionally, some controversy exists related to the as-yet secured funding for Phase 2 of the proposed project. These issues will be considered by the decision-makers during the project approval process.

G. Summary of Alternatives

1. No Project Alternative

This alternative would entail no changes to the project site. The Mason Street right-of-way would not be vacated, the proposed library on the triangular parcel would not be constructed, and the Joe DiMaggio Playground would not be renovated and its existing features would remain in their current locations. The existing branch library building would remain in place and no expansion of branch library services would occur. The library would retain the same collection size, number of work stations, and overall layout.

Under the No Project Alternative, none of the significant impacts associated with the proposed project would occur, including the significant and unavoidable project-specific and cumulative impacts to historic architectural resources. The project's less-than-significant impacts related to land use and recreation, transportation, aesthetics, and shadow would not occur and other less-than-significant impacts identified in the Initial Study (see Appendix A) would also not occur. No Mitigation Measures would be implemented. The No Project Alternative would not meet the overall goals of the Branch Library Improvement Program of bringing the North Beach Branch Library up to 21st Century standards, nor would it address existing Americans with Disabilities Act (ADA) and seismic deficiencies that would otherwise be remedied through construction of a new branch building (or possibly addressed through other project alternatives, below). Moreover, the No Project Alternative would not alter or improve existing Joe DiMaggio Playground recreational facilities that are described in Phase 2 of the proposed project.

2. Preservation and Rehabilitation Alternative

Under the Preservation and Rehabilitation Alternative, the existing library would be renovated, (though not expanded), to meet existing San Francisco Building Code requirements related to seismic stability and to meet ADA Transition Plan and Uniform Physical Access Strategy requirements. This renovation would occupy a space of approximately 220 square feet either inside the existing building to the east of the existing stairway to the lowest level, or outside the existing building and affixed to the exterior façade, thereby encroaching onto the existing outdoor recreation space.

This alternative assumes that the proposed new branch library building would not be constructed, and the Joe DiMaggio Playground would not be renovated, as with the No Project Alternative. The triangle parcel at 701 Lombard Street would remain under the jurisdiction of SFRPD and would continue to function as a parking lot, although its eventual development with other

permitted uses in the North Beach Neighborhood Commercial District, such as open space or neighborhood commercial uses, would not be precluded.

Under this alternative, no new structure would be built. Therefore, there would be no attendant expansion of library spaces for visitors. If Mason Street geometry were left in existing conditions and 701 Lombard Street parcel were developed with passive recreation / open space, 4,119 square feet of recreational uses could be developed. If Mason Street were partially vacated, about 7,260 square feet of open space uses could be developed. If it were fully vacated, about 13,800 square feet of recreational space would be created. Also, the project site would not be rezoned, and existing uses on the Joe DiMaggio Playground are assumed to remain in their current configuration. Therefore, this alternative, similar to the proposed project, would have less-than-significant impacts on land use and recreation.

If Mason Street were fully or partially vacated, this alternative would result in similar less-than-significant impacts to transportation and circulation as the proposed project. If the street remains in its current configuration, as under existing conditions, impacts to transportation would be less than significant.

This alternative would preserve and rehabilitate the existing library structure consistent with the *Secretary of the Interior Standards for Treatment of Historic Properties*, thereby substantially preserving the character-defining features of the existing library in their current form. Therefore, this alternative would avoid the proposed project's project-specific and cumulative significant and unavoidable impacts to historic architectural resources. Mitigation Measures M-CP-2a and M-CP-2b, which would document the existing building prior to demolition, would not be implemented. However, M-CP-1, which would mitigate impacts to archaeological resources, would be implemented.

For an external elevator, the elevator shaft would be attached to the branch's eastern wall and would touch down at ground level on an area currently occupied by the playground's westernmost tennis court. As such, the Preservation and Rehabilitation Alternative could result in the loss of one of the site's three tennis courts to accommodate the elevator shaft and requisite access and circulation space around it. If the 701 Lombard Street parcel were used as open space, it would not be a feasible location to replace the affected tennis court given the court's spatial requirements in relation to the parcel's size, triangular configuration, and sloping grade. Alternately, if the elevator tower is placed within the existing library's interior, this alternative would result in a net decrease in programmable library square footage by about 220 square feet and would result in less overall library service space at the North Beach Branch than what currently exists and less than most other branch library facilities.

This alternative's effects related to building design— aesthetics and shadow— would be less substantial than the less-than-significant aesthetic and shadow impacts of the proposed project because the existing building would remain in place, and no substantial new building mass would be constructed. Although some structural changes to the existing library would occur under this alternative, such as the addition of an elevator that may result in an equipment penthouse that

could penetrate the existing building's roofline (by about 2 feet), these changes are not considered substantial enough to result in a significant aesthetic or shadow effects.

Other less-than-significant impacts identified in the Initial Study (Appendix A) would also be less than significant under this alternative. Mitigation Measure M-BI-1, which would protect breeding birds in trees on the project site, would be implemented. However, mitigation measures associated with discovery of petroleum hydrocarbons in the soil or underground storage tanks (M-HZ-1 and M-HZ-2) would not be implemented.

3. Preservation and Southerly Expansion Alternative

Under the Preservation and Southerly Expansion Alternative, an addition to the existing library would be built to the south, in the location of the existing outdoor reading area and a portion of the children's play area. This addition would be designed to complement, and be subordinate in its design, to the existing library structure, in accordance with the *Secretary of the Interior's Standards*. The existing library would be renovated to meet existing San Francisco Building Code requirements related to seismic stability and to meet ADA accessibility requirements, including the addition of an elevator. This alternative would yield approximately 5,290 square feet of usable library space, plus 4,330 square feet of service space, including existing spaces, though its multiple-level layout and L-shaped design would reduce operational efficiency and require additional library staff.

This alternative would preserve and rehabilitate the existing library structure in accordance with the *Secretary of the Interior's Standards*, including the entire exterior facades on the western, northern, and eastern frontages of the building, so the character of the library would be substantially preserved in its current form. The individual and cumulative impact to historical resources would be less than significant.

The remainder of the existing Joe DiMaggio Playground would be renovated, as with the proposed project, although the features would remain in their current locations. The remaining area of the children's play area would be 3,560 square feet, compared to the existing 9,900-square-foot play area that would remain under Phase 1 of the proposed project, and moved to the center of the block under Phase 2 and expanded to approximately 13,800 square feet. Similar to the proposed project, Mason Street would be vacated and closed to vehicular traffic between Lombard and Greenwich Streets. The triangle parcel at 701 Lombard Street and the vacated Mason Street right-of-way would remain sloped and be renovated as public recreational open space, including recreational uses to be determined by the SFRPD. Together, these spaces would result in a net gain of about 9,275 square feet of open space, compared to the approximately 12,010 square feet of net new open space with the proposed project.⁴

These 9,275 square feet of open space would not be available for active recreational use and would not be suitable as replacement space for the children's play area space lost to the library

⁴ The project would result in a greater amount of net new open space because it would develop a new library in a two-story building, whereas this alternative would construct a single-story addition to the existing library.

expansion. Therefore, children would be required to use other areas of the playground, or other playgrounds in the North Beach neighborhood.

This alternative would require closure of the entirety of the children's play area during library construction, and given that this space is assumed to accommodate the library's addition, it would almost halve the size of the children's play area upon completion, thereby substantially lessening that specific recreational activity area. Given that the available recreational space created by this alternative is deemed not suitable for active use specifically as a replacement location for the children's playground, the availability of this space would not offset the loss of the existing children's play area.

This alternative's effects related to the building design, including aesthetics and shadow, would be similar to those of the proposed project, because the library addition would not encroach on the existing Mason Street right-of-way, and the addition would be designed in a manner to complement the existing library. Views eastward of Telegraph Hill and Coit Tower from the existing library, and views southward from the North Beach Pool and Clubhouse of Saints Peter and Paul Church would not be significantly obscured by the addition. Shadow effects under this alternative would be slightly greater than the proposed project due to the location of the library addition within the existing park, as opposed to on the triangle lot surrounded by streets. The new library within the park would extend shadows onto the tennis courts in the afternoons during the spring, fall, and winter months to a greater extent than under existing conditions. It would also extend shadows onto the North Beach Pool and Clubhouse during the late fall and early winter months. Given the proposed project would remove those shadows but create new shadows on open space within the Mason Street right-of-way in the afternoons, particularly during the spring, fall, and winter months, the magnitude of shading related to the project or this alternative is judged to be equal and less than significant because in neither case would shading "substantially affect outdoor recreation facilities or other public areas."

This alternative would vacate Mason Street and re-route traffic through nearby intersections. Similar to the proposed project, it would have a less-than-significant impact on intersection levels of service at all of the study intersections, and on transit and pedestrian and bicycle circulation.

Other impacts discussed in the Initial Study (Appendix A) would be less-than-significant, with any identified mitigation measures, under this alternative. Impacts to breeding birds would be mitigated by implementation of Measure M-BI-1. Impacts related to unearthing of petroleum hydrocarbons or underground storage tanks would be mitigated by measures M-HZ-1 and M-HZ-2.

4. Three-Story Library (701 Lombard Parcel) Alternative

Under this alternative, a new branch library would be constructed at the 4,119-square-foot 701 Lombard Street parcel. The building would be three stories tall, have a height of up to 40 feet, and contain 9,016 square feet of floor area. The alternative would not require the 701 Lombard Street's existing lot lines to be altered to accommodate the proposed library. It would not entail extension of the parcel's existing lot line eastward. The Mason Street right-of-way

could be fully vacated, partially vacated under a variant, or left in its existing configuration. This alternative assumes similar construction sequencing as the proposed Master Plan. Thus, after construction of the new branch library, the existing branch building at 2000 Mason Street would be demolished and its footprint would be available for open space/recreational programming. The playground renovation, including excavation of the children's play area and relocation of both the play area and tennis courts, would occur under this alternative.

The library would be 40 feet tall, which would comply with the parcel's existing height limit of 40-X. Like the proposed project this alternative would result in less-than-significant land use impacts. Under this alternative, the recreational uses of the playground would be renovated and reorganized on one contiguous parcel resulting in a net increase of up to 14,081 square feet of open space, if Mason Street is fully vacated. If it is only partially vacated, open space would increase 6,025 square feet. If Mason Street remains as it currently exists, the alternative would result 4,400 square feet of open space. It would result in less-than-significant impacts to recreation.

Regarding aesthetics, a 40-foot-tall library at 701 Lombard Street would generally be in keeping with the visual character of the area. The building would be clearly visible from public vantage points, but the effect on views would be less substantial than that of the proposed project. The alternative and would result in less-than-significant effects to aesthetics.

This alternative's impacts to historic resources would be the same as those of the proposed project. The existing branch library would be demolished, resulting in significant and unavoidable project-level and cumulative impacts to historic architectural resources. Mitigation Measures M-CP-2a: HABS-level Recordation, and M-2b: Interpretive Display, would be required should this alternative be selected. As with the Master Plan, Mitigation Measure M-CP-1, which addresses accidental discovery of archeological resources, would be required and would reduce this impact to a less-than-significant level. Regarding transportation, if Mason Street is fully vacated, then traffic would reroute around the site to adjacent streets, like the proposed project. If a partial vacation is implemented, or the right-of-way configuration is maintained as it is under existing conditions, vehicular traffic would continue to flow through the project site. Impacts to transportation and circulation would be less than significant.

The 40-foot-tall building would result in new shadow on surrounding sidewalks and on the Joe DiMaggio Playground at various times throughout the year. Shading effects are expected to be greater than those of the project between mid-spring and mid-summer in the late afternoon/early evening hours, when shadows extend eastward. Shadow effects would not be of such a magnitude as to substantially or adversely affect the usability of publicly accessible open space or an outdoor recreation facility.

Other less-than-significant impacts identified in the Initial Study (Appendix A) would also be less than significant under this alternative. Mitigation Measure M-BI-1, which would protect breeding birds in trees on the project site, would be implemented. Mitigation measures associated with discovery of petroleum hydrocarbons in the soil or underground storage tanks (M-HZ-1 and M-HZ-2) would also be implemented.

H. Environmentally Superior Alternative

The Preservation and Rehabilitation Alternative would reduce the project's individual and cumulative impacts to historic architectural resources to a less-than-significant level by retaining the existing building, and it would not result in substantially increased or significant environmental effects related to other criteria presented in this EIR.

CHAPTER 1

Introduction

This environmental impact report (EIR) analyzes potential physical environmental effects associated with the implementation of the North Beach Public Library and Joe DiMaggio Playground Master Plan project, which involves the partial vacation and closure of Mason Street to vehicles between Columbus Avenue and Lombard Streets, construction of a new branch library, demolition of the existing library, and renovation and reorganization of park / playground features. Further detail regarding the proposed project components that form the basis for the EIR analysis are discussed in depth in Chapter 2, Project Description.

A. Environmental Review

The San Francisco Planning Department, serving as Lead Agency responsible for administering the environmental review for the proposed project, prepared an initial study and found that preparation of an environmental impact report was needed.

The California Environmental Quality Act (CEQA) requires that, before a decision can be made to approve a project that would pose potential adverse physical effects, an EIR must be prepared that fully describes the environmental effects of the project. The EIR is a public information document for use by governmental agencies and the public to identify and evaluate potential environmental impacts of a project, to recommend mitigation measures to lessen or eliminate significant adverse impacts, and to examine feasible alternatives to the project. The information contained in the EIR must be reviewed and considered by the Lead Agency, Planning Commission, Board of Supervisors, and other approving bodies prior to a decision to approve, disapprove, or modify the North Beach Public Library and Joe DiMaggio Playground Master Plan project.

CEQA requires that agencies shall neither approve nor implement a project unless the project's significant environmental effects have been reduced to a less-than-significant level, essentially "eliminating, avoiding, or substantially lessening" the potentially significant impacts, except when certain findings are made. If an agency approves a project that will result in the occurrence of significant adverse impacts that cannot be mitigated to less-than-significant levels, the agency must state the reasons for its action in writing, demonstrate that its action is based on the EIR or other information in the record, and adopt a Statement of Overriding Considerations.

The project sponsors, the San Francisco Public Library (SFPL) and the San Francisco Recreation and Parks Department (SFRPD), filed an application on September 22, 2008, for the

environmental evaluation of the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan project. The Initial Study, prepared by the Planning Department, identified the environmental issues that should be addressed in the EIR and environmental issues that could be excluded from further analysis.

On April 29, 2009, the City sent a Notice of Preparation of an Environmental Impact Report (NOP) to governmental agencies and organizations and persons interested in the project. The Initial Study and NOP are included as Appendix A of this EIR. The NOP requested agencies and interested parties to comment on environmental issues that should be addressed in the EIR. The comment letters received in response to the Initial Study and the NOP are available for review as part of Case File No. 2008.0968E.

In general, NOP comments requested that the EIR analyze the following issues, which are addressed in the identified EIR or Initial Study sections:

- *General Plan* consistency (Plans and Policies; Land Use and Recreation; Appendix B of this EIR)
- Impacts to recreational space (Land Use and Recreation)
- Consistency with San Francisco Municipal Transportation Agency (SFMTA) and San Francisco County Transportation Authority (SFCTA) plans (Plans and Policies; Transportation)
- Impacts of closure or narrowing of Mason Street (Transportation)
- Cumulative traffic conditions (Transportation)
- The impact of proposed project to site access, safety, bicycle routes, transit service, tour buses, parking, arterial traffic, circulation through the neighborhood, emergency responders, and emergency evacuation (Transportation)
- Relation of the proposed project to the existing built character of the neighborhood (Aesthetics)
- Views of and from the project site, as well as from the 49-Mile Drive (Aesthetics)
- Mature trees on the project site that could be removed (Aesthetics)
- Effects to landscaping along the Lombard Street and Columbus Avenue corridors (Aesthetics)
- Evaluation of the existing North Beach Branch Library as an historical resource (Cultural Resources)
- Discussion of the 49-mile drive as an historic resource (Cultural Resources)
- Historical characteristics of the Joe DiMaggio Playground (Cultural Resources)
- Cumulative impact to Appleton & Wolfard branch libraries (Cultural Resources)
- Alternative sites for the proposed branch library (Alternatives)
- A preservation alternative, including renovation and / or expansion of the existing library (Alternatives)

- Hazardous materials in the children's play area equipment and below the playground's surface (Hazards and Hazardous Materials section of Initial Study in Appendix A)
- Air quality and noise impacts (Air Quality and Noise sections of Initial Study in Appendix A)

The Planning Department has considered the comments made by the public in preparation of the Draft EIR for the proposed project. The Planning Department has also received public comments related to the need for a new library, as well as letters of support and opposition to the proposed project.

This Draft EIR will be circulated for public review and comment. During this period, written comments concerning the accuracy and adequacy of the Draft EIR will be accepted and a public hearing will be held before the Planning Commission to receive oral comments. After close of the public comment period, written responses will be prepared to address substantive comments received on the environmental analysis, and any revisions to the Draft EIR will be identified. The Comments and Responses document and the Draft EIR together will constitute the Final EIR. The Final EIR will be presented to the Planning Commission, at an advertised public hearing, for certification.

B. Intended Uses of This EIR

As described by CEQA and in the CEQA Guidelines, public agencies are charged with the duty to avoid or substantially lessen significant environmental effects, where feasible. In discharging this duty, a public agency has an obligation to balance the project's significant effects on the environment with its benefits, including economic, social, technological, legal, and other non-environmental characteristics.

This EIR is intended as an informational document to evaluate the proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; identify any significant and unavoidable adverse impacts that cannot be mitigated; and to identify reasonable and feasible alternatives to the proposed project that would eliminate any significant adverse environmental effects or reduce the impacts to a less-than-significant level. The Lead Agency is required to consider the information in the EIR, along with any other relevant information, in making its decisions on the proposed project. This analysis, in and of itself, does not determine whether a project will be approved, but aids the planning and decision-making process by disclosing the potential for significant and adverse impacts.

In conformance with CEQA, California Public Resources Code, Section 21000 *et. seq.*, this EIR provides objective information addressing the environmental consequences of the project and identifies possible means of reducing or avoiding its significant impacts, either through mitigation measures or feasible project alternatives. The City and County of San Francisco must certify the Final EIR prior to acting on the project approval application for the proposed North Beach Branch Library and Joe DiMaggio Playground Master Plan project. Under state CEQA Guidelines Section 15161, this is a Project EIR. This most common type of EIR examines the

environmental impacts of a project and should focus primarily on changes in the environment that would result from project development. This type of EIR examines all phases of a project including planning, construction, and operation.

Specific technical studies prepared for the environmental analysis of the North Beach Public Library and Joe DiMaggio Playground Master Plan project include a *Transportation Impact Study* by Environmental Science Associates (2010); a *Historic Resources Technical Report* by Carey & Co. Inc. (2009); a *Historical Resources Evaluation Response* prepared by the San Francisco Planning Department (2009); a *Landmark Designation Case Report* for the North Beach Branch Library and the Marina Branch Library, prepared by the San Francisco Planning Department and including appendices prepared by Johanna Street, Architect (2010); and the *MEA Preliminary Archaeological Review, North Beach Library and Park Plan* by Randall Dean and Don Lewis, San Francisco Planning Department (2010). Other studies and reports reviewed in preparation of the EIR include the *Joe DiMaggio Playground and North Beach Public Library Master Plan Report* (2008), prepared by Leddy Maytum Stacy Architects; the *SFPL Branch Facilities Plan* (2000), prepared by the San Francisco Public Library; a *Geotechnical Report* by the San Francisco Department of Public Works (DPW) (2009); a *Seismic Assessment of North Beach Branch Library* prepared by E.G. Hirsch & Associates (1995); a *Mason Street Traffic Analysis* prepared by Fehr & Peers Transportation Consultants (2008); and *Phase I Environmental Assessment* and *Phase II Environmental Assessment* by T.W. Eng Construction Company (1996). These technical studies and detailed data reports are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2008.0968E.

The CEQA Guidelines help define the role and expectations of this EIR as follows:

Information Document. An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect(s) of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency (Section 15121(a)).

Degree of Specificity. The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR. An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy (Section 15146(a)).

Standards for Adequacy of an EIR. An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information, which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not

for perfection but for adequacy, completeness, and a good faith effort at full disclosure (Section 15151).

The CEQA *Guidelines*, Section 15382, define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project... .” Therefore, in identifying the significant impacts of the project, this EIR concentrates on its substantial physical effects and upon mitigation measures to avoid, reduce, or otherwise alleviate those effects.

C. Organization of the Draft EIR

This Draft EIR has been organized as follows:

Summary. This chapter summarizes the EIR by providing a concise overview of the project, including the project description and approvals, the environmental impacts that would result from the project, mitigation measures identified to reduce or eliminate these impacts, and alternatives to the proposed project.

Chapter 1, Introduction. This chapter (above and the contents herein) includes a discussion of the environmental review process, a summary of the comments received on the scope of the EIR, and the organization of the EIR.

Chapter 2, Project Description. This chapter discusses the project background and objectives, provides background data on the project location, describes the operational and physical characteristics of the proposed Master Plan, and identifies project approvals. It also describes the Mason Street Narrowing Variant, which is a variant to the project description.

Chapter 3, Plans and Policies. This chapter provides a summary of the plans, policies, and regulations of the City and County of San Francisco (City), and regional, state, and federal agencies that have policy and regulatory control over the project site.

Chapter 4, Environmental Setting and Impacts. This chapter describes the project’s existing setting, environmental impacts, and cumulative impacts. Each environmental topic is discussed in a separate section within this chapter.

Chapter 5, Other CEQA Considerations. This chapter presents any growth-inducement that would result from the proposed project, recapitulates the significant environmental effects that cannot be mitigated to a less-than-significant level, presents significant irreversible changes that would result if the project is implemented, and presents any areas of controversy left to be resolved.

Chapter 6, Alternatives. This chapter presents alternatives to the proposed project, including the No Project Alternative, a Preservation and Rehabilitation Alternative, a Preservation and Southerly Expansion Alternative, and other alternatives considered but rejected as infeasible.

Appendices. Appendices include the notice of preparation and Initial Study (Appendix A), *General Plan* Policies, Goals and Objectives (Appendix B) and the Historic Resource

Evaluation Response (Appendix C) related to the existing branch library building, as well as a historic resources evaluation of the preservation alternatives includes in this EIR.

D. Public Participation

The CEQA Guidelines and Chapter 31 of the San Francisco Municipal Code encourage public participation in the planning and environmental review processes. The City will provide opportunities for the public to present comments and concerns regarding the CEQA and planning process. These opportunities will occur during the Draft EIR public review and comment period and public hearings before the San Francisco Planning Commission and the San Francisco Historic Preservation Commission. Written public comments may be submitted to the Planning Department during the specified public review and comment period (indicated on the cover of this EIR), and oral comments may be presented at the Draft EIR public hearing before the Planning Commission.

CHAPTER 2

Project Description

A. Overview and Project Sponsors' Objectives

Overview

Project Background

In November 2000, voters passed a bond measure for \$106 million to upgrade San Francisco's branch library system, and in November 2007, voters passed Proposition D authorizing additional funding to improve the branches. The founding goals of the Branch Library Improvement Program were to increase public safety through seismic strengthening and hazardous materials abatement; increase accessibility through Americans with Disabilities Act (ADA) conformance; upgrade infrastructure through modernization and code compliance; improve public service and functionality through reconfigured interior spaces and adaptations for technology; and provide City-owned branch libraries in every neighborhood. Over the last few years, increasing energy efficiency, meeting growing and diverse service needs, and responding to community expectations have become increasingly important.

The Branch Library Improvement Program is a partnership between the San Francisco Public Library and the Department of Public Works (DPW). DPW is responsible for managing the design, regulatory approval, construction, and delivery of 24 library projects. The Branch Library Improvement Program aims to enhance service and functionality system-wide and bring every branch up to 21st Century standards. Separate areas for children, teens, and adults, ergonomically designed staff work spaces, children's areas with age specific resources such as early learning literacy features, quiet reading spaces, flexible increased shelving and displays, increased computers and technology resources, a program room with afterhours community access, flexible programmable spaces, and LEED™ Silver or better green buildings are some of the guiding design goals.

The Branch Library Improvement Program is the largest building campaign in the library's history and includes 16 renovations and eight new library buildings. As of May 2010, 14 library projects are complete; nine are in construction or bid phases, and the last project, the North Beach branch, is undergoing environmental review and is the subject of this EIR.

The existing North Beach Branch Library opened in 1959 and has served the North Beach neighborhood for more than 50 years. As stated in the 1995 North Beach Library seismic

assessment, the existing library has major structural deficiencies.⁵ These deficiencies include the lack of a shearwall along the northern wall, the inability of the sawtooth western façade to resist east-west lateral forces, the possible failure of the fireplace wall, the lack of inter-connecting ties between foundation piles, and inadequately braced non-structural elements. The seismic assessment assigned the building a Seismic Hazard Rating of 3 on a 1-to-4 scale, meaning it would be subject to “major damage” from a major seismic event, both structural and non-structural, “which would pose appreciable life hazards to occupants.”⁶ There have been at least two building code changes since the 1995 report was prepared. These changes mandated increases in the design seismic forces and more stringent requirements for the design and detailing of structural systems and components.⁷

In addition to seismic safety concerns, the building is in need of several repairs, as noted in the San Francisco Public Library (SFPL) Branch Facilities Plan. The roof leaks and is in need of replacement. Also, the heating system has passed its useful life expectancy and needs to be replaced. Floor, wall, and ceiling finishes are outdated and in need of refurbishment throughout, as is the lighting. Asbestos containing materials (ACMs) have been identified throughout the building.⁸

Furthermore, according to SFPL and as documented in the Branch Facilities Plan, the building’s existing square footage and layout are not suitable for SFPL’s programmatic and operational needs. For example, the North Beach Branch Library has a service area population of approximately 21,000 residents based on the 2000 Census. This service area population ranks 18th out of the 27 branch service area populations in the system. However, at 5,530 square feet, this branch ranks 23rd out of 27 in square footage prior to renovations. In November 2009, it ranked 11th in circulation.⁹ Also, due to constriction of the site and grade change, the interior is divided over four levels connected only by stairways (there is no elevator), which creates inefficiencies and limits access for disabled patrons and staff. The multi-level layout requires staff to be located on at least two levels to provide visual supervision. Providing staff on multiple floors generates staff costs and results in less usable library space, with more space devoted to stairs, elevators, and duplicated functions. The library was designed with no public restrooms.

The building is in need of a more flexible layout and systems that address the needs of the modern library. The collection size cannot further expand due to space limitations. Unlike most branch libraries in the SFPL system, the North Beach Library lacks a separate program room to

⁵ San Francisco Department of Public Works, *Final Report: Seismic Evaluation of North Beach Branch Library*, Prepared by E.G. Hirsch and Associates, October 1995. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁶ San Francisco Seismic Hazard Ratings estimate the potential damage to a building resulting from seismic activity. The ratings are as follows: 1) minor damage 2) moderate damage 3) major damage, 4) partial/total collapse.

⁷ Hirsch, Ephraim G, *Existing North Beach Library*, Letter to Leddy Maytum Stacy Architects, August 24, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁸ San Francisco Public Library, *Branch Facilities Plan*. San Francisco Department of Public Works, available online: <http://67.115.155.34/news/blip/northbeachinfo.htm>, accessed February 18, 2010.

⁹ Linetzky, Mindy, Personal Communications, to Michael Jacinto, Planning Department, Department of Public Works, November 2, 2009, and July 29, 2010.

hold readings, events, and community meetings. The layout of the spaces and the power distribution systems are not adequate for branch use, especially regarding the proximity of computers to electrical outlets. The existing building also lacks adequate data line and communication systems.¹⁰

Finally, due to the multiple-level layout, the building is not in compliance with Americans with Disabilities Act (ADA) Federal Regulations.¹¹ Federal and state laws, as well as City and County of San Francisco policy, mandate that publicly provided programs and services must be accessible to everyone, including people with physical disabilities. (Therefore, children's story time and other programs that would otherwise take place in the North Beach Branch, similar to programs offered in other branches, have moved to an appropriately outfitted facility, currently at the adjacent Clubhouse on the Joe DiMaggio Playground.)

SFPL operates the current library, which is situated on SFRPD property. Within Joe DiMaggio Playground, in addition to the library, there is the North Beach Pool and Clubhouse, bocce ball courts, children's play areas, tennis courts, and a multipurpose hardscape area with softball, volleyball, four-square, and basketball courts. The public facilities are individually maintained by SFPL and SFRPD and the land is owned by the City and County of San Francisco. The site of the proposed library is currently used as a commercial parking lot.

In 2003, SFPL initiated a planning process to identify the public library services needs of the community surrounding the existing library. A community needs assessment was conducted, that included interviews with community stakeholders about materials, facilities, and services and a community survey analysis. Three community meetings were held (July 2003, February 2008, and December 2008) to discuss services and designs. In addition, SFPL and the Recreation and Park Department (SFRPD) held three public meetings (April, May, and August 2008) where the Master Plan for the Library and the Joe DiMaggio Playground was discussed.

At the workshops, a range of design options were considered, including but not limited to construction of a new library on the triangle parcel at 701 Lombard Street (the current proposed location); construction of a new library at the southwest corner of Powell Street and Lombard Street; and construction of a new library at the location of the existing library, including schemes that included replacement in the same footprint as the existing library, replacement in a reoriented footprint, replacement in a smaller footprint with a two-story library, or replacement in a smaller footprint with an underground level extending westward beneath the area of the existing children's play area. Schemes that entailed renovation of the existing library were also investigated. These options were discussed weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality. Please see Chapter 6, Alternatives, for more detail regarding some of these designs and locations.

¹⁰ San Francisco Public Library, *Branch Facilities Plan*, San Francisco Department of Public Works, available online: <http://67.115.155.34/news/blip/northbeachinfo.htm>, accessed February 18, 2010.

¹¹ *ibid.*

On September 4, 2008, the San Francisco Library Commission voted unanimously to adopt a resolution endorsing 701 Lombard Street as the preferred location for the new North Beach Branch Library, and demolition of the existing branch building, pending environmental review.¹² ¹³ The San Francisco Recreation and Parks Commission voted unanimously on September 18, 2008, to approve the staff recommendations pertaining to the Master Plan, also pending environmental review.¹⁴ (The Master Plan is the subject of this Environmental Impact Report.)

SFPL held three community design meetings from December 2008 through February 2009. Also, from February 2009 through November 2009, the new library design was presented in separate public meetings to the District Supervisor, the San Francisco Arts Commission, the North Beach Neighbors organization, Friends of Joe DiMaggio Playground, local parent/teacher organizations, the Chinatown Community Development Corporation, and other local groups. During that time, a peer review of the proposed design also was also presented publicly to the Library Commission, and a design presentation was made to the San Francisco Architectural Heritage organization. In addition, in Spring 2010, SFPL and SFRPD made presentations to the Telegraph Hill Dwellers Association Board of Directors, North Beach Neighbors, as well as the Garfield Elementary, Francisco Middle, and Yick Wo Parent Teacher Organizations. SFPL and SFRPD also had an information table at the North Beach Festival in June 2010. Between August 1 and September 27, 2009, the portion of Mason Street proposed to be vacated was part of the project was closed to gather empirical traffic data. At the request of the Telegraph Hill Dwellers and other neighbors, “story poles” were erected by DPW during that timeframe to provide a built representation of the proposed library at the 701 Lombard Street site in order to convey to the public a sense of the proposed library’s height and footprint.¹⁵ Finally, the North Beach Library was the subject of landmark initiation proceedings before the San Francisco Historic Preservation Commission in August and September of 2009 as well as May, June, and July 2010.

To address the City of San Francisco’s goals for environmental stewardship, the design team intends to integrate sustainable design strategies, buildings systems, and materials in all aspects of the project and will seek LEED™ Silver level certification consistent with the City and County’s Municipal Green Building Ordinance (2004).

¹² San Francisco Recreation and Park Commission, Resolution No. 0809-018, minutes of September 18, 2008 meeting. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

¹³ Mauney-Brodek, Karen, San Francisco Recreation and Park Department, presentation and discussion of the North Beach Library / Joe DiMaggio Playground Master planning process and recommendation for location for New North Beach Library, September 18, 2008. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

¹⁴ San Francisco Library Commission, Resolution No. 2008-03, Resolution Endorsing 701 Lombard Street as the Preferred Site for a New North Beach Branch Library, September 4, 2008. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

¹⁵ Bollinger, Brent, *RE: North Beach Story Poles, Categorical Exemption Classes 4 (Minor Alterations to Land) and 6 (Information Collection)*, letter to Branch Library Improvement Program, San Francisco Planning Department, August 31, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Project Sponsors' Objectives

SFPL and SFRPD are sponsors of the North Beach Library and Joe DiMaggio Playground Master Plan project. The sponsors' objectives developed in conjunction with community members as part of the public Master Planning process include the following:

- Expand the North Beach Branch Library, providing enough space to accommodate adequate shelving for more books and other materials, fixed computers, seating, and tables; separate distinct areas for adults, teens, and children; a program room for library and community use; and additional staff work space.
- Ensure that key library program elements (collections; children, teen, and adult reading areas; computers; exterior book drop; and service points) are on one floor for the efficiency of staff and materials processing.
- Ensure that the program room and restrooms are accessible for community use after regular library hours and that the program room is designed for efficient library and community programming, increased user capacity, and adjacent storage for tables, chairs, and equipment.
- Ensure that the library is safe and accessible, meeting Americans with Disabilities Act requirements and current San Francisco Building Code requirements for seismic safety.
- Provide a safe and welcoming facility which includes ample natural lighting, ventilation, and visibility to all user spaces.
- Provide functional and safe staff spaces by providing appropriate space for ergonomic materials processing and patron service.
- Ensure adequate space in the library dedicated to operational infrastructure needs including mechanical, electrical, information technology, and custodial functions.
- Increase civic presence and visibility of the library from Columbus Avenue and construct a contemporary community and institutional neighborhood resource. Improve overall site visibility and visual access and connection between uses.
- Ensure safe and efficient passage of the public between the library and the North Beach Playground amenities.
- Minimize or avoid disruptions to library service while the proposed library is under construction.
- Develop a new branch library that is cost effective to build and operate.
- Improve Joe DiMaggio/North Beach Playground, providing a safer and more protected area for the children's play area, more green space than currently exists, and ensure compliance with the Americans with Disabilities act requirements.
- Maintain all currently existing park program elements, including bocce courts, softball field, four-square courts, basketball courts, tennis courts, the children's play area, and the North Beach Public Pool and Clubhouse.

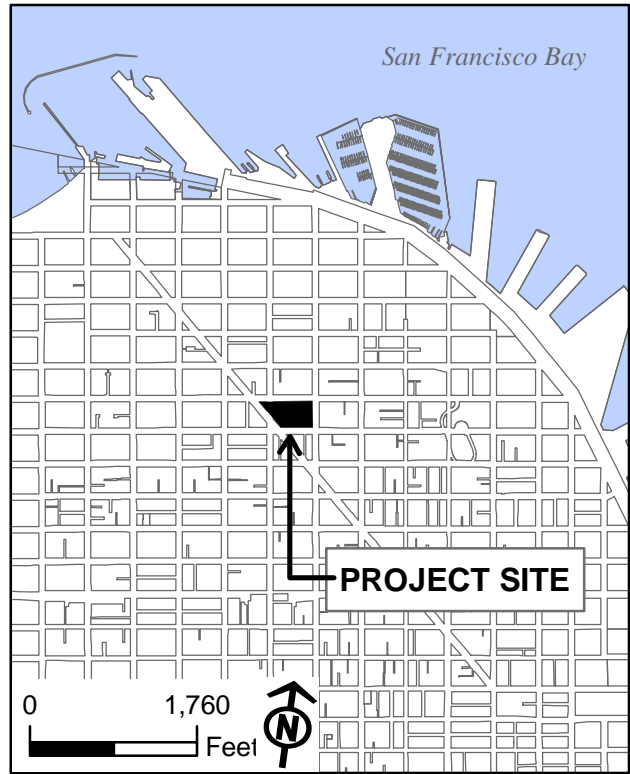
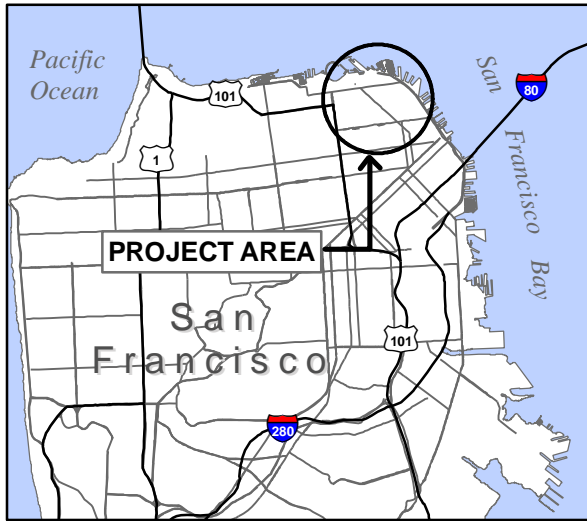
- Increase recreational open space.
- Unify the park and new library, increasing recreational space and creating an integrated, usable, and memorable place for the community.
- Enhance connectivity between park amenities.
- Design and construct a project that:
 - Respects the material and visual context of the surrounding neighborhood;
 - Reflects the importance of Joe DiMaggio Playground and North Beach Branch Library as a neighborhood civic center;
 - Incorporates the energy efficiency and environmental sustainability in building construction, operation, and design to achieve Leadership in Energy and Environmental Design (LEED™) Silver certification or greater; and
 - Minimizes disruption to the community, the library, and park operations.

B. Project Location and Site Characteristics

The project site comprises two parcels and a portion of the Mason Street right-of way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco's North Beach neighborhood (see **Figure 1, Project Location**, page 31). The site is three blocks east of the crooked portion of Lombard Street, about three blocks west of Coit Tower on Telegraph Hill, and one block north of Washington Square Park.

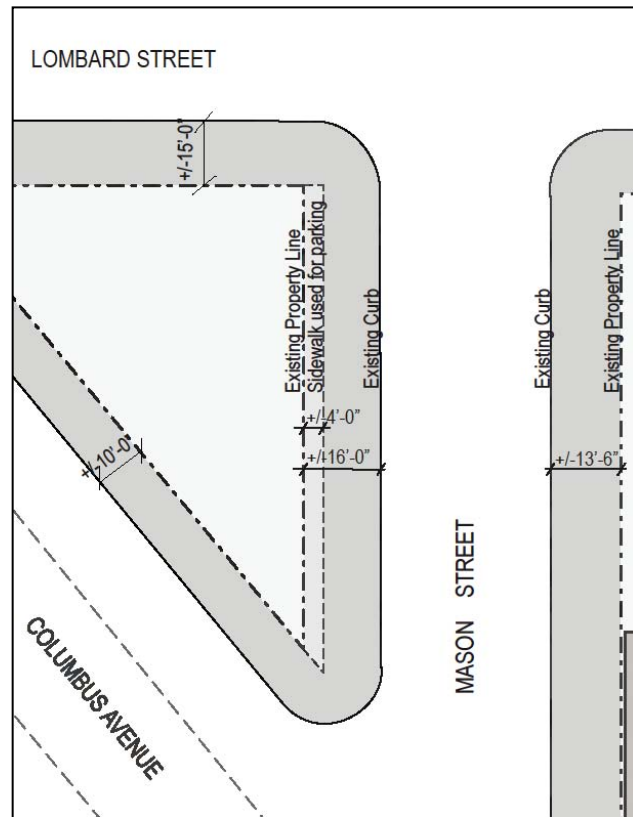
Assessor's Block 74, Lot 1 at 701 Lombard Street is a 4,119-square-foot (sf) triangular lot bounded by Lombard Street to the north, Mason Street to the east, and Columbus Avenue to the south and west, one block northwest of Washington Square along Columbus Avenue. The Mason Street frontage of this parcel has a 16-foot sidewalk, measured from property line to curb edge; some of the effective width of the sidewalk is currently occupied by cars parked in the parking lot, which overhang the property line, typically by about 4 feet. The opposite sidewalk, on the east side of Mason Street, is approximately 13.5 feet in width (see **Figure 2**, page 32). The north sidewalk, on Lombard Street, is 15 feet wide, while the sidewalk on Columbus Avenue is 10 feet in width.

The lot slopes downward from an elevation of about 27 feet above sea level (asl) at Columbus and Mason Street to about 18 feet asl at Columbus and Lombard Street and 20 feet asl at Mason and Lombard Street. The slope along the Mason Street property line is 7 percent; the slope along Columbus property line is about 6.5 percent; and the slope along Lombard property line is about 1.8 percent.



2008.0968E: North Beach Public Library . 206352.01

Figure 1
Project Location

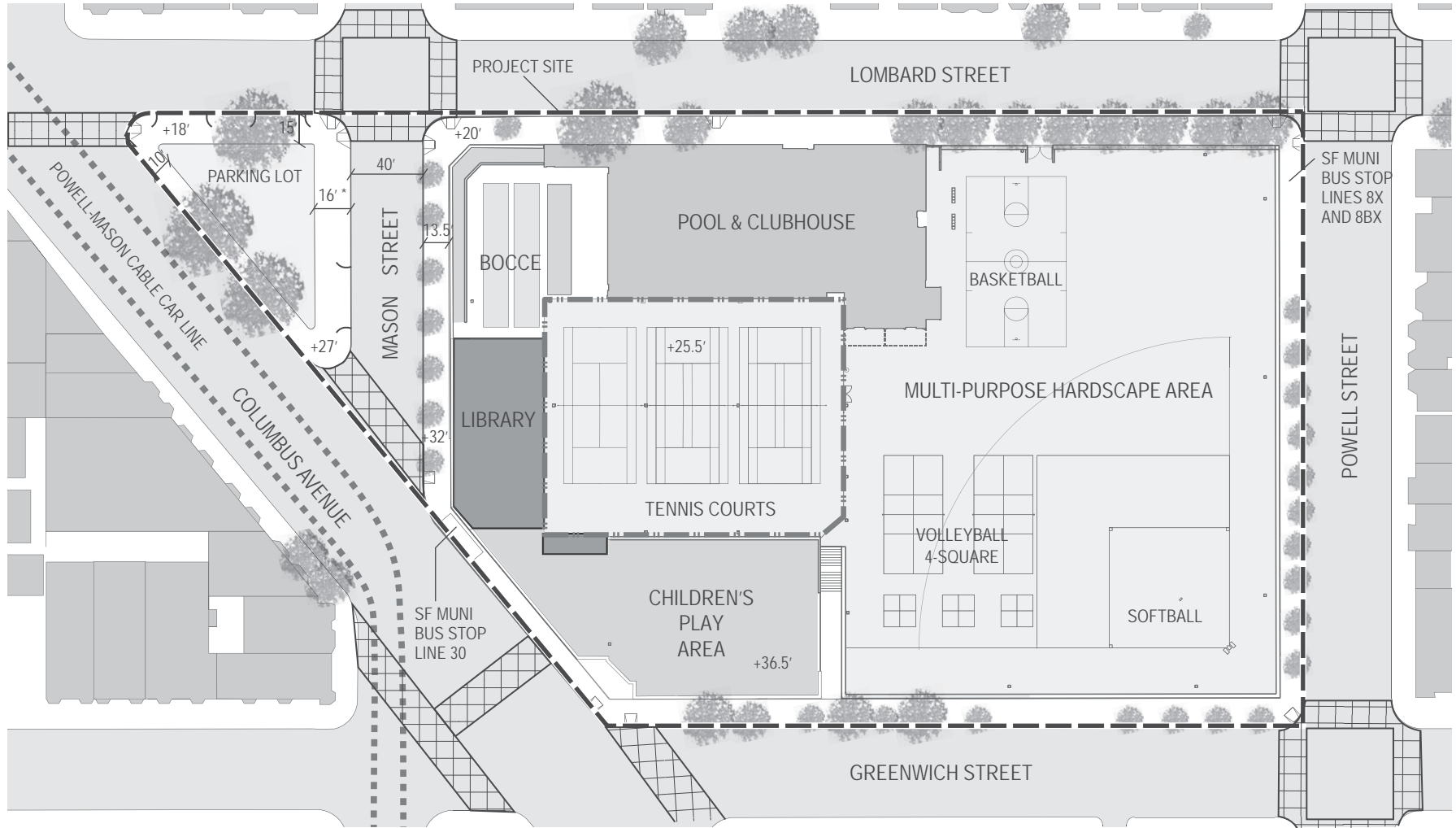


SOURCE: Leddy Maytum Stacey Architects, 2010.

Figure 2
Existing Mason
Street Sidewalk

The 701 Lombard Street lot is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and currently functions as a commercial parking lot.¹⁶ The operator contracts with SFRPD and the lot generates about \$48,000 annually in revenues to SFRPD. The lot has vehicular access via two existing driveways/curb cuts to and from both Lombard Street and Mason Street (see **Figure 3, Existing Conditions**, page 33). The surface parking lot is striped to accommodate parking for up to about 20 vehicles (with a valet parking option), and it is staffed with one part-time valet during peak-use times. The lot is located in the North Beach

¹⁶ The commercial surface parking lot at 701 Lombard Street has been in operation since 1985 when a Conditional Use permit was granted by the Planning Commission as part of Case No. 1985.544C. Condition 9 of Exhibit A, Conditions of Approval states “the Applicant shall cooperate with neighborhood groups if funding becomes available for purchase of the parcel as a park after a period of five years.” Twenty-five years subsequent to the issuance of that permit (i.e., in 2010), the parcel continues to be in operation as a parking facility. CEQA Guidelines Section 15125 states that an EIR “must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published... from both the local and regional perspective. This environmental setting will normally constitute baseline physical conditions by which a lead agency determines whether an impact is significant.” Therefore, the 701 Lombard Street parcel is described in this EIR as it currently functions: as a commercial surface parking lot.



-) (Parking Lot Driveway Curb Cuts
- +18' Spot Elevation
- * Note: Approximately 4' of this sidewalk is used for parking

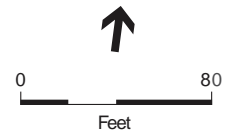


Figure 3
Existing Conditions

Neighborhood Commercial (zoning) District (NCD) and a 40-X Height and Bulk District. The North Beach NCD allows a variety of neighborhood-serving uses, typically 4,000 square feet or less in floor area. The 40-X Height and Bulk District allows buildings up to 40 feet tall, with no bulk requirements. For a detailed discussion of existing zoning districts, see Chapter 3, Plans and Policies.

Assessor's Block 75, Lot 1 at 2000 Mason Street / 661 Lombard Street, is a 109,701-square-foot irregularly shaped block bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue and Mason Street to the west. The entire block is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and is completely occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library. The outdoor recreation space comprises two bocce courts; a children's play area¹⁷ with zones for both older- and younger-age children; and a multi-purpose hardscape area with one undersized softball field, two volleyball courts, three four-square courts, and a basketball court. The dimensions of these facilities are discussed in Section 4.A. Land Use and Recreation. The hardscape area and tennis courts are level with Lombard Street, and the children's play area is level with Greenwich Street; the difference in grade between the two levels is approximately 11 feet.

Pedestrian access to the Joe DiMaggio Playground is available along Lombard, Greenwich, and Mason Streets; according to the SFRPD, the Mason Street park entrance is not open as often as the main park entrances due to visibility and security concerns. The existing North Beach Branch Library is located along the west side of the block, with its entrance at the midblock of Mason Street. Restrooms serving the park are attached to the library structure. The entirety of Assessor Block 75 is located in a Public P Use (zoning) District and an OS (Open Space) Height and Bulk District.

The existing branch library building footprint is approximately 4,400 square feet. On the exterior, the library building rises one story (approximately 18 feet) at its west elevation along Mason Street, and it rises two stories (approximately 25 feet) at the east elevation, along the tennis courts.¹⁸ No dedicated off-street parking for the branch library is provided. The interior of the building contains 5,330 square feet (sf), and it is divided into four levels— entry, main level, mezzanine reading area and a lower level. The building contains approximately 2,520 sf of reading room space; 2,280 sf of circulation, service, and mechanical space; and 530 sf of staff working space. The branch library was designed by Appleton & Wolfard Architects in the 1950s and was constructed between 1958 and 1959 on a then-existing playground.

¹⁷ For the purposes of this EIR, the entire Joe DiMaggio Playground is referred to as the “playground” or more generally, “the park.” The area of that playground that is located directly south of the tennis courts and includes play equipment is referred to as the “children’s play area.”

¹⁸ Throughout this document, the exterior of buildings are described by their vertical appearance in “stories.” One story is meant to give the appearance of only one level on the interior of the building. However, due to the multiple-level layout of the existing library building, and the layout of the alternatives explored in Chapter 6, the interior of buildings are described by their separate “levels.” The two terms are not interchangeable.

As stated under “Project Background,” above, the library does not meet current Building Codes, has a Seismic Hazard Rating of 3, does not comply with disabled accessibility codes, and was determined to not provide the program area required to serve the community needs.¹⁹

As of August 2010, the library is open on the following schedule:

Monday	12:00 p.m.	–	6:00 p.m.
Tuesday	10:00 a.m.	–	9:00 p.m.
Wednesday	1:00 p.m.	–	9:00 p.m.
Thursday	10:00 a.m.	–	6:00 p.m.
Friday	10:00 a.m.	–	6:00 p.m.
Saturday	1:00 p.m.	–	6:00 p.m.
Sunday	Closed		

The existing pool and clubhouse buildings, at 661 Lombard Street, were originally constructed in 1912 and renovated on several occasions since the 1970s, most recently in May 2005. These buildings stand side-by-side, have a height of 15 feet and comprise approximately 13,200 sf, including pool and deck space, locker rooms and restrooms, clubhouse space, and kitchen and staff space. The pool served 41,421 visitors in the 2007–2008 year.²⁰

As of August 2010, the pool is open on the following schedule:

Monday	6:15 a.m.	–	2:30 p.m.
Tuesday	6:15 a.m.	–	6:50 p.m.
Wednesday	9:50 a.m.	–	5:30 p.m.
Thursday	6:15 a.m.	–	6:50 p.m.
Friday	10:00 a.m.	–	7:00 p.m.
Saturday	8:15 a.m.	–	4:30 p.m.
Sunday	10:00 a.m.	–	3:00 p.m.

As of August 2010, the clubhouse is open from 2:30 p.m. to 6:30 p.m. Monday through Friday, when it is used primarily for recreational purposes during the after-school hours. The space also can be programmed, although it is usually set up for table tennis. It is closed to recreational activities on Sundays. The space is also rentable in the evenings by permit for a fee. No existing usage counts of the clubhouse are available.

As stated in the “Project Background,” the existing North Beach Branch library is not in compliance with ADA federal regulations because it is not accessible to people with limited mobility.²¹ For this reason, readings and children’s activities that are not accessible at the branch library building are currently offered at the clubhouse during hours when the space is not

¹⁹ San Francisco Public Library, *Facilities Plan – North Beach Branch*, available online: <http://sfpl.lib.ca.us/news/blip/northbeachinfo.htm>, accessed January 26, 2010.

²⁰ Ogawa, Danny, *RE: North Beach Pool – Usage and Employment*, personal communication to Environmental Science Associates, SFRPD, February 24, 2009.

²¹ San Francisco Public Library, *Change in Accessible Public Programming for North Beach Library*, news release, January 21, 2010.

dedicated for recreational uses. At present, “Baby Rhyme Time,” “Preschool Story Time,” and “Toddler Tale” activities are offered Tuesday and Thursday mornings between 10:15 a.m. and 12:15 p.m. Adult Poetry Readings are offered once or twice a month on Tuesday evenings at 7:00 p.m. Theater readings are one Saturday per month at 2:00 p.m.

The library currently has an average visitor population of 97 people per hour and has a staff 12, with no more than six staff members working at any one time. The clubhouse and pool combined employ four full-time-equivalent staffers, comprising one part-time clubhouse staff person and one full-time and two to three part-time pool house staff people, as needed.

The project site also includes the portion of Mason Street right-of-way under jurisdiction of the DPW²² between the 701 Lombard parcel and 2000 Mason / 661 Lombard Street parcel. This area comprises 9,681 square feet including the east and west Mason Street sidewalks, between the northeastern edge of the Columbus Avenue right-of-way and the southern edge of the Lombard Street right-of-way.

Existing utilities are located underground within the project area’s portion of the Mason Street right-of-way and include an 8-inch-diameter San Francisco Public Utilities Commission (SFPUC) water main, an 8-inch-diameter Pacific Gas and Electric (PG&E) gas line, and a 3-foot-by-5-foot brick sewer that connects via junction box to a 33-inch diameter vitrified clay pipe sewer at Columbus Avenue. On the surface, PG&E electrical poles and overhead wires are located along Mason Street’s western sidewalk.

Beginning June 13, 2010, a weekly farmer’s market has been held in the Mason Street portion of the project site. It is held on Sundays from 9:00 a.m. to 1:00 p.m. and is scheduled to continue through October 24, 2010.²³ This block of Mason Street is closed to vehicular traffic during those hours.

Adjacent to the 701 Lombard Street parcel, two 8-inch diameter Indian Laurel Fig trees are on the Columbus Avenue sidewalk. These trees are between 30 and 40 feet high, with a 20-foot canopy spread. One 6-inch diameter Indian Laurel Fig tree is on the Lombard Street sidewalk. This tree is also between 30 and 40 feet high and has a 20-foot spread. Two Cherry trees are on the Mason Street sidewalk, ranging in diameter from 3 to 6 inches. These two trees were planted by Friends of the Urban Forest in dedication to residents of San Francisco.

Street trees surround the 2000 Mason Street / 661 Lombard Street on all sides, with the more mature Laurel fig trees planted along Lombard Street and at the intersection of Greenwich Street and Mason Street. Other street trees include numerous London plane trees and a few other types, including olive, flowering plum, Brisbane box, and Strawberry trees. Trees are also planted around the children’s play area at the southwestern corner of the block.

²² The Mason Street portion of the site is not currently a legal lot of record. The right-of-way would be fully or partially vacated and merged into Assessor Block 74 or 75 as part of the project.

²³ Urban Table, <http://urbantable.org/aboutus.php>, accessed August 5, 2010.

C. Project Components

The proposed project would be implemented in two phases, described below.

Phase 1

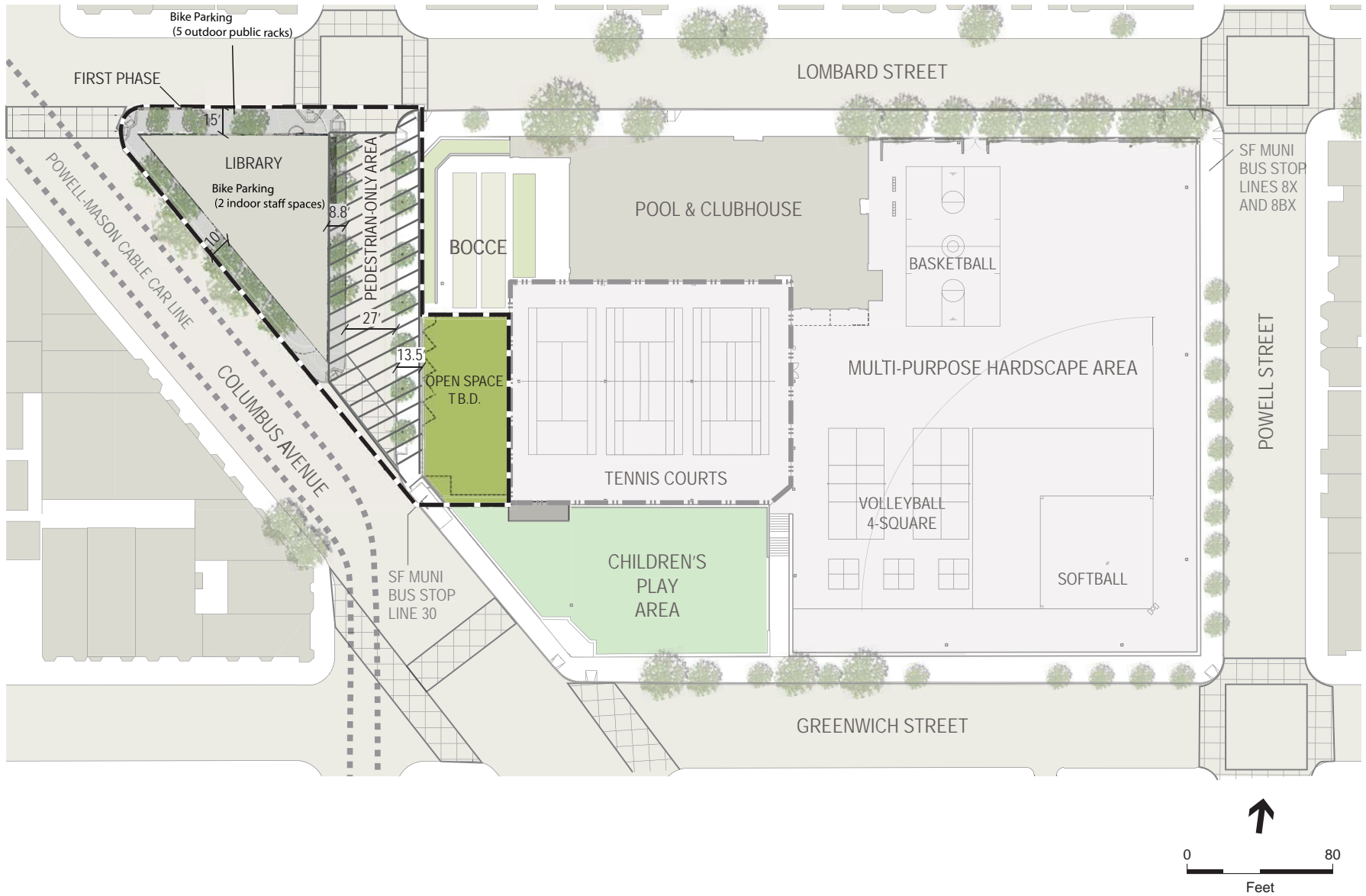
Phase 1 is estimated to begin in 2011 and would be completed by approximately 2013. As part of project approval, the 701 Lombard Street parcel would be rezoned to a Public (P) Use District from the existing North Beach Neighborhood Commercial District (NCD). In addition, the right-of-way of Mason Street between Lombard Street and Greenwich Street would be vacated to allow the park to expand and to accommodate the new library, which would extend eastward 19.5 feet into the existing right-of-way, which currently includes 16 feet of sidewalk space (approximately 4 feet of which is used for parking by the 701 Lombard Street parking lot) and 3.5 feet of roadway space. The eastern lot line of 701 Lombard Street would be relocated eastward to accommodate the full footprint of the proposed library. Prior to construction of the new library, all five trees along the perimeter of 701 Lombard Street, listed above and described in the Tree Disclosure Statement,²⁴ would be removed and replaced by more extensive plantings, listed below and described in the landscape plan, subject to approval by the Bureau of Urban Forestry:²⁵

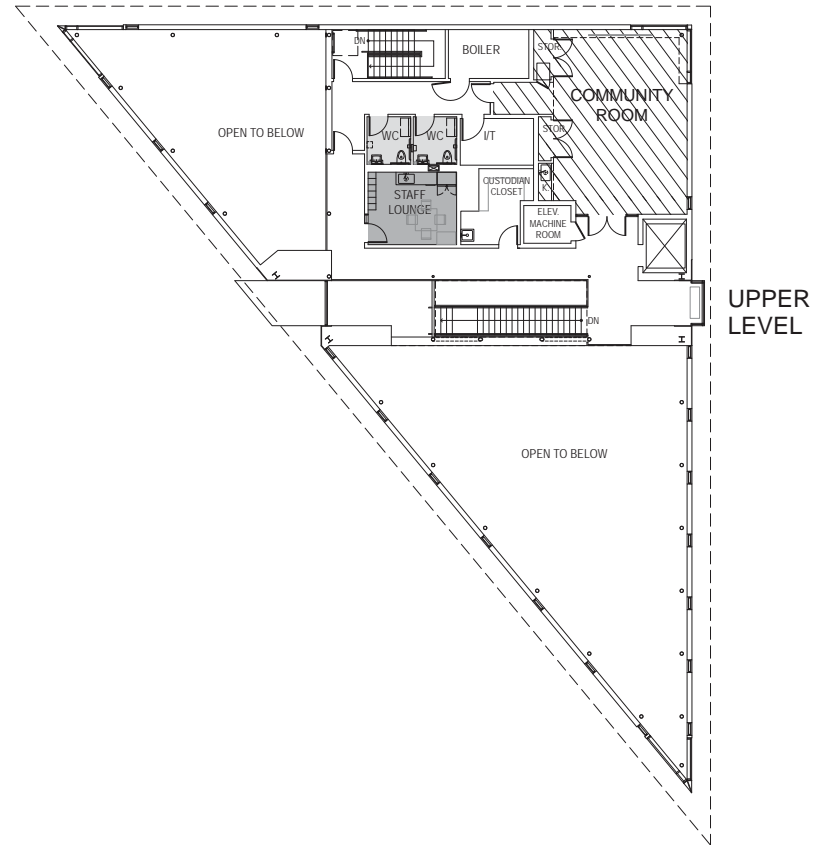
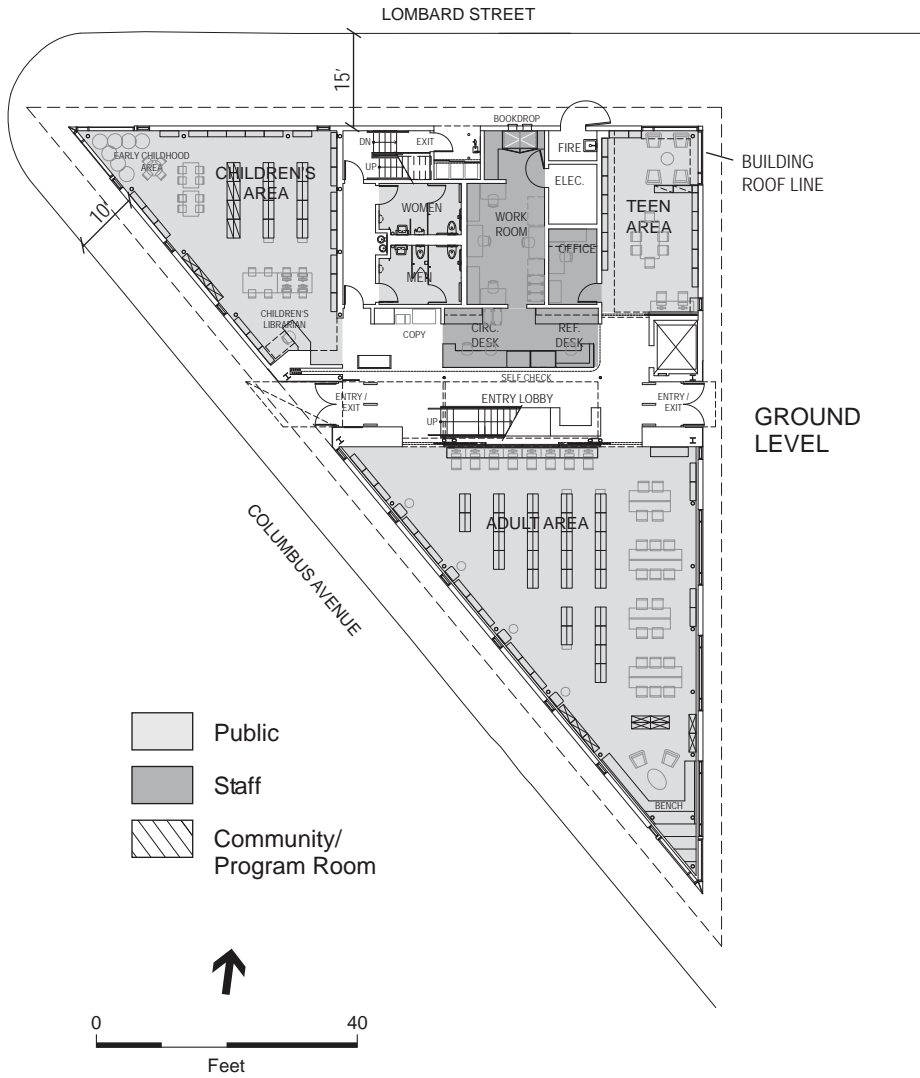
- Trees on the Columbus Avenue sidewalk would be removed and replaced with six Brisbane Box trees and granite setts (cobble stone).
- Trees on the Lombard Street sidewalk would be replaced with three Krauter Vesuvius Cherry Plum trees and Irene Rosemary planting.
- Trees on the Mason Street sidewalk would be replaced with five London Plane Trees and Irene Rosemary planting beds.

The new North Beach Branch Public Library would have a triangular footprint of approximately 6,180 square feet, which would be about 40 percent, or 1,780 square feet, larger than the footprint of the existing library. The new building's footprint would occupy the entirety of the 701 Lombard Street parcel, as well as approximately 2,080 square feet of the former Mason Street right-of-way (see **Figure 4, Master Plan Phase 1**, page 38). The remainder of the former Mason Street right-of-way would be converted to pedestrian-only open space (see discussion below). Easements would be reserved for utilities within the vacated Mason Street right-of-way. The new library's approximate height would be 30 feet measured at midblock along Columbus Avenue. Under the schematic design, the library would be approximately 8,500 square feet, on two levels (see **Figure 5, Proposed Library Floor Plan**, page 39). As currently envisioned, the foundation would be supported by piers drilled into the bedrock that is about 32 feet below street grade.

²⁴ San Francisco Planning Department, Tree Disclosure Statement, August 8, 2008. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2008.0968E.

²⁵ Office of Cheryl Barton / Leddy Maytum Stacy Architects, *North Beach Branch Public Library: Landscape Plan – Mason Street Narrowed*, November 16, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.





SOURCE: Leddy Maytum Stacy Architects, 2009

2008.0968E: North Beach Public Library . 206352.01

Figure 5
Proposed Library Floor Plan

The first floor would have a mid-block ADA-accessible entrance on Mason Street and an entrance on Columbus Avenue, as well as an emergency exit and book drop-off along Lombard Street. The first floor would contain a lobby, three reading areas for books and materials (adult, children, and teens), publicly accessible restrooms, a work room, manager's office, and reference and circulation desks. Two of the reading areas would be in double-height spaces. An elevator, a main stairway, and an emergency and service stairway would provide access to the second floor. Electrical and mechanical spaces would be located in the rear of the building along Lombard Street. The second floor would contain a community / program room, restrooms, service and mechanical spaces, a staff lounge, and circulation space. The program room would be used during library hours for public programs that could include preschool storytime, craft programs, sing-along programs, workshops, computer training, chess club, author readings, or other programs. During closed hours, the community room would be available for use by community groups. At this time, access to the remainder of the library would be restricted by locked security gates.

Proposed materials for the exterior of the library include a combination of glazing, metal panels, and ceramic or porcelain tiles. Windows would be located at the three building corners, as well as in smaller-scale openings along the façade as well as a small window bay on the second level. The top of library would be articulated with a clerestory running the perimeter of the reading rooms and the community room. The roof would be sloped to respond to the context and topography of the project site. Elevations of the proposed new library are shown in **Figure 6, Proposed Library Exterior Elevations**, on page 41. **Table 2**, on page 42, summarizes the proposed project's characteristics.

The existing library would remain open during construction of the new branch library. Neither operating hours nor usable space within the existing library would be affected by construction. Upon completion of the new branch library, the existing branch library would close for an estimated two-week timeframe to move books and other equipment into the new facility, organize the collections, and prepare services.

The existing off-street paid parking lot at 701 Lombard Street, and the approximately 10 on-street spaces on Mason Street (including both "green curb" 10-minute-limit parking spaces and other parking spaces that have a 2-hour-limit), would be displaced by Phase 1 of the project. A total of up to seven new on-street parking spaces would be created on Columbus Avenue and Lombard Street where Mason Street once divided the project site. The project applicant would request the designation of a white passenger loading zone on Lombard Street in the vicinity of the proposed Mason Street right-of-way closure. These changes would result in a net decrease of about three on-street spaces.

In accordance with the goals of Branch Library Improvement Program and the City and County of San Francisco's Green Building Ordinance, the new North Beach Branch Library would be designed with the objective of attaining a US Green Building Council Leadership in Energy and



**TABLE 2
PROJECT CHARACTERISTICS**

	EXISTING CONDITIONS			PROPOSED PROJECT CONDITIONS ^a			NET CHANGE		
	Square Feet	Linear Feet	Quantity	Square Feet ^b	Linear Feet	Quantity	Square Feet	Linear Feet	Quantity
Building Area									
Footprint	4,400			6,180			1,780		
Height ^c		25			30			5	
Children Area	500			950			450		
Teen Area	170			435			265		
Adult Area	1,850			1,910			60		
Program Room	0			660			660		
Staff Work Area	335			635			300		
Staff Lounge	195			165			-30		
Building Support Spaces ^d	2,280			3,745			1,465		
Total Floor Area	5,330			8,500			3,170		
Shelving		2,231			2,565			234	
Computers			5			19			14
Seats			42			58			16
Outdoor Area									
Joe DiMaggio Playground	97,700			109,710 ^e			12,010		
Mason Street Right-of-Way	9,681			7,620 ^{e,f}			-2,061 ^e		
Mason St. Sidewalk Width		East: ±13.5 West: ±16			East: ±13.5 West: ±8.8			N/A ^g	
701 Lombard Street Parking	4,119			0			-4,119		
Parking Spaces On-Street			10			7			-3
Parking Spaces Off-Street			20 ^g			0			-20

^a All square footage changes would occur in Phase 1 of the proposed project; Phase 2 would reconfigure the facilities within Joe DiMaggio Playground but not alter the size of the overall park property or of any buildings.

^b The square feet of each program area within the library may be slightly adjusted as the design is developed, but the overall building area would remain the same.

^c Height for existing library is measured at peak of roof at Columbus Avenue and Mason Street. Height of future building would be at mid-block along Columbus Avenue.

^d Support Spaces include all non-occupied floor area (as defined by Planning Code section 102.10) and lobbies, circulation, stairs, elevator, covered exterior spaces, walls, and shafts.

^e 2,061 sf of the existing Mason Street Right-of-Way would be occupied by the new library. Therefore, 97,700 sf existing playground, + 4,400 sf existing library footprint removed, + 7,620 sf of remaining Mason Street Right-of-Way = 109,710 sf.

^f Mason Street is 69.5 feet from property line to property line. The western sidewalk is 16 feet wide, of which approximately 4 feet is used for parking by the 701 Lombard Street lot. The eastern sidewalk is 13.5 feet wide, and the curb-to-curb width is 40 feet. The proposed library would extend 19.5 feet into the existing right-of-way. As part of the project, entire width of remaining Mason Street right-of-way would be open space, some of which could function as a pedestrian circulation area.

^g Includes 8 existing car-share spaces and one handicapped-accessible space not specifically dedicated to park or library use.

SOURCE: Leddy Maytum Stacy Architects, *North Beach Library Area and Program Count Comparison*, February 2010. Existing conditions are based on original 1957 documents and North Beach Branch Collections provided by SFPL. Proposed project measurements are based on 50 percent design development drawings dated September 2009 and updated April 2010.

Environmental Design (LEED™) Silver Certification.²⁶ For example, the project is designed to use regional materials in construction, accommodate rooftop solar panels, and incorporate natural daylighting into interior spaces. These features would reduce the overall energy demand of the building, compared to conventional construction.

Upon opening of the new branch library, the existing library would be demolished. The existing bathrooms attached to the library and adjacent to the children's play area would also be demolished. The library's demolition would include the removal of the four planting beds, each containing a conifer, along the Mason Street wall. The footprint of the existing library would be repaired to provide additional hardscape recreation space, or the existing slab would be removed, and the site would be graded for potential future recreational programming. Existing street trees on the east side of Mason Street would remain in place. The scope and design of this space, which would be for some form of recreational use, would be developed in conjunction with the community, SFRPD, and SFPL. This use would occupy the space until Phase 2 of the proposed project is implemented. An interim scheme would be developed with the community to address Phase 1 improvements on the vacated portion of Mason Street, which would be part of the Joe DiMaggio Playground. Mason Street would be landscaped to create pedestrian-only plaza space. Options to provide additional green space are being considered, including the addition of seating and passive recreational features. This space would provide an ADA-accessible entrance to the library from Lombard Street. **Figure 7, Potential Temporary Mason Street Concepts**, on page 44, illustrates potential design treatments under consideration.²⁷

The interim scheme could entail construction of planter beds that would extend from the edge of the new branch library building on the west into the Mason Street right-of-way from Lombard Street on the north to Columbus Avenue and Greenwich Streets to the south. The planting beds could be framed by raised benches; the area bordered by the raised planters could be treated with pavers to create "mini plaza" hardscape areas. Mason Street's existing sidewalk along its eastern edge would remain in place and would be open to pedestrians – no fencing or other barriers are proposed. A new concrete pathway would bisect the lower portion of Mason Street to connect the eastern Mason sidewalk to the existing sidewalk along Columbus Avenue. Under any scheme that ultimately is implemented, the vacated portion of Mason Street would accommodate access to underground utilities and pedestrians traveling from Columbus Avenue through to Lombard Street, as well as pedestrians traveling through the interior of the site (between the proposed library and other uses on the Joe DiMaggio Playground). It would also provide outdoor space for library users for occasional public program activities, as well as a passive recreation area. It has not yet been determined whether the space would permit emergency vehicle access. If access

²⁶ The LEED "Green Building Rating System" is a national standard for the design, construction and operation of so-called "green" buildings that are intended to promote sustainable development by recognizing performance in five areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Information about the LEED rating system was obtained from the U.S. Green Building Council at <http://www.usgbc.org/LEED>, accessed on October 24, 2008.

²⁷ Mason Street between Columbus Avenue and Lombard Street was temporarily closed during the summer of 2009 to simulate potential future conditions and allow traffic analysis of those conditions. This closure included on possible design treatment that could be considered in the future.

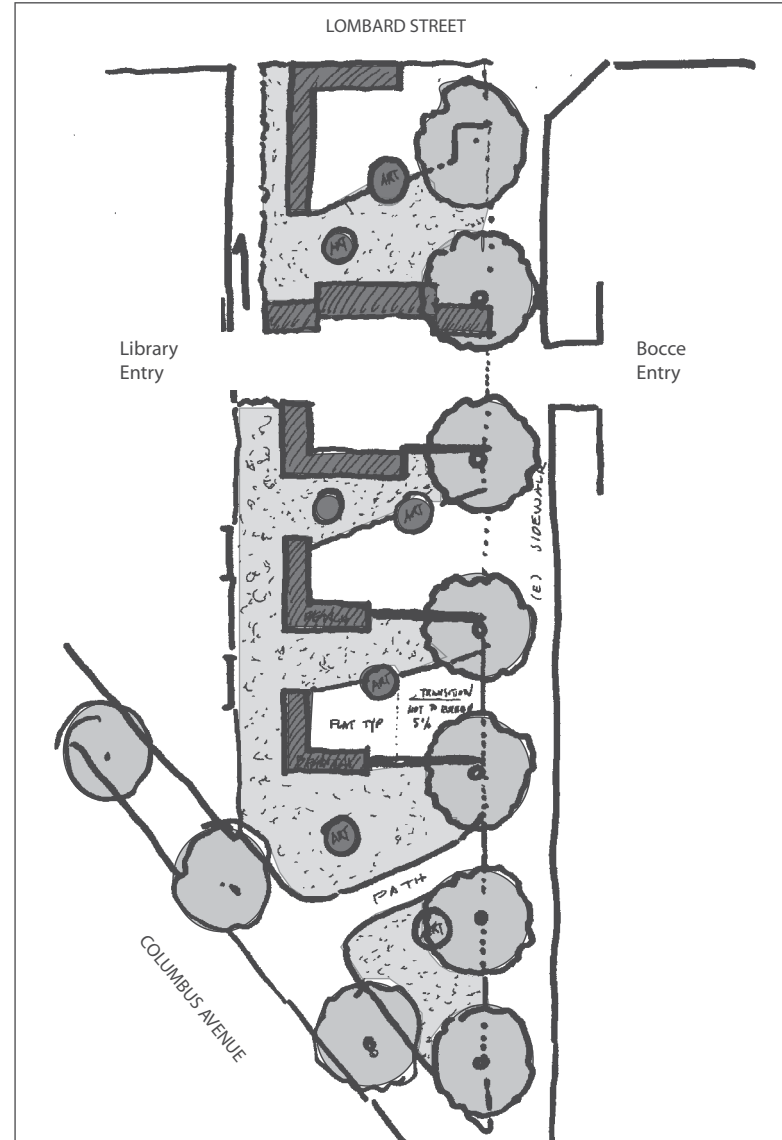


Figure 7
Potential Temporary Mason Street Concepts

were prohibited, emergency vehicles would retain other available options that would allow for timely access to all streets in the general vicinity.²⁸

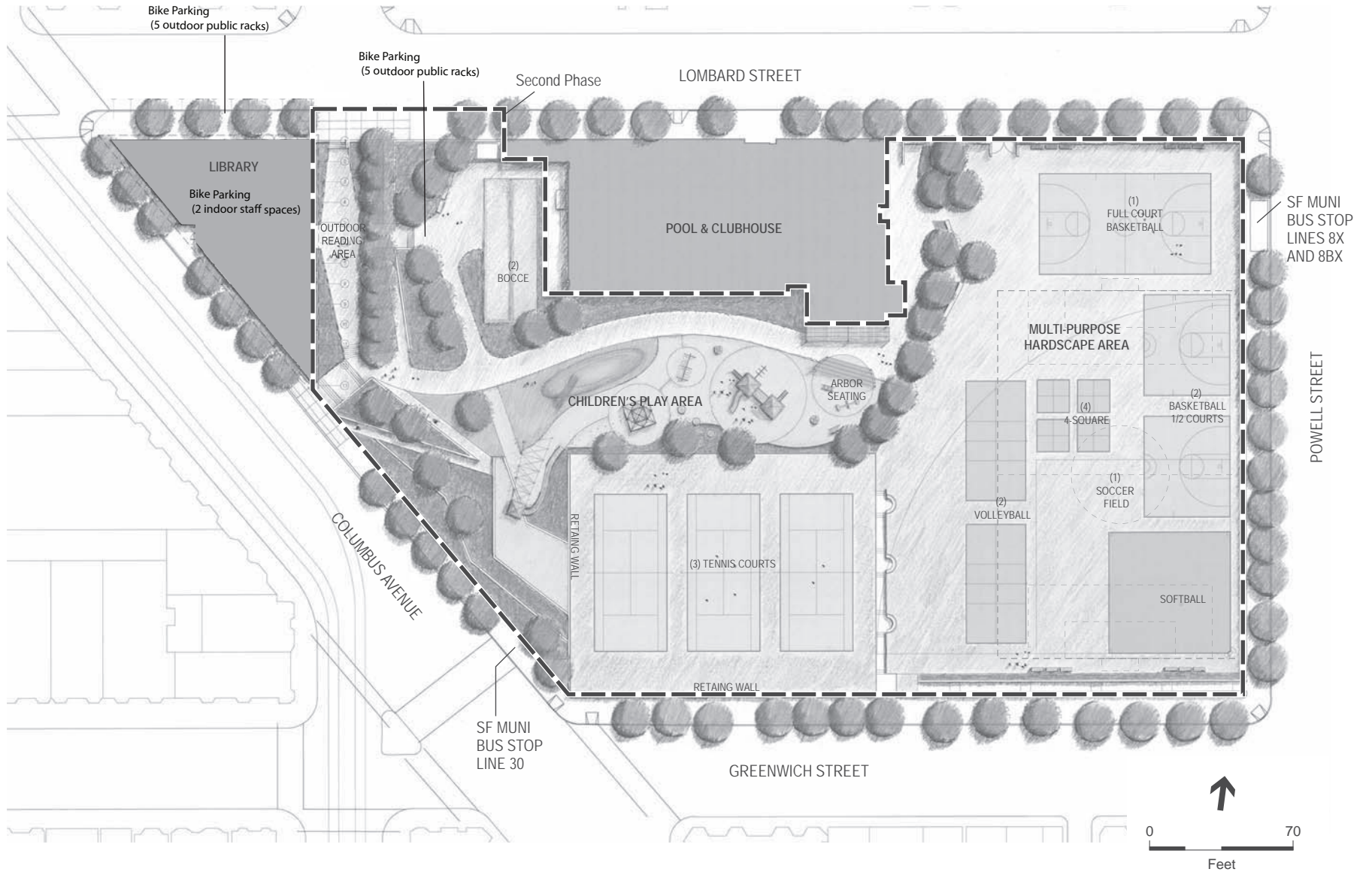
Phase 2

Phase 2 of the proposed project would include reorganization of and improvements to the outdoor features of Joe DiMaggio Playground. Depending on project funding, construction of Phase 2 is anticipated to begin in 2013 and be completed in 2014. If funding is secured beforehand, the “interim scheme” described above under Phase 1 would not be implemented. During this phase, the existing children’s play area in the southwestern portion of the block would be removed, and the approximately 9,900 square feet of area would be excavated to an average depth of 8 feet, resulting in approximately 1,000 cubic yards of subsurface soils removal. This excavation would equalize the grade of this area with that of the hardscape area and existing tennis courts to the east and north. The three existing tennis courts would then be relocated in-kind to the area along Greenwich Street in the southwest area of the park. A new, approximately 13,700-square-foot children’s play area would be constructed in the center of the block, farther from surrounding streets, in the location of the former tennis courts and closer to the restrooms, clubhouse, and staff and parental supervision for younger users. The existing multi-purpose hardscape area in the eastern half of the block would be improved with new paving or other usable play surface and striped to accommodate additional recreation fields and court boundaries, including softball diamond / soccer field markings, additional basketball courts, seating, and new plantings. The existing bocce courts would remain in their current location.

The vacated area of Mason Street would be further improved and landscaped to create an outdoor reading area and plaza space. SFRPD currently estimates that the area could include between 40 and 50 percent plantings, with the remainder either permeable paving or impermeable surfaces. Some interim improvements installed in Phase 1 of the project could be removed, and ADA-complaint ramps or graded pathways could be added to the park. **Figure 8, Master Plan Phase 2**, page 46, presents an illustrative plan of the improvements contemplated for Phase 2.²⁹ These configurations would apply only to the vacated portion of Mason Street and would not alter the total size of the overall park property nor remove any buildings; no changes are proposed to the existing pool and clubhouse. Phase 2 of the proposed project would affect the two “strawberry” trees on the Columbus Avenue sidewalk; as well as 11 sycamore trees, three Brisbane Box trees, and two planting beds containing lavender, clove, pink aster, and erigeron are within the existing children’s play area. The landscaping plan of Phase 2 of the project is currently schematic. Therefore, it has not yet been determined whether these trees and shrubs would be entirely removed or relocated within the renovated playground.

²⁸ City and County of San Francisco, *North Beach Library and Joe DiMaggio Playground Master Plan Project Transportation Impact Assessment*, prepared by Environmental Science Associates, page 4-17, August 11, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

²⁹ Note: Phase 2 plan is conceptual and subject to ongoing refinement based on community input.



SOURCE: Leddy Maytum Stacy Architects, December 2008

2008.0968E: North Beach Public Library . 206352.01

Figure 8
Master Plan Phase 2

Mason Street Narrowing Variant

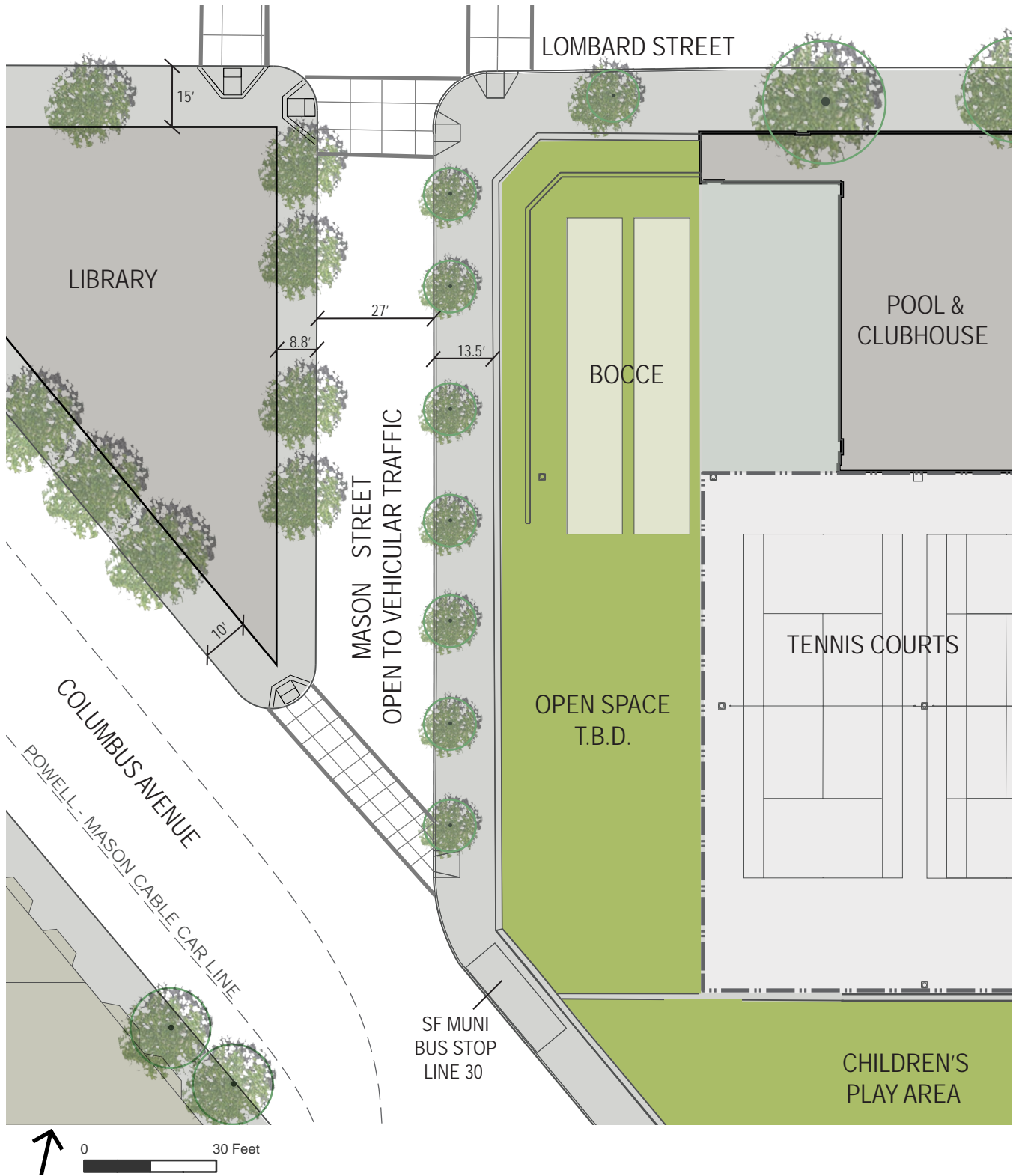
A Mason Street Narrowing Variant to the proposed project would be phased similar to the proposed project. Phase 1 would include most elements of the proposed project's Phase 1, including vacation and closure of the western portion of Mason Street between Columbus Avenue and Lombard Street. Under the Mason Street Narrowing Variant, however, the remainder of Mason Street not occupied by the footprint of the new library would remain open to pedestrian and vehicular traffic. It is estimated that the reconfigured Mason Street would have a total width of about 49.3 feet. The eastern sidewalk width would remain at approximately 13.5 feet, as under existing conditions. The western sidewalk would have a width of approximately 8.8 feet. One southbound travel lane, one northbound travel lane, and one northbound parking lane would occupy the remaining 27 feet, similar to existing conditions. There would be no southbound parking lane, however, resulting in a loss of five on-street parking spaces compared to existing conditions. All lane widths, traffic control, and striping would be reviewed, designed, and approved by the San Francisco Sustainable Streets Division. **Figure 9**, on page 48, shows a plan for the Mason Street Narrowing Variant after the Phase 1 of the proposed project.

As with the proposed project, construction of the new library and demolition of the existing library would occur under the Mason Street Narrowing Variant Phase 1, and renovation and reorganization of the features within the existing Joe DiMaggio Playground boundaries would occur under Phase 2. These actions would be the same as with the proposed project—the park would retain all of its current uses, including the bocce courts. This variant differs from the proposed project only in changes to transportation, circulation, and recreation and open space use of Mason Street within the project site.

Construction Schedule and Staging

The construction period of the Phase 1 is anticipated to last approximately 20-24 months, beginning with vacation of Mason Street and demolition of the existing parking lot, pavement, and sidewalks in 2011, pier drilling for the foundation of the new library in 2011, construction of the new library in 2011 and 2012, and ending in early 2013. Demolition of the existing library would follow thereafter. Construction material staging and storage are anticipated to occur within the existing parking lot at 701 Lombard Street, and on the vacated portion of Mason Street. There would be an average of three to five workers on the site during construction of the new library, with a peak of up to 15 workers at any one time.³⁰ The crew for the demolition of the existing library would range from three to six workers. It is anticipated that construction-related trucks would access the project site via the established truck routes on Lombard Street (U.S. 101) to Van Ness Avenue to Bay Street to Columbus Avenue and from the Embarcadero to Bay Street to Columbus Avenue. Haul routes would be subject to the City's approval. Delivery of materials would occur between 7:30 a.m. and 5:30 p.m., and staging would occur primarily within the vacated section of Mason Street and the 701 Lombard Street parcel. For the Mason Street Narrowing Variant, staging would occur within the 701 Lombard Street parcel, as well as a

³⁰ The number of construction workers is not finalized, although it is estimated based on the experience of DPW in construction of other libraries.



SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 9
Mason Street Narrowing Variant After Phase 1

portion of Mason Street that would be temporarily closed. For either the proposed project or the variant, the project sponsors and construction contractor would meet with the Traffic Engineering Division of the SFMTA, the Fire Department, and Muni to determine feasible traffic management measures to reduce traffic congestion during construction.

SFRPD has applied for grants and will seek other funding to undertake Phase 2 of the proposed project.³¹ Depending on funding for Phase 2 of the project, the construction period of Phase 2 would last approximately 10 months, beginning with the closure of the existing tennis courts, multi-purpose hardscape area, and children's play area, excavation of approximately 1,000 cubic yards of soil to an average depth of 8 feet in early 2013, a 10-month construction period, and ending by 2014. The entire outdoor portion of the park would be closed during this period, but the pool and clubhouse would remain open for most, if not all, of the construction period.

Construction material staging and storage for Phase 2 would occur within the vacated portion of Mason Street and within the existing park. Delivery times and haul routes would be similar to the project's Phase 1 activities.

D. Project Approvals

The following approvals are applicable to the proposed project:

Planning Commission:

- EIR certification and adoption of Environmental Findings.
- Issuance of Recommendation for Rezoning of Assessor Block 74, Lot 1 from North Beach NCD to P (Public) Use District.
- Conditional Use authorization for a library (public use) in the North Beach Neighborhood Commercial District (Planning Code Sec. 723.83), to allow the library use in the event that rezoning to P (Public) Use District is not approved.³²
- Adoption of *General Plan* Priority Policy conformity findings concerning vacation of Mason Street and incorporation of the street into Block 74, Lot 1 and/or Block 75, Lot 1.
- Adoption of *General Plan* and Priority Policy conformity findings.

Historic Preservation Commission

- Issuance of a Certificate of Appropriateness (if existing branch building is designated as a City landmark).³³
- Adoption of Environmental Findings (if Certificate of Appropriateness required).

³¹ Ginsburg, Philip A, *Project Application*, California Statewide Park Development and Community Revitalization Project of 2008, State of California, Department of Parks and Recreation, SFRPD. February 25, 2010.

³² No CU authorization would be required for the new library in a P Use District.

³³ For projects requiring approval by the Board of Supervisors, such as the proposed project, the Certificate of Appropriateness determination by the Historic Preservation Commission may be appealed to the Board of Supervisors.

Library Commission

- Adoption of Environmental Findings.
- Approval of construction of a new branch library and demolition of existing library.

Recreation and Park Commission

- Adoption of Environmental Findings.
- Approval of Joe DiMaggio Playground Master Plan, including removal of existing branch library building, construction of new library at 701 Lombard Street, and renovation of the outdoor areas within the Joe DiMaggio Playground and on portions of the vacated area of Mason Street.
- Memorandum of Understanding with the San Francisco Public Utilities commission regarding utility access in the Mason Street right-of-way.

Arts Commission

- Resolution of approval for the design of the proposed branch library.

Board of Supervisors

- Adoption of Environmental Findings.
- Approval to fully or partially vacate Mason Street including reservation of rights for existing utilities.
- Approval of Rezoning of Assessor's Block 74, Lot 1 from North Beach Neighborhood Commercial District (NCD) to Public (P) Use District.

Other Approvals

The project would also require demolition and building permits, which would require review and approval by the Planning Department and Department of Building Inspection. It may also require tree removal permits from the Department of Public Works' Bureau of Urban Forestry.

Mason Street Narrowing Variant Approvals

The Mason Street Narrowing Variant would require partial vacation of Mason Street (to a lesser physical extent than the proposed project), as well as identical approval of all other actions of the proposed project.

CHAPTER 3

Plans and Policies

For informational purposes, this chapter provides a summary of the plans, policies, and regulations of the City and County of San Francisco (City) applicable to the proposed project. This chapter also discusses the project's inconsistencies, if any, with applicable plans and policies.

A. San Francisco General Plan

The proposed project is subject to the *San Francisco General Plan*. The *General Plan* provides general policies and objectives to guide land use decisions. Any potential conflicts between the proposed project and policies that relate to physical environmental issues are discussed in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures, and summarized in Appendix B of this document. The *General Plan* Policies and goals were reviewed by Planning Staff in the context of the environmental topic areas of this EIR. Many of the cited policies and objectives were noted by the public as part of comments submitted on the Notice of Preparation and Initial Study for this EIR. Each discussion also includes an analysis of the Mason Street Narrowing Variant. To the extent that the proposed project could conflict with a *General Plan* policy, those potential physical conflicts are noted in the EIR's impact analyses. The final determination of consistency with the *General Plan* rests with the Planning Commission and the Board of Supervisors.

The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the proposed project. The *General Plan* contains many policies that may address different goals. The Planning Commission, in considering whether to approve the proposed project, will determine whether the project, on balance, is consistent with most of the applicable objectives and policies of the *General Plan*. Appendix B, **Table 1**, provides a summary of objectives and policies that present a potential physical conflict with the proposed project.

B. San Francisco Planning Code

The San Francisco Planning Code (Planning Code), which incorporates by reference the city's Zoning Maps, implements the *General Plan*, and governs permitted uses, densities, and the configuration of buildings in San Francisco. Permits to construct new buildings (or to alter or

demolish existing ones) may not be issued unless the proposed action conforms to the Planning Code, allowable exceptions are granted pursuant to provisions of the Planning Code, or amendments to the Planning Code are included as part of the proposed project. The zoning of project vicinity and the project site, as well as other applicable Planning Code provisions for the project site, are discussed below. **Figure 10**, on page 53, and **Table 3**, below, illustrate the Use Districts in the project vicinity. **Figure 11**, on page 54, illustrates the Height and Bulk Districts in the project vicinity.

**TABLE 3
USE DISTRICTS IN THE PROJECT VICINITY**

District Abbreviation	District Name
P	Public Use District
RH-2	Two-Family Residential, House District
RH-3	Three-Family Residential, House District
RM-1	Low-Density Residential, Mixed District
RM-2	Moderate-Density Residential, Mixed District
RM-3	Medium-Density Residential, Mixed District
C-2	Community Business District
North Beach NCD	North Beach Neighborhood Commercial District
RM-2 / North Beach NCD	Combined RM-2 / North Beach NCD

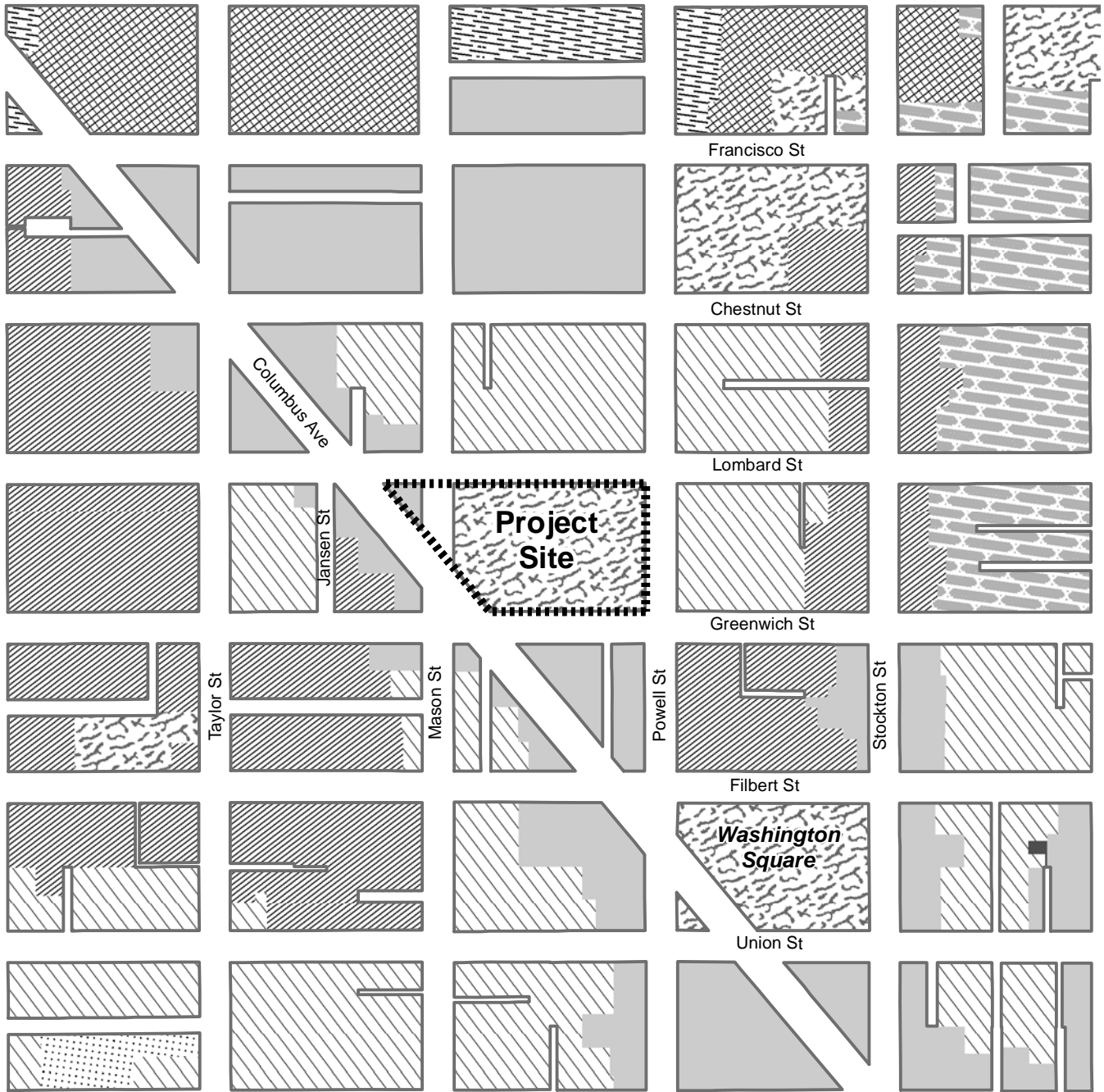
SOURCE: San Francisco Planning Code, 2009.

Project Vicinity

Use Districts

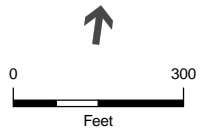
The North Beach Neighborhood Commercial District (NCD) is the primary use district in the neighborhood. The North Beach NCD is a non-linear district centered on Columbus Avenue, between approximately Francisco Street to the northwest and Pacific Avenue to the southeast. As stated in Planning Code Section 722.1, the North Beach NCD standards “limit new development to a small to moderate scale. Rear yards are protected above the ground story and at residential levels. Most new commercial development is permitted at the first two stories. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are prohibited. Use sizes are controlled to limit future consolidation of spaces and to encourage conversion back to the traditional small-scale commercial spaces. ...Special controls limit additional ground-story food and beverage service establishments, as well as entertainment uses.”

Land uses in the North Beach NCD are controlled according to type of use, story of building, and size (Planning Code Sec. 722.4 through 722.9). For example, bars and movie theaters are conditionally permitted uses on the first floor, restaurants are conditionally permitted uses on the first and second floors, and large fast food restaurants are not permitted. Public uses, hotels, and automobile parking structure are conditionally permitted uses on all floors, and residential uses meeting specific density requirements are also permitted. Large institutional uses are



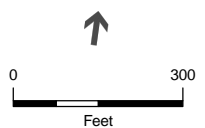
Zoning Use Districts *



- | | | |
|--------|------|-----------------------|
| Public | RM-1 | C-2 |
| RH-2 | RM-2 | North Beach NCD |
| RH-3 | RM-3 | RM-2/ North Beach NCD |



* See Table 3 for explanation of abbreviations

Figure 10
Zoning Use Districts in the Project Vicinity



-  Project Site
-  Height and Bulk District Boundary Line
- 0120 Block Number

SOURCE: City and County of San Francisco, 2008 2008.0968E: North Beach Public Library . 206352.01
Figure 1%
 Zoning Height and Bulk Districts in the Project Vicinity

conditionally permitted on the second floor or above (Planning Code Secs. 722.81 and 790.50), and public uses are conditionally permitted on all floors (Planning Code Secs. 722.83 and 790.80). Non-residential uses not specifically controlled for in Planning Code Sections 722.4 through 722.9 are principally permitted up to 1,999 square feet, conditionally permitted between 2,000 and 3,999 square feet, and not permitted at 4,000 square feet or above (Planning Code Sec. 722.21).

To the east of Columbus Avenue, properties not in the North Beach NCD are primarily within are the Three-Family Residential, House (RH-3) District, and the Low- and Moderate-Density Residential, Mixed Use (RM-1 and RM-2, respectively) Districts. Also, to the west of Columbus Avenue, properties are primarily within RM-1 and RM-2 Districts. As stated in Planning Code Section 206.1, in RH-3 Districts, “structures with three units are common in addition to one-family and two-family houses. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units.”

As stated in Planning Code Section 206.2 RM-1 Districts “contain a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents.” One-, two-, and three-family dwellings, as well as up to six-unit buildings designed for seniors or the physically disabled, are principally permitted uses in RH-3 Districts (Planning Code Sec. 209.1).

As stated in Planning Code Section 206.2, RM-2 Districts “are generally similar to RM-1 Districts, but the overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where nonresidential uses are present, they tend to offer services for wider areas than in RM-1 Districts.”

Nearby parks are within Public (P) Districts. The purpose of designating such land as a P District on the Zoning Map is to relate the Zoning Map to actual land use and to the *General Plan* with respect to such land (Planning Code Sec. 234). Public structures and uses of the City and County of San Francisco that are consistent with the *General Plan* are principally permitted uses in a P District (Planning Code Sec. 234.1).

Height and Bulk Districts

The entirety of the North Beach neighborhood north of Vallejo Street, except public parks, is within the 40-X Height and Bulk District. The 40-X District allows a maximum building height of 40 feet with no bulk limits (Planning Code Secs. 260(a)(3) and 270).

Public parks, such as Washington Square Park, are within the Open Space (OS) Height and Bulk District. As stated in Planning Code Section 290, in OS Districts, “the height and bulk of buildings and structures shall be determined in accordance with the objectives, principles and policies of the [*General Plan*], and no building or structure or addition thereto shall be permitted unless in conformity with the [*General Plan*]. The inclusion of land in Open Space Districts is intended to indicate its principal or exclusive purpose as open space, with future development of any character strictly limited.”

Project Site

Use Districts

The proposed library site, a commercial surface parking lot and a portion of the public right-of-way at 701 Lombard Street, is within the North Beach NCD. The existing Joe DiMaggio Playground is in a P District. The Mason Street right-of-way is not in a use district.

To accommodate the proposed library, the proposed project and its variant includes a Zoning Map amendment of 701 Lombard Street lot from the North Beach NCD to a P Use District. Also, Mason Street would be fully or partially vacated and would receive a use designation of P for the vacated portion, commensurate with the proposed rezoning of the 701 Lombard Street parcel. The proposed library is a principally permitted use in P Districts (Planning Code Sec. 234.1), as would be the adjacent public uses on the vacated portion of Mason Street and the playground. If a rezoning of the 701 Lombard Street to a P district were not granted, the proposed library would be permitted in the North Beach NCD with Conditional Use authorization.

Height and Bulk Districts

The 701 Lombard Street parcel is located within a 40-X Height and Bulk District. The existing Joe DiMaggio Playground is within an OS District. The Mason Street right-of-way is partially within the 40-X Height and Bulk District and partially within the OS Height and Bulk District. Planning Code Section 105(a) states, “Where a boundary lines are indicated as following streets and alleys within the right-of-way, they shall be construed as following the centerlines of such streets and alleys.” The proposed library would fall within the 40-X Height and Bulk District, and at a height of about 30 feet it would comply with the site’s height limit. The remainder of the project site, which includes the Joe DiMaggio Playground, would conform to OS District’s height and bulk requirements, which discourages the location of structures within it.

Street Trees

Planning Code Sec. 234.1 does not explicitly set forth standards for street trees in Public Use Districts. However, street trees required in other districts, such as Neighborhood Commercial Districts, must be a minimum of one tree for each 20 feet of street frontage of the property, and

each tree must be a minimum size of 15 gallons (Planning Code Sec. 143). As stated in the Project Description, the project sponsors propose to remove the five trees surrounding the 701 Lombard Street parcel and replace them with trees similar to those in the surrounding neighborhood. The landscaping plan for Phases 1 and 2 has not yet been completed.

Parking and Loading

Planning Code Section 234.1 does not explicitly set forth standards for automobile parking or freight loading in Public Use Districts.³⁴ A discussion of parking supply, demand, and Planning Code requirements is presented in Section 4.D, Transportation and Circulation.

Summary

The Zoning Map amendment is part of the proposed project. The proposed project would comply with the requirements of the P Use District and the 40-X and OS Height and Bulk Districts. If rezoning were not approved, the project would require Conditional Use authorization, the issuance of which would be subject to Section 303 of the Planning Code to permit a library in the North Beach NCD. The project does not propose off-street parking, nor would any off-street parking be required. The project would be required to provide two Class I bicycle spaces and seven Class II spaces, which would be provided for onsite. The project would not obviously conflict with the Planning Code.

C. Priority Policies

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to Planning Code to establish eight Priority Policies. These policies, and the sections of this EIR addressing the environmental issues associated with the policies, are:

- 1) preservation and enhancement of neighborhood-serving retail uses (not applicable to the proposed project);
- 2) protection of neighborhood character (Section 4.A, Land Use and Recreation, and Section 4.B, Aesthetics);
- 3) preservation and enhancement of affordable housing (Initial Study [Appendix A], page 26);
- 4) discouragement of commuter automobiles (Section 4.D, Transportation and Circulation, and Section 4.B, Aesthetics);
- 5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership (not applicable to proposed project);

³⁴ Planning Code Section 151, Schedule of Required Off-Street Spaces, does not address parking requirements for libraries or government offices. Pursuant to Planning Code Section 153(b), the requirements for off-street parking or loading for any use not specifically mentioned in Section 151 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator.

- 6) maximization of earthquake preparedness (Chapter 2, Project Description, and Initial Study [Appendix A], page 64);
- 7) landmark and historic building preservation (Section 4.C, Cultural Resources); and
- 8) protection of open space (Section 4.A, Land Use and Recreation).

Prior to issuing a permit for any project which requires an EIR under CEQA, and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. Similar to the *General Plan* (see discussion, Appendix B), Priority Policies may conflict with one another, depending on the project; decision-makers, in considering whether to approve the proposed project, would need to assess whether the project, on balance, is consistent with most of the applicable Priority Policies in preparing their findings.

Potential conflicts of the proposed project with the environmental topics associated with the Priority Policies are discussed in relevant Impacts sections. The project case report and approval motions will contain the Planning Department's comprehensive project analysis and findings regarding consistency of the proposed project with the Priority Policies.

D. Plan for the Location of Public Libraries (General Plan Community Facilities Element)

In 1953, the City Librarian, Library Commission and Planning Department worked together to prepare a phased master plan for library facilities in San Francisco. The phased master plan featured the following principles:

Service area: In general, branch libraries should have a service area range of not more than one mile, and should be distributed so that all sections of the residential community areas of the City are within the service range of a public library. The spacing of branch libraries should vary in relation to present and prospective population densities and characteristics, physical barriers, and transit and trafficways patterns.

Size and Population: In general, the library system should be comprised of large branches each serving a population of 25,000 to 50,000. In areas of low population density or areas prescribed by physical barriers small branches may be developed to serve a population of 10,000 to 15,000.

Location: Branch libraries should be located where a variety of community facilities attracts the residents of the surrounding area. Branch libraries should be easily accessible to pedestrian routes and vehicular trafficways, and should be not more than a level block from a transit stop.

Parking: Parking for motor vehicles and bicycles should be readily available on or near the sites of branch libraries.

Materials and Design: Public library buildings should be simple and functional in design and in harmony with their surroundings. Buildings should be planned for the pleasure and convenience of the public, and for economy and efficiency in operation and maintenance.

These principles later formed the basis for libraries in the Community Facilities Element of the *General Plan*. Objective 6 states:

“Development of a public library system in San Francisco which will make adequate and efficient library service freely available to everyone within the City, and which will be in harmony with related public service facilities and with all other features and facilities of land development and transportation provided for in other sections of the Master Plan.”

By replacing the existing North Beach Library with a larger building, the proposed project would enhance the provision of library services in the neighborhood, and would not obviously conflict with the Plan for the Location of Public Libraries.

E. Branch Facilities Plan

The San Francisco Public Library retained the services of the San Francisco Bureau of Architecture to develop a facilities plan for all of its branches in anticipation of the implementation of capital improvements to be completed under the Branch Library Improvement Program, approved by the voters in November 2000. The Branch Facilities Plan is a guide intended to educate teams of professionals who will design and implement the construction of capital improvements to the branches on the particular needs and standards of SFPL.

The Branch Facilities Plan focuses on the following key elements: needs assessment; facility condition assessment; design standards; and implementation scenarios and funding alternatives. The purpose of the Branch Facilities Plan is to determine the current physical condition of library branch facilities through physical surveys and development a condition assessment report that analyzes building needs and deficiencies related to, among other things, seismic conditions and hazardous materials. The Branch Facilities Plan also provides information related to service areas, neighborhood trends and demographic information to support renovation and/or expansion planning.

The information contained in the Branch Facilities Plan is considered a preliminary step in developing a scope of work for construction projects. It is not intended to be an all-inclusive document for all existing conditions at the library’s 27 sites. The Branch Facilities Plan sets the goals, objectives and standards of existing branch libraries, and the planning and design of new ones. As such it is a tool to be used as a living document by designers, library staff and library planners to proactively build consensus and framework for planning and implementing improvements to the San Francisco branch libraries. The proposed project incorporates the goals of the Branch Facilities Plan, and thus would not obviously conflict with the Plan.

F. All Hazards Strategic Plan

The City and County of San Francisco's All-Hazards Strategic Plan (2008) is intended to enhance the City's ability to "deter, prevent, respond to, and recover from acts of terrorism and natural and human-caused disasters" through development of a single, common preparedness vision and strategy. The Strategic Plan identifies 20 strategic goals that, when achieved, will realize the City's emergency management and homeland security vision.

Through Executive Directive 07-10, the Mayor assigned responsibility for completion and distribution of the Strategic Plan to Department of Emergency Management (DEM). DEM continues to support City departments by coordinating efforts, serving as an integrator, and providing technical assistance for the implementation of strategic goals. Pursuant to Strategic Goal 16 and in collaboration with DEM and SFPL, an implementation plan is being formed to increase the City's response in the event of a City-wide disaster by establishing disaster response hubs throughout San Francisco neighborhoods.

Pursuant to Strategic Goal 16, which states that the City shall strengthen joint information center and emergency public information and warning capabilities, SFPL branches will serve as communication hubs within the larger City emergency response plan to help neighborhoods recover from major disasters more quickly. In the event of a major disaster, branch staff hub duties will include gathering, compiling, and sending vital neighborhood information between SFPL operations center and the City's Emergency Operations Center. These responsibilities are part of the Disaster Service Worker Program, under which the City and County's 32,000 employees are required by state and local law to report for duty in the event of an emergency.

The proposed project, which would result in construction of a branch library building up to current building codes for seismic stability, would allow implementation of the communication hub plan at the North Beach Library. The proposed project would not obviously conflict with the All-Hazards Strategic Plan.

G. ADA Transition Plan and Uniform Physical Access Strategy

The City's Americans with Disabilities Act (ADA) Transition Plan was first adopted in June 2006. In May 2007, the Board of Supervisors expanded the ADA Transition Plan to also include the City's Uniform Physical Access Strategy. The plan seeks to provide a uniform level of physical accessibility in both public service and employee areas. All new construction, alteration and barrier removal projects, facility replacements, relocations and lease improvements are considered as the foundation of the Plan. To avoid creating new architectural barriers in City-owned buildings and facilities, all City-administered or funded project for new construction or major renovations must be reviewed for compliance with the ADA by the Mayor's Office on Disability or a certified disability access specialist approved by that office. Under the plan, the existing North Beach Branch Library is classified as a City-owned inaccessible facility. The

proposed project would be designed to universal access standards, and thus would not obviously conflict with the Uniform Physical Access Strategy.

H. Better Streets Plan

The Better Streets Plan describes a vision for the future of San Francisco's pedestrian environment and would involve adoption of a set of citywide streetscape and pedestrian policies and guidelines to help accomplish this vision. The Planning Department, San Francisco Metropolitan Transportation Agency, Department of Public Works and San Francisco Public Utilities Commission are joint project sponsors of the plan on behalf of the City and County of San Francisco. The Better Streets Plan seeks to balance the needs of all City street users. The Plan identifies goals, objectives, policies, and design guidelines, as well as future strategies to improve the pedestrian realm in San Francisco. Pedestrian areas mainly include sidewalks and crosswalks, and in some instances portions of roadways.

Major concepts covered in the Plan include: (1) pedestrian safety and accessibility features, such as enhanced pedestrian crossings, corner or mid-block curb extensions, pedestrian countdown and priority signals, and traffic calming features; (2) universal pedestrian design incorporating street trees, sidewalk planting, furnishings, lighting, efficient utility location, shared single-surface for small streets/alleys, sidewalk and median pocket parks, and temporary and permanent street closures to vehicles; (3) integrated pedestrian/transit functions using bulbouts and boarding islands; (4) enhanced usability of streetscapes for social purposes with reuse of excess street area, creative use of parking lanes, and outdoor restaurant seating; and, (5) improved ecological performance of streets and streetscape greening with incorporation of stormwater management techniques and urban forest maintenance.

The Better Streets Plan is currently in draft form and is undergoing environmental review, and it is anticipated to be adopted in late 2010.

The Plan discusses pedestrian-only streets. A pedestrian-only treatment for streets may be considered streets that do not have any parking or loading access, garages, or driveways; have traffic flow of fewer than 100 cars per hour, and do not have through-transit services. On streets that do not meet all of these criteria, pedestrian-only treatment may still be appropriate, provided there is additional study and environmental review. (This EIR analyzes the transportation and circulation impacts of vacation of Mason Street in Section 4.D.) The plan calls for permanently closed streets to incorporate landscaping, seating, special paving, public art, and other amenities.

Vacation of Mason Street and its closure to vehicular traffic under the proposed project would transform the right-of-way into a "paseo," as defined by the Better Streets Plan. Paseos are pedestrian-only rights-of-way designed to pedestrian scale with amenities. They are designed depending on their context. In the case of the proposed project, the ultimate design of the Mason Street right-of-way would reflect and complement the adjacent recreational and library uses.

The proposed project does not appear to obviously conflict with the draft Better Streets Plan.

I. Sustainability Plan

In 1993, the San Francisco Board of Supervisors established the Commission on San Francisco's Environment, charged with, among other things, drafting and implementing a plan for San Francisco's long-term environmental sustainability. The notion of sustainability is based on the United Nations definition that "a sustainable society meets the needs of the present without sacrificing the ability of future generations and non-human forms of life to meet their own needs." The Sustainability Plan for the City of San Francisco was a result of community collaboration with the intent of establishing sustainable development as a fundamental goal of municipal public policy.

The Sustainability Plan is divided into 15 topic areas, 10 that address specific environmental issues (air quality; biodiversity; energy, climate change and ozone depletion; food and agriculture; hazardous materials; human health; parks, open spaces, and streetscapes; solid waste; transportation; and water and wastewater), and five that are broader in scope and cover many issues (economy and economic development, environmental justice, municipal expenditures, public information and education, and risk management). Additionally, the Sustainability Plan contains indicators designed to create a base of objective information on local conditions and to illustrate trends toward or away from sustainability. Although the Sustainability Plan became official City policy in July 1997, the Board of Supervisors has not committed the City to perform all of the actions addressed in the plan. The Sustainability Plan serves as a blueprint, with many of its individual proposals requiring further development and public comment.

The Sustainability Plan includes four goals to create a sustainable civic landscape for San Francisco residents. The first goal is to provide attractive and numerous "vegetated oases and tree-lined streets." This goal includes an objective of providing a neighborhood park or open space within a 10-minute walk of every home, as well as an action calling for expansion of parks for broader public use to create new uses in underserved communities. The second goal is to maintain these vital resources. Goals 3 and 4, described as the basis of adequate maintenance, are to find additional funding and to expand public participation, respectively.

Pursuant to the San Francisco Green Building Ordinance (No. 180-08), all new municipal buildings in the City are required to obtain US Green Building Council Leadership in Energy and Environmental Design (LEED™) Silver Certification, which is in accordance with the environmental stewardship goals of the Branch Library Improvement Program. See the Initial Study (Appendix A) page 78, for additional information. The attainment of LEED™ Silver Certification requires the implementation of a variety of sustainable planning and construction practices, construction materials, architectural elements, and operational efficiencies.

The proposed project would not obviously conflict with the Sustainability Plan.

J. Climate Action Plan

In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a greenhouse gas (GHG) emissions reductions goal of 20 percent below 1990 levels by the year 2012. The resolution also directs the San Francisco Department of the Environment, the San Francisco Public Utilities Commission (SFPUC), and other appropriate City agencies to complete and coordinate an analysis and planning of a local action plan targeting GHG emission reduction activities. In September 2004, the San Francisco Department of the Environment and the SFPUC published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions. The Climate Action Plan examines the causes of global climate change and human activities that contribute to global warming and provides projections of climate change impacts on California and San Francisco from recent scientific reports; presents estimates of San Francisco's baseline GHG emissions inventory and reduction targets; describes recommended emissions reduction actions in the key target sectors – transportation, energy efficiency, renewable energy, and solid waste management – to meet stated goals by 2012; and presents next steps required over the near term to implement the Plan. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions are now in progress.

As stated above, the project includes infill development along transit routes and represents an intensification of existing on-site uses. Additionally, as a LEED™-certified (Silver) building, the new library would be more energy-efficient than is the existing building. Moreover, the removal of the existing surface parking lot could discourage automobile use in the immediate project area. The proposed project would therefore not obviously conflict with the Climate Action Plan. For more information related to GHG emissions and climate change, see the Initial Study in Appendix A, under Air Quality, page 36.

K. Transit First Policy

The City of San Francisco's Transit First policy, adopted by the Board of Supervisors in 1973 and contained within Section 8A.115 of the City Charter, was developed in response to the damaging impacts over previous decades of freeways on the city's urban character. The policy is aimed at restoring balance to a transportation system long dominated by the automobile, and improving overall mobility for residents and visitors whose reliance chiefly on the automobile would result in severe transportation deficiencies. It encourages multi-modalism, the use of transit and other alternatives to the single-occupant vehicle as modes of transportation, and gives priority to the maintenance and expansion of the local transit system and the improvement of regional transit coordination.

The following ten principles constitute the City's Transit First policy:

1. To ensure quality of life and economic health in San Francisco, the primary objective of the transportation system must be the safe and efficient movement of people and goods.
2. Public transit, including taxis and vanpools, is an economically and environmentally sound alternative to transportation by individual automobiles. Within San Francisco, travel by public transit, by bicycle and on foot must be an attractive alternative to travel by private automobile.
3. Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce and improve public health and safety.
4. Transit policy improvements, such as designated transit lanes and streets and improved signalization, shall be made to expedite the movement of public transit vehicles (including taxis and vanpools) and to improve public safety.
5. Pedestrian areas shall be enhanced wherever possible to improve the safety and comfort of pedestrians and to encourage travel by foot.
6. Bicycling shall be promoted by encouraging safe streets for riding, convenient access to transit, bicycle lanes, and secure bicycle parking.
7. Parking policies for areas well served by public transit shall be designed to encourage travel by public transit and alternative transportation.
8. New transportation investment should be allocated to meet the demand for public transit generated by new public and private commercial and residential developments.
9. The ability of the City and County of San Francisco to reduce traffic congestion depends on the adequacy of regional public transportation. The City and County shall promote the use of regional mass transit and the continued development of an integrated, reliable, regional public transportation system.
10. The City and County shall encourage innovative solutions to meet public transportation needs wherever possible and where the provision of such service will not adversely affect the service provided by the Municipal Railway. (Added November 1999.)

In the context of the Transit First Policy, the project would result in infill development in an existing urban area, encouraging use of transit and alternative transportation modes. The project would also close Mason Street, further encouraging pedestrian and bicycle circulation and discouraging private auto use. It would not obviously conflict with this policy.

Other Plans

Environmental plans and policies are those, like the *Bay Area 2005 Ozone Strategy*,³⁵ which directly address environmental issues and/or contain targets or standards that must be met in order

³⁵ The Bay Area Air Quality Management District anticipates adoption of a new clean air plan, the *Bay Area 2010 Clean Air Plan*, in 2010.

to preserve or improve the characteristics of the City's physical environment. The proposed project would not obviously conflict with any such adopted environmental plan or policy, such that an adverse physical change would result.

CHAPTER 4

Environmental Setting, Impacts, and Mitigation Measures

The project sponsors filed an application on September 22, 2008, for the environmental evaluation of the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan project (proposed project). Based on the Initial Study published on April 29, 2009 (Appendix A of this document), the San Francisco Planning Department determined that an environmental impact report (EIR) is required. The Initial Study concluded that many of the physical environmental effects of the proposed project would be less than significant, or that mitigation measures, agreed to by the project sponsors and required as a condition of project approval, would reduce them to less-than-significant levels.

The California Environmental Quality Act (CEQA) does not require further assessment of these less-than-significant environmental effects of a proposed project. For this project, these effects include effects on land use, aesthetics (light and glare), population and housing, paleontological resources and human remains, noise, air quality (construction dust and exhaust emissions, odors, toxic air contaminants, exposure to diesel particulates, climate change), wind, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazardous materials, mineral and energy resources, and agricultural resources. However, the Initial Study found potential project-specific effects and/or cumulative impacts related to aesthetics (visual character and quality and views from public vantage points), archaeological and historic architectural resources, transportation (increased traffic volumes, altered vehicular circulation patterns and emergency response times), and new shadows created. Accordingly, the effects on these resources are analyzed in this EIR.

Analysis Assumptions

The analysis of potential environmental impacts in this EIR is based on existing characteristics of the site and its vicinity (“environmental setting”) at the time the project’s Notice of Preparation was published, on April 29, 2009, and the extent to which the project could physically affect those conditions. As stated in the Project Description, the project would increase the library and outdoor recreation space square footage by about 3,170 and 12,010 square feet, respectively, by vacating the Mason Street right-of-way, constructing the new library on the triangle parcel and a portion of the Mason Street right-of-way, and demolishing the existing library. This EIR quantifies the increased usage of the library and playground based on those increases in square footage for the purpose of determining potential environmental impacts.

As discussed in more detail in Section 4.D, Transportation and Circulation, the increase in library and playground space would be expected to increase the total visitors to the project site. As shown in **Table 4, Site Visitors**, below, based on counts at the project site, the library currently has approximately 509 visitors for an 8-hour weekday, from 10:00 a.m. to 6:00 p.m.³⁶ Under Phase 1, the new library would be expected to result in 302 additional visitors through an 8-hour weekday.³⁷

**TABLE 4
SITE VISITORS**

Facility	Existing Conditions		With Proposed Project	
	Average Daily Usage	P.M. Peak-Period Usage *	Average Daily Usage	P.M. Peak-Period Usage *
North Beach Branch Library	509	81	811	129
Joe DiMaggio Playground	N/A	121	N/A	137

All development assumptions are based on counts of existing library and park use and square footage increases.

N/A = not available.

* Evening peak period is 5:00 p.m. to 6:00 p.m. for the library and 4:00 p.m. to 6:00 p.m. for the playground.

SOURCE: ESA, 2010.

Although full daily counts of playground usage are not available, p.m. peak-period counts (4:00 p.m. to 6:00 p.m.) at the playground found an estimated 121 visitors. (These counts do not include visitors or staff of the North Beach Pool and Clubhouse because their sizes would not change with the proposed project. Therefore, their number of visitors would remain comparable to existing conditions). Phase 1 of the proposed project would add an estimated 16 p.m. peak-hour visitors.³⁸ Phase 2 of the proposed project would result in new and enhanced recreation facilities within the playground, including the children's play area, and finalized design treatments to open space areas on the park along the former Mason Street right-of-way and location of the former branch library building.³⁹ Therefore, for the purposes of this EIR, it is assumed that Phase 2 of the proposed project would not increase visitor population at the project site.

³⁶ ESA conducted person counts at the library and playground in April 2009.

³⁷ The existing branch library is open six days per week, for an average of 7 hours and 40 minutes per day. Section 4.B states that 1,005 visitor person trip ends (PTE) occur during the 8-hour period. These trips include travel both to and from the library, or 2 trips per visitor. Therefore, $1,005 / 2 = 503$. In addition, the library has a staff of 12, with no more than 6 staff members working at a given time. $503 + 6 = 509$. Between 3:00 p.m. and 4:00 p.m., 197 PTE were observed. $197 / 2 = 99$. The proposed project would add 603 daily PTE. $603 / 2 = 302$.

³⁸ For the p.m. peak period, there were 241 total person trip ends, or one-way trips (PTE). The project would add 31 PTE. Total visitors were estimated by dividing each PTE by 2 and rounding upward.

³⁹ As discussed in the Project Description, for the purposes of this EIR, the entire Joe DiMaggio Playground is referred to as "the park," or more specifically, "the playground" due to its existing name. The area of the Joe DiMaggio Playground that is located directly south of the tennis courts and includes play equipment is referred to as the "children's play area."

SFRPD also classifies recreation spaces as “active” or “passive” recreation areas, and this EIR analyzes the proposed project’s impacts to recreation facilities using these definitions.⁴⁰ **Active recreation areas** are those designated primarily for active use and generally include the following: buildings or structures for recreational activities; community gardens; athletic fields, courses, or courts; children’s play areas; dog play areas; and bike paths. **Passive recreation areas** are defined as those designated primarily for passive use, including landscaped areas, natural areas, ornamental gardens, non-landscaped green spaces, concessions, hardscape areas not striped for athletic fields or courts, stairways, decorative fountains, picnic areas, water bodies, and trails. The portion of Mason Street vacated as part of the project, as well as the site of the former branch library building, would generally constitute passive recreation / open space areas as defined by this EIR and illustrated in **Figure 8, Master Plan Phase 2**.

⁴⁰ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs*, to: Planning Department, MEA, SFRPD, June 30, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

A. Land Use and Recreation

The Initial Study's assessment (see Appendix A) found that the proposed expansion of public uses on the site would result in less-than-significant land use and recreation impacts to the site and its surroundings. Therefore, this section discusses land use and recreation issues for informational purposes. This section first presents the land use and recreation settings, significance criteria, and then the land use and recreation impact analyses.

Land Use Environmental Setting

Physical Setting

Project Site

As stated in Chapter 2, Project Description, the project site comprises two parcels and a portion of the Mason Street right-of-way on a to-be-combined site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue to the west. The 4,119-square-foot 701 Lombard Street parcel contains the surface parking lot (acquired by the City in 2003) and lies within the North Beach Neighborhood Commercial Use District (NCD).

The 109,701-square-foot 2000 Mason Street / 661 Lombard Street lot contains the existing North Beach Branch Library and the Joe DiMaggio Playground and associated features; the block lies within a Public (P) Use District. In addition, the project site includes the Mason Street right-of-way between the two lots.

Project Vicinity

Land uses in the North Beach neighborhood surrounding the project site are primarily residential, with local service and commercial uses clustered along main thoroughfares. For example, two- to five-story residential uses are directly across Greenwich Street to the south, Powell Street to the east, and Lombard Street to the north. Retail uses on the ground floor and residential uses on some upper floors line Columbus Avenue, which runs northwest to southeast adjacent to the project site.

The project area is located within the North Beach NCD, centered along Columbus Avenue, which functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, tourist attraction, as well as an apartment and residential hotel area. The district provides most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach, known for its history as an Italian neighborhood, has become over the years more of a tourist destination, and the balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually. Some convenience stores have been replaced by restaurants, and financial services have proliferated in the neighborhood.

Southeastward along Columbus Avenue from Beach Street to Washington Street, the uses gradually change in concentration from tourist attractions to the mixed uses near the project site. Ground-floor uses in the project vicinity include cafés, restaurants, a pet supply shop, hair salons, a comedy club, tattoo parlors, a grocery, an antiques store, realty offices, mobile phone sales, a bike shop, and auto repair shops. A few retail uses are also on the north side of Lombard Street. Toward Washington Square, there is a concentration of restaurant and bar uses along Columbus Avenue and around Washington Square. Farther to the southeast, the nightlife uses at Broadway give way to the art and showroom uses just west of Jackson Square. Office uses predominate along Columbus Avenue within the Financial District.

The northbound Powell-Mason historic cable car line turns northwest from Mason Street onto Columbus Avenue at its intersection; it does not travel on the project site's right-of-way portion of Mason Street or otherwise through the project site.

Public Uses

The existing library and playground public uses on the 2000 Mason Street parcel are some of the many other public facilities in the North Beach neighborhood, including schools, public parks and open spaces. Nearby schools are listed in **Table 5**, below. The nearest school is the Telegraph Hill Neighborhood Center Child Development Program at 660 Lombard Street, directly across from the North Beach Pool and Clubhouse. Open spaces in the project site vicinity are listed in **Table 6**, on page 74, under the Recreation Environmental Setting. The nearest park, other than the project site itself, is Washington Square Park.

Collectively, the library and playground on the project site, in conjunction with public facilities in the area contributes to the civic character of the neighborhood. The schools, parks, and library punctuate the otherwise predominantly residential and mixed-use commercial neighborhood and create a sustained civic presence and gathering places for local residents and workers.

Surrounding Neighborhoods

The project site is located in the North Beach neighborhood. Jackson Square (encompassing the former Barbary Coast) and the Financial District are to the south. Jackson Square includes a mix of high-end retail establishments, art galleries, and creative trades like advertising agencies, architects, and graphic designers. Directly south of Jackson Square, across Washington Street, is the northern edge of San Francisco's Downtown Financial District, which is characterized by commercial office buildings.

Chinatown is to the southwest and south of North Beach. San Francisco's Chinatown is the oldest Chinatown in North America and is characterized by mixed-use buildings, including institutional, commercial, cultural uses and hotels. Residential apartment buildings and upper-story apartments above ground-floor retail uses are common, and there is a concentration of San Francisco Housing Authority (SFHA) developments in the area. Ping Yuen Development (between Pacific Street, Powell Street, Grant Street, and Stockton Street), Ping Yuen North Development (between Broadway, Cordelia Street, and Pacific Street), and 990 Pacific Development (at the corner of

Pacific Street and Mason Street) are all within Chinatown. Together, these SFHA developments comprise some 520 affordable units.

**TABLE 5
SCHOOLS AND CHILDCARE FACILITIES IN THE PROJECT SITE VICINITY**

School Name	Type / Grades	Address	Distance from Project Site
Telegraph Hill Neighborhood Children's Center	Preschool / Daycare	660 Lombard Street	0.01 miles
Telegraph Hill Co-op Nursery School	Preschool / Daycare	555 Chestnut Street	0.09 miles
The Laura Vicuna Pre-K	Preschool / Daycare	660 Filbert Street	0.10 miles
Saints Peter and Paul Salesian School	Independent / Parochial K-8 School	660 Filbert Street	0.10 miles
Chinatown/North Beach Childcare Center	Preschool / Daycare	715 Chestnut Street	0.11 miles
Francisco Middle School	Public Middle School	2190 Powell Street	0.13 miles
Yick Wo Elementary School	Public K-5 School	2245 Jones Street	0.17 miles
Sarah B. Cooper Children's Center	Preschool / Daycare	940 Filbert Street	0.22 miles
Kai Ming Headstart, North Beach	Preschool / Daycare	1170 Columbus Avenue	0.23 miles
Garfield Elementary School	Public K-5 School	420 Filbert Street	0.32 miles
Saint Mary's Chinese Day School	Independent / Parochial K-8 School	908 Broadway	0.38 miles
John Yehall Chin Elementary School	Public K-5 School	350 Broadway	0.60 miles
Wu Yee Generations Child Development Center	Preschool / Daycare	1010 Montgomery Street #6	0.63 miles
Galileo High School *	Public High School	1150 Francisco Street	0.64 miles

Note: All schools are within the North Beach Branch Library's service area except as designated by an asterisk (*).
SOURCE: SFPL, 2009.

Russian Hill is west and southwest of North Beach. It comprises mixed-use residential and commercial buildings and is known for its steep hills and expansive views, with taller residential buildings closer to the peak.

To the north is the Fisherman's Wharf area, which is a major tourist destination housing Ghirardelli Square, the Maritime National Historical Park, turnarounds for the Powell-Hyde and Powell-Mason cable car lines, and views northward to Alcatraz Island and the Marin Headlands. Also, the SFHA 227 Bay Street Development is located between Powell Street and Stockton Street, and it comprises 50 affordable units.

Telegraph Hill is located to the east of North Beach and is primarily residential in character, and it contains several City landmarks, including the Coit Tower, as well as the Filbert Street steps on the hill's eastern side. It is known for its steep hills and views of Downtown and across the Bay.

The North Beach Branch Library's service area encompasses portions of all of these neighborhoods. It encompasses the area roughly bounded by the northeastern waterfront on the east and north; Polk Street to the west; and the combination of Broadway, Battery Street, and

California Street to the South. Based on year 2000 Census figures, the service area includes a population of about 21,000 residents. The nearest other branch libraries are the Chinatown Branch, on Powell Street near Jackson Street, and the Marina Branch, on Chestnut Street near Webster Street. (The Golden Gate Branch, at Green and Octavia Streets, is temporarily closed for renovation.)

Recreation Environmental Setting

The Initial Study (Appendix A, page 52) found that the proposed project would have less-than-significant impacts to recreational facilities. The discussion, below, is included for informational purposes, and it is located within this section (the Land Use section) of the document because the library and playground are combined on one site.

Open Space Standards

The adequate provision of parkland is a goal of the City and County of San Francisco. One commonly referred to standard, 10 acres of parkland per 1,000 population, is used by many communities, although the National Recreation and Park Association suggests a range from 6.25 to 10 acres per 1,000 population.⁴¹⁻⁴² Municipalities across the country determine their own standards. For example, in New York City, areas with 2.5 acres per 1,000 residents are considered well-served by park space, and in New York City environmental impacts can occur in underserved areas if projects result in a decrease of the ratio of parkland per resident even 1.0 percent below existing conditions.⁴³⁻⁴⁴ Citywide, San Francisco has an average of about 9.0 acres of parkland per 1,000 residents.⁴⁵ This total includes large, city- and region-serving facilities such as Golden Gate Park, McLaren Park, the Presidio, and Fort Funston.

Another measure used to determine adequate provision of parkland is the “maximum distance” method, by which a municipality sets a goal that no resident should live farther than a specified distance from a park. This method is not widely used in large cities. In a 2004 survey of the 50 largest cities in the country, the Trust for Public Land found that only 18 of the cities used this type of standard, with distances ranging from 0.125 miles to 1 mile. According to the American Planning Association, numerous studies show that Americans are rarely willing to walk more

⁴¹ Northern Arizona University, *Recreation, Park, and Open Space Standards and Guidelines*, available online: www.prm.nau.edu/PRM423/recreation_standards.htm, accessed October 19, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E

⁴² Mertes and Hall, *Open Space Guidelines & Standards*, 1996.

⁴³ New York City Department of Transportation, *Pedestrians & Sidewalks: NYC Plaza Program*, available online: www.nyc.gov/html/dot/html/sidewalks/publicplaza.shtml, accessed October 20, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁴⁴ New York City Department of City Planning, *West 61st Street Rezoning and Citywide General Large-Scale Development Text Amendment Final Environmental Impact Statement*, available online: http://www.nyc.gov/html/dcp/pdf/env_review/61st_street/05_feis.pdf, accessed October 20, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁴⁵ This ratio of parkland per 1,000 residents includes the Presidio. San Francisco Department of Public Health, 2009, *Healthy Development Measurement Tool, Acres of public open space in San Francisco (2009)*, available online: www.thehdm.org/indicators/view/8. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

than a block or two to a park, especially considering neighborhood and geographic boundaries that may restrict such movement.⁴⁶ The San Francisco Sustainability Plan (see Chapter 3, Plans and Policies, page 62) has an objective of providing one park or open space within a 10-minute walk of every home (people walk an average of 0.5 miles in 10 minutes).⁴⁷

The maximum distance method is not appropriately applied to all recreational facilities. For example, softball and baseball diamonds tend to serve several neighborhoods. There are approximately 34 full-size adult turf diamonds in the city, and up to another 15 diamonds that are sized for youth softball and baseball. Moscone Recreation Center in the Marina district has softball facilities that serve much of the northern part of the city, including North beach. At this location, there are three diamonds used on weekdays and weekends, and a softball season for adults and girls runs from April into October. Teams in the North Beach area have also used the James P. Lang Field, located at Gough Street and Turk Street in the Western Addition. This facility has two softball diamonds that serve mainly adult teams.

Project Vicinity

The North Beach neighborhood has 1.0 acre of parkland per 1,000 residents, and the area within a half-mile radius of the project site has 0.48 acres of parkland per 1,000 residents. Both of these figures are well below the Citywide average of 9.0 acres per 1,000 residents. In addition, much of Pioneer Park on Telegraph Hill, which comprises more than 40 percent of the open space within the project vicinity, is steep or inaccessible. The nearest public open space to the project site, aside from the Joe DiMaggio Playground, is Washington Square Park, one block south of the project site and bounded by Filbert Street, Powell Street, Union Street, and Stockton Street. It provides 107,900 square feet of primarily passive open space. Other parks and open spaces in the vicinity of the project site are listed in **Table 6**, below. In addition, the public schools listed in **Table 5**, on page 71, provide outdoor playground spaces for their students.

Not only is the park acreage per resident in North Beach below the City average, but the neighborhood's demographics indicate that it has a higher park space demand than other areas. The draft *General Plan Recreation and Open Space Element (ROSE)* update (May 2009) calls for the City to determine areas in high need of recreational open space.⁴⁸ As shown in Figure 2 of the draft element, factors include population density; household income; and children (ages 0–4), youths (ages 5–13), and seniors per acre, as these population groups tend to have less mobility and financial resources to seek recreational opportunities outside their neighborhoods. In addition, most of the western half of the City was determined to have a lesser need, primarily due to the prevalence of private yards in the area. The draft ROSE identifies the North Beach as among the City's high needs areas.

⁴⁶ American Planning Association, "How Far Is Too Far?" *Planning Magazine*, available online: www.tpl.org/content_documents/cityparks_planning_mag_article12_2004.pdf, accessed October 2009.

⁴⁷ Fairfax County, Virginia, *Walking Distance Research: Abstracts*. http://www.fairfaxcounty.gov/planning/tod_docs/walking_distance_abstracts.pdf, accessed April 22, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁴⁸ Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

**TABLE 6
PARKS AND PLAZAS IN THE PROJECT SITE VICINITY**

Park / Open Space Name	Area in square feet	Location	Walking Distance from Project Site (in miles)
Washington Square Park/Marini Plaza	107,900	Filbert Street & Stockton Street	0.07
Lombard "Crookedest" Street *	30,650	Lombard Street & Leavenworth Street	0.25
Telegraph Hill (Pioneer Park)	276,800	Telegraph Hill Blvd.	0.25
Fay Park	15,800	Chestnut Street & Leavenworth Street	0.27
Ina Coolbrith Park	31,000	Vallejo Street & Taylor Street	0.30
Chestnut Kearny Mini Park	48,900	Chestnut Street & Kearny Street	0.33
Michelangelo Playground	22,050	Greenwich Street & Jones Street	0.34
Alice Marble Tennis Court (George Sterling Memorial)	102,200	Lombard Street & Hyde Street	0.35
Broadway-Tunnel East Mini Park	5,000	Broadway & Himmelman Place	0.40
Who Hei Yuen Park	11,500	Jackson Street & Powell Street	0.46

* Not under SFRPD jurisdiction.

SOURCE: Joe DiMaggio Playground and North Beach Public Library System Master Plan Report, 2008.

SFRPD Facility Listings: Available online: http://www.sfgov.org/site/recpark_index.asp?id=1503. Accessed January 19, 2010.

The draft ROSE further determines that children, seniors, and low-income residents tend to not be well-served by the City’s parks and open space. Draft Policy 2.1 states that the priority of acquisition of new recreational space should be given to these high-need areas, including North Beach. The element states that demographic and cultural differences among people’s use of parks, informed by a community design process, would allow accommodation of distinct open space needs.

The NRPA defines neighborhood parks and playgrounds as those that are for intense recreational activities, including field games, court games, crafts, and playgrounds.⁴⁹ These areas typically have a service area within a 0.25- to 0.5-mile radius. As an active recreational area, the Joe DiMaggio Playground fits this definition, although the site also draws visitors from a wider area for the rare facility it provides—the North Beach Pool.

Project Site

The Joe DiMaggio Playground comprises the following active recreational spaces and facilities: pool and clubhouse; three doubles-play tennis courts; a children’s play area; two bocce courts, and a “multipurpose hardscape area” that is striped with two volleyball courts; three four-square

⁴⁹ Available Online: www.goto2040.org/uploadedFiles/RCP/Strategy_Reports/Parks/ParkAttributes.pdf, accessed October 20, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E

courts; a basketball court and a softball diamond. The dimensions of each outdoor feature, and its use, are as follows:⁵⁰

The existing tennis courts meet the International Tennis Federation standards for doubles court size, 78 feet by 36 feet. The entire area containing the three courts allows for each court to occupy an area that measures 118 feet, 4 inches by 58 feet. No official standards exist, however the recommended size for a stand-alone court (including the space surrounding it) is 120 feet by 60 feet. The courts are currently used on a first-come, first-serve basis, and there are no formally organized leagues that use the courts. Lessons by SFRPD staff, however, are held for youth on Monday afternoons from 4:00 p.m. to 5:00 p.m. on one court. On Tuesday mornings and evenings, as well as Wednesday evenings, one court is used for adult classes. In addition to these SFRPD lessons, the Women's Tennis Association Advantage program holds lessons from 1:00 p.m. to 3:00 p.m. for youth Monday through Wednesday on two courts through the summer.

The children's play area is approximately 9,900 square feet and is divided into two separate zones for toddlers and children, each with its own play structure and surrounding fence. The children's area also contains swing sets.

The bocce courts are 73 feet, 4 inches by 12 feet. According to the Bocce Standards Association, the recommended length of a bocce court can range from 60 feet to 100 feet and the width of the court can range from 10 feet to 13 feet. The bocce courts are open every day. There are individuals that play regularly, but the vast majority of play is informal. The court area is reserved approximately four to six times per year, usually for birthday parties for children and adults.

The volleyball courts are 30 feet by 60 feet. Every other year, a weekend volleyball tournament is held at the park, and additional temporary courts are created.

The four-square courts are 8 feet by 8 feet (each square is 4 feet by 4 feet). Both volleyball and four-square courts are used on a first-come, first-serve basis.

The basketball court meets regulation high school size, which is 84 feet by 50 feet. It is used on a first come, first serve basis by adults and school children throughout the week and at all times of day. It is used heavily after school by middle-school students. SFRPD does not issue permits for organized games.

Home plate of **the softball diamond** is located at the southeast corner of the playground. The infield is a 60-foot square, which meets a number of slow-pitch and fast-pitch standards. The distance from home plate to the children's playground retaining wall in left field is 215 feet, which does not meet International Softball Federation standards (but does meet 16-and-under boys and girls softball standards). The distance from home plate to the clubhouse wall in center

⁵⁰ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs*, to: Planning Department, MEA, SFRPD, June 30, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

field is 240 feet, and the distance from home plate to Lombard Street fence is 270 feet.⁵¹ The volleyball courts and four-square courts are located within the left outfield. Due to the multipurpose nature of the hardscape area, there is no wall to delineate the extent of center field or right field.⁵²

Prior to 2006, there was a yearly, 2-day adult softball tournament held on the softball diamond. This is no longer held. Currently, there are no organized softball games held at the softball field according to SFRPD permit records and staff. As noted on page 73, a number of other softscape softball diamonds serve the northern portion of the city and are much more intensely used, such as the Moscone Recreation Center in the Marina. The field is occasionally used informally by children to practice baseball or softball. It is also used for soccer, rollerblading soccer, bicycle riding, basketball, four-square, and a variety of other informal and self-led sport uses.

The playground has been paved since 1906—as described in the Project Description, there are few trees or landscaping within the park itself. The playground is substantially smaller than other neighborhood parks with similar facilities (e.g. Rossi Playground, Hamilton Recreation Center, etc.).

The arrangement of park features makes for limited access and visibility across the park. For example, the hardscape area and tennis courts are at an elevation of 25.5 feet above mean sea level (asl), which is 11 feet lower and on a separate level from the children’s play area. Access between the two requires either traversing a non-ADA-compliant stairway east of the children’s play area or exiting the park at Lombard Street and re-entering the park at Greenwich Street. The tennis courts are enclosed on three sides by the retaining wall for the children’s play area, the existing library, and the Pool building. Access to the bocce courts is through a gate on Mason Street, or from another gate from the tennis courts area. There is no pathway provided from the Mason Street side of the park to the multi-purpose hardscape area or clubhouse.

In 2003, San Francisco voters passed Proposition C, which required that the City establish standards for street, sidewalk, and park maintenance. The SFRPD evaluates features and cleanliness of City parks and playgrounds each quarter. For the period from July 1, 2009, through September 30, 2009, the Joe DiMaggio Playground received a score of 86.54 percent of standards met, compared to a service area average of 95.10 percent.⁵³ ⁵⁴ Standards for plant health and

⁵¹ The softball outfield lines indicated in the Master Plan drawings are not all striped in the existing playground. These lines were included in Master Plan drawings to provide for reference during the planning process.

⁵² Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs: Paved Softball Area*, to: Planning Department, MEA, SFRPD, August 2, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁵³ SFRPD, *San Francisco Park Maintenance Standards: Park Evaluation: Joe DiMaggio Playground*, October 3, 2009, available online: http://www.parks.sfgov.org/wcm_recpark/PMStandards/09101QEvaluation.pdf, accessed January 12, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E

⁵⁴ SFRPD, *Results by Park Features by NSA (SF Stat)*, available online: http://www.parks.sfgov.org/wcm_recpark/PMStandards/09101QFeature.pdf, accessed January 12, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E

maintenance (around the children's play area), surface quality of hardscape and tennis courts, ventilation of bathrooms, graffiti and exterior retaining wall structure were not met.

Finally, the existing children's play features were installed with the completion of the existing library and do not meet current ADA and industry safety standards. As stated in the Initial Study (Appendix A, page 75), arsenic testing in 2003 determined that the wooden playground equipment to be safe for children's use with regular maintenance and sealing of wooden elements, but as part of SFRPD's current maintenance plan there is an overall trend of replacing wooden play structures with more contemporary, code-compliant structures and play features.

Impacts

Significance Criteria

A project would have a significant land use or recreation effect on the environment if it were to:

- Physically divide an established community;
- 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 plans, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- Have a substantial adverse impact on the existing character of the vicinity; or,
- Substantially degrade existing recreational resources.

A conflict between a proposed project and a *General Plan* policy does not necessarily indicate a significant effect on the environment under the California Environmental Quality Act (CEQA). **Table 1** in Appendix B of this document summarizes the potential conflicts of the proposed project with the *General Plan*. This table includes references to the appropriate section of this EIR and the Initial Study (Appendix A) that analyze the potential physical environmental impacts that could result from such conflicts. The staff report for the Planning Commission will analyze the project's consistency with the *General Plan* policies and zoning, and will discuss exceptions requested or modifications required.

Land Use Impact Analysis

Impact LU-1: The proposed project would not physically divide an established community. (Less than Significant)

Phase 1

As part of the project approvals, the 4,119-square-foot 701 Lombard Street parcel would be rezoned to a P Use District from the North Beach NCD, thereby decreasing the NCD-zoned land by a commensurate 4,119 square feet. The roughly 9,681 square feet of the Mason Street right-of-way would also be zoned to P, resulting in a total of 13,800 square feet of additional publicly-

zoned land that would add to the neighborhood's inventory of P-zoned land, which currently includes the existing Joe DiMaggio Playground, Washington Square Park, Pioneer Park on Telegraph Hill, Francisco Middle School, and City College of San Francisco's North Beach / Chinatown Branch, among others.

The 701 Lombard Street parcel would be removed from the neighborhood's inventory of North Beach NCD-zoned land. Only public structures and uses of the City and County of San Francisco that are consistent with the *General Plan* are principally or conditionally permitted uses in a P District (Planning Code Sections 234.1 and 234.2). Therefore, the rezoning would preclude any future non-public or government use on the 701 Lombard Street parcel and the Mason Street right-of-way. Although the 701 Lombard Street parcel and right-of-way are currently owned by the City and County of San Francisco, the rezoning would solidify their status as public areas. These changes, in and of themselves, would not result in adverse environmental effects and therefore would not physically divide an established community.

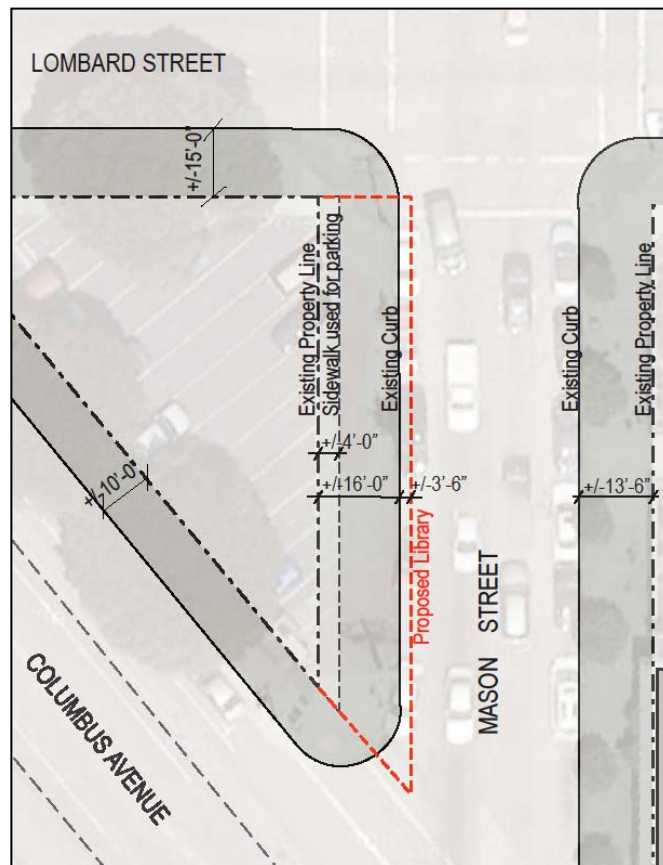
If 701 Lombard Street is not rezoned to a P Use District, it would remain within the North Beach NCD. The portion of the vacated Mason Street right-of-way that would be within the footprint of the proposed library would also be zoned to NCD, thereby slightly expanding the area in which permitted or conditionally authorized uses of the North Beach NCD could be built. A Conditional Use authorization would be required to allow the library (a public use) to be located in the NCD, pursuant to Planning Code Sec. 723.83. If the Planning Commission finds the proposed Master Plan necessary and desirable, this Conditional Use Authorization would permit the expansion of the public and civic uses of the existing Joe DiMaggio Playground westward to Columbus Avenue, although it would not preclude future development with non-public uses. It would not result in adverse physical effects and would not divide an established community.

The proposed vacation of Mason Street between Lombard Street and Columbus Avenue and subsequent subdivision and mapping action would result in a physical merger of Block 75 with a portion of Mason Street and a merger of Block 74, Lot 1 with a portion of Mason Street. The approximately 195 linear feet of roadway that would be closed as part of the project would cause a diversion of vehicular traffic around it, creating pedestrian-only space for those traveling through the neighborhood. As stated in Chapter 3, Plans and Policies, and in Appendix B, the vacation generally addresses *General Plan* transportation objectives, which encourage alternatives to the automobile on residential streets. Additionally, reservation of rights to the existing underground infrastructure would ensure that access would be available to service gas, electricity, water and sewer as needed. Thus, vacation of the street would not adversely affect existing utility lines within the project area.

The vacated space would also serve as an expansion of the existing playground. It would connect Assessor's Block 74, Lot 1 (701 Lombard Street) and the Mason Street right-of-way with Assessor's Block 75 (2000 Mason Street / 661 Lombard Street). The closure to vehicular traffic and landscaping of Mason Street would provide an east-west connection through the park, from the multipurpose hardscape area in the eastern portion of the project site to the new library in the western portion. This closure would also allow pedestrian, bicycle, and disabled-person access

between the library and recreational uses without necessitating crossing of vehicular traffic flow. This would be expected to result an inconvenience to some drivers who use the street as a through route because they would be diverted to adjacent streets; however, in the context of the City’s Transit First Policy and *General Plan* policies that encourage use of means of travel other than private automobiles, this change would not constitute the physical division of the community. Transportation and circulation effects associated with the street vacation and traffic diversion are analyzed in Section 4.D, Transportation and Circulation, of this EIR.

The North Beach Branch Library has been an established public use within the community since the late 1950s. Under the proposed project’s Phase 1, that use would continue adjacent to its current location. As shown in **Figure 12**, below, the proposed library would extend 19.5 feet into the vacated Mason Street right-of-way; of this width, 16 feet is currently sidewalk and 3.5 feet is currently roadway (approximately 4 feet of sidewalk space is used as parking space by the 701 Lombard Street lot). The new lot line would be established through a merger of the additional 19.5 feet to the existing Block 75, Lot 1.



SOURCE: Leddy Maytum Stacey Architects, 2010.

Figure 12
 Existing Mason Street Sidewalk and
 Extent of Proposed Library

The remainder of the vacated space would serve, in part, as a pedestrian circulation corridor. In place of the existing sidewalk widths of 16 feet on the east side of the street and 13.5 feet on the west side of the street, pedestrians and users of passive open space would have access to the entirety of the Mason Street right-of-way not occupied by the library. As the existing right-of-way is 69.5 feet wide, and the proposed library would occupy 19.5 feet into that right-of-way, the space not occupied by the library would be 50 feet wide. Removal of the existing branch library would also result in a 4,400-square-foot increase in open space on the playground parcel over existing conditions at the site of the existing branch building after the building is demolished. The proposed street vacation, lot merger, branch demolition and new library use on the 701 Lombard Street parcel and would continue established civic uses at their sites and would not divide an established community.

Phase 2

In the project's Phase 2, the playground parcel would be renovated to move the tennis courts, create a new children's play area, incorporate additional landscaping and paved walkways, and resurface hardscape playing fields (see the Initial Study, in Appendix A, Recreation, page 52). The excavation of the existing children's play area to an elevation of 25.5 feet asl would equalize the elevation across the playground, and all features of the park would be on one level. These changes would improve the accessibility and connectivity of and through the park compared to existing conditions by locating the children's play area in the middle of the block, away from the main thoroughfare of Columbus Avenue and closer to the recreation center and other site features. Renovation of the park would also improve accessibility for the disabled and physically impaired through upgraded ADA access point and appropriately graded pathways.

Implementation of Phase 2 of the Master Plan would neither introduce types of uses to the playground site that had not previously existed there, nor eliminate existing recreational features. The additional passive open space areas created in Phase 1 would complement recreational uses in Phase 2 of the Master Plan. The relocated tennis courts, the volleyball courts, and four-square courts would be the same size as the existing courts. Some features would be enhanced. For example, two new half basketball courts (each the same size as the existing court halves) would be provided in addition to the existing court. Also, there would be striping for a new soccer field measuring 190 feet by 120 feet, which would meet field size requirements for soccer for children ages 10 years and younger.⁵⁵ The Master Plan proposes that the future dimensions of the softball diamond infield would stay essentially the same as existing conditions, with a 60-foot square. The infield would continue to be striped. The left field wall of the softball diamond would be delineated by a fence to separate it from the tennis courts. This fence would be 175 feet from home plate and 40 feet closer to home plate than the existing children's playground retaining wall (see Impact LU-5). As under existing conditions, the right field would essentially extend to the

⁵⁵ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs*, to: Planning Department, MEA, SFRPD, June 30, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Lombard Street fence, which would be 266 feet from home plate. Center field would essentially extend to the clubhouse building, which would be 210 feet from home plate.⁵⁶

The Master Plan also envisions substantially more landscaping and permeable surfaces on the playground than currently exist. In terms of land use, implementation of the Master Plan's second phase would not disrupt or divide the physical arrangement of the community, and the impact would be less than significant.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would result in a similar rezoning and buildout to that of the proposed project. As stated above, both the library and playground would continue their uses at or near their current locations. Demolition of the existing library in Phase 1, and the renovation of the playground in Phase 2, would improve the accessibility and connectivity of and through the park as under proposed project conditions.

Implementation of this variant would result in an altered street geometry compared to existing conditions. Currently, the width of Mason Street from curb edge to curb edge is 40 feet. It provides two approximately 9-foot-wide parking lanes and two 11-foot-wide travel lanes in the north and southbound directions. Existing sidewalks are 16 feet wide on the western side of Mason Street (4 feet of which are occupied by the 701 Lombard Street parking lot) and 13.5 feet wide on Mason's eastern side. Should this narrowing variant be adopted in conjunction with the overall Master Plan instead of the proposed project, Mason Street would remain open to vehicular traffic. The western Mason Street parking lane between Lombard Street and Columbus Avenue would be eliminated, resulting in the loss of 3 on-street parking spaces; parking on the eastern side of Mason Street within this area would not be affected, but the total curb-to-curb distance would be reduced to 27 feet. SFMTA Sustainable Streets would determine the final widths of the northbound and southbound lanes, as well as the eastern Mason Street parking lane.

The potential changes to the street geometry under this variant would not alter the block pattern or street network in such a way as to disrupt or divide the community. Mason Street is currently open to vehicular traffic at this location, and vehicle access would continue under the variant. This variant, however, would not allow for a direct off-street-network pedestrian connection between the new library and the existing playground and would thus not result in the same level of physical connectivity of civic spaces as the proposed project, particularly for pedestrians. Moreover, should Mason Street remain open to vehicular traffic, the variant would preclude the use of the right-of-way for programmed passive open space use. Street and sidewalk designs could be guided by the principles in the draft Better Streets Plan related to traffic calming and street typology, in conjunction with community input and refinement prior to final design.

⁵⁶ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs: Paved Softball Area*, to: Planning Department, MEA, SFRPD, August 2, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Impact LU-2: The proposed project would not obviously conflict with the Planning Code, General Plan, or other applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)

As stated in Chapter 3, Plans and Policies, on page 51, *General Plan* policies and goals were reviewed by Planning Staff in the context of the environmental review. Potential conflicts that relate to physical environmental issues are summarized in Appendix B of this document and are noted in the impact analyses in Chapter 4. The final determination of consistency with the *General Plan* rests with the Planning Commission and Board of Supervisors.

Phase 1 and Phase 2

As stated in Appendix B, demolition of the existing library conflicts with some preservation policies. For example, the proposed project could conflict with Urban Design Element Policy 2.4 (preservation of landmarks and promotion of the preservation of other historic buildings). In addition, Urban Design Element Policies 2.8 and 2.9 urge caution in the vacation of public rights-of-way. This Draft EIR makes commensurate findings, as discussed in Section 4.C, Cultural Resources.

The Plan for the Location of Public Libraries (*General Plan* Community Facilities Element) calls for a spacing of library branches in relation to prospective population densities, physical barriers, and transit and traffic patterns. The proposed project would maintain a branch library presence in the North Beach neighborhood along its main thoroughfare, Columbus Avenue (see Section 4.B, Aesthetics). The new, larger library would serve the approximately 21,000 residents in the branch's service area. The proposed project does not appear to conflict with Objective 6 of the Community Safety Element of the *General Plan*, which calls for the city to develop a public library system in harmony with related public service facilities that attract residents from the surrounding area. (See Appendix B of this document for further discussion of *General Plan* policies.)

Phase 1 of the proposed project continues to incorporate the goals of the Branch Facilities Plan, which is a living document developed by SFPL and the San Francisco Department of Public Works Bureau of Architecture. It sets goals and objectives and continues to be used as a framework for planning and implementing branch library improvements. The new library at 701 Lombard Street, constructed to current San Francisco Building Code requirements, is meant to address the seismic stability concerns and building deficiencies of the existing building, which were identified in the Branch Facilities Plan and are discussed in Chapter, Project Description, of this document.

An area of controversy identified for this project is its potential conflict with *General Plan* Recreation and Open Space Element Policy 2.4, as well as other *General Plan* policies. An analysis of many of these policies is contained in Appendix B. As stated in Appendix B, this project overall does not appear to conflict with Recreation and Open Space Element Policy 2.4. This *General Plan* policy, which identifies libraries as a non-recreational use, calls for gradual elimination of such uses in parks and playgrounds when the use has become obsolete by relocating the facility, demolishing the existing facility, and returning the site to open space use.

In addition, this policy prohibits construction of parking lots in developed public open spaces. By relocating the library to the 701 Lombard site, currently used as a parking lot, demolishing the existing library, and converting the former library site into recreational open space use, the project allows for the consolidation and expansion of recreational and open space use at Joe DiMaggio Playground and the elimination of a parking lot use. The project would result in a net increase of 12,010 square feet of public open space over existing conditions, which generally responds to *General Plan* policies that call for the City to acquire additional open space for public use or address existing neighborhood open space needs. As a consequence, the project appears to further the general intent of Recreation and Open Space Element Policy 2.4 as opposed to conflicting with it.

In addition, the existing library is a public use. It is also ancillary and supportive of an existing recreational resource. The fact that the City's *General Plan* Recreation and Open Space Element Policy 2.4 includes libraries in the list of non-recreational public facilities cannot be viewed in isolation of the contemplated project or the entirety of the *General Plan*.

Further, the City's 2009 draft Recreation and Open Space Element, currently undergoing review, has deleted any reference to libraries in the list non-recreational uses in parks. Presumably, this change is related to a recognition of the compatibility and co-existence of libraries and recreational/open space areas in San Francisco. All these factors, including the *General Plan* objectives and policies discussed in Appendix B and elsewhere in the *General Plan*, are taken into account at the time the City's decision-makers balance the *General Plan* objectives and policies and consider approval actions related to the project.

On balance, the proposed project does not appear to conflict with the San Francisco Planning Code, the *General Plan*, or other plans applicable to the project site adopted for the purpose of avoiding or mitigating an environmental effect. To the extent that the Master Plan could result in adverse physical effects, such effects are evaluated in the context of the CEQA criteria in this EIR.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would locate the proposed library on the same lot with the same footprint as the proposed project, and similarly does not appear to conflict with the Plan for the Location of Public Libraries or the Branch Facilities Plan. In general, the Mason Street Narrowing Variant would not conflict with the Planning Code, *General Plan* or other applicable plans or policies for the purpose of avoiding or mitigating an environmental effect. Similar to the proposed project, implementation of the variant would result in the demolition of the existing branch library building considered to be an historic resource for purposes of this EIR.

Section 4.C, Cultural Resources provides the analysis and physical consequences related to the conflict with the *General Plan*'s preservation policies. In terms of land use however, this effect, similar to the proposed project, would be less than significant.

Impact LU-3: The proposed project would not have a substantial, adverse impact on the existing character of the project site or the North Beach neighborhood. (Less than Significant)

Phase 1

Phase 1 of the proposed project would not have a substantial impact on the existing physical character of the community, which is developed urban area. Phase 1 would introduce a new library building on a site where there is currently none; the new building would be about 3,170 sf larger than the existing library, which is across the street from the proposed site within the Joe DiMaggio Playground. This increased building area space would allow for a 15 percent increase in linear shelf feet; separate program areas for children, teens and adults; a separate community activity room on the second floor; as well as additional staff space compared to existing branch conditions. This expansion in use and improved functionality would increase the intensity of library use as compared to the existing facility. This increased use would be limited to the hours during Monday through Saturday when the library is open, as listed in the Project Description.

The proposed branch building would be constructed on an enlarged 701 Lombard Street parcel, which currently functions as a commercial surface parking lot. Implementation of Phase 1 of the project would eliminate the commercial parking use and would result in the construction of a 30-foot-tall building where no structure currently exists. The new building would create a street wall on the northeast side of Columbus Avenue, west side of Mason Street, and south side of Lombard Street where the existing surface parking lot currently creates a visual break in the streetscape. This change would reduce the auto-centric character of 701 Lombard Street through removal of the existing commercial parking lot and extend the civic uses westward to Columbus Avenue. The proposed library (public) use and a height complaint building would complement and not conflict with the mix of retail, service, and café storefront land uses north of Lombard Street with similar uses south of Greenwich Street.

Demolition of the existing branch library on SFRPD property would allow for that space to be incorporated into the playground's open space/recreational program. Removal of the existing library building would create an additional 4,400 sf of open space in addition to the 7,620 sf of open space that would be created with the vacation of Mason Street. These spaces, both in terms of use and their specific locations, would complement the recreational character of the site and its surroundings, because such uses are consistent with existing surrounding uses.

Overall, the intensity of the civic and recreational uses on the project site would increase, resulting from the consolidation of the entire project site for civic uses, including the new library and additional open space. The intensification of civic uses would be accommodated by a decrease or removal of spaces devoted to parking or traffic circulation uses on 701 Lombard Street and in the Mason Street right-of-way. The effects of the increased intensity of use of civic facilities and open space would be moderate in terms of the neighborhood at large and most pronounced for residents and businesses on streets adjacent to the project site. While these changes would consist of an increase in open space on the former Mason Street right-of-way and a relatively smaller increase in branch library floor area, taken in sum are not expected to be of

such a nature or magnitude as to substantially alter, in an adverse manner, the character of the neighborhood, which would be substantially maintained.

Phase 2

Phase 2 would renovate the existing playground and the area within the footprint of the existing library, which would be demolished in Phase 1. This playground renovation would not change the site's existing recreation use. Instead, it would reorganize the specific location of recreational activities within that space. Given that these changes would be confined to the existing playground, and that the overall recreational use would be maintained and enhanced with new areas of passive open space, Phase 2 would neither adversely affect the character of the project site and vicinity nor disrupt or divide the neighborhood.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would result in similar changes to the existing character of the project site and vicinity. These changes would result in a modest increase the intensity of use of civic facilities and open spaces in the area and on the 701 Lombard Street site in particular, just as with the proposed project, and the change would not substantially alter the character of the project vicinity. Given that Mason Street would remain open to vehicular traffic, the changes to the project area would be less substantial than the changes under the proposed project. The project site would be particularly less cohesive from the perspective of the proposed Master Plan and provide less car-free pedestrian-oriented space than under the proposed project. Nonetheless, similar to the proposed project, this variant would result in a less-than-significant impact on the character of the site and its vicinity.

Cumulative Land Use Impacts

Impact LU-4: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on land use. (Less than Significant)

The CEQA Guidelines define a "cumulative impact" as an impact which is "created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.... When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR." (Guidelines Section 15130(a)(1) and (2)). When evaluating potential cumulative impacts, the CEQA Guidelines call for a consideration of "past, present, and reasonably foreseeable future projects" that may combine with effects of the project in a considerable manner. Past projects include existing development in the project vicinity. Present projects include those that are proposed and not yet built or are under construction. Future projects are generally those which are forecasted to occur as part of neighborhood or citywide growth within a given planning horizon, typically over a period of about 20 years.

The geographic scope of cumulative land use impacts extends the length of Columbus Avenue, from approximately Broadway in the southeast to Bay Street in the northwest, which includes the

North Beach neighborhood, as well as portions of the Russian Hill, Telegraph Hill, and Chinatown neighborhoods. As stated above, this is an identifiable area of the city with similar land use character and distinct from surrounding areas. Below are a number of known projects in the vicinity of the project site and an evaluation of whether the proposed North Beach Branch Library and Joe DiMaggio Playground Master Plan project could combine with these projects in a cumulatively considerable manner.

Piazza Saint Francis or ‘Poets Plaza’ (Case No. 2007.0438R): As part of the City’s Pavement to Parks program, Vallejo Street between Grant and Columbus would be closed to vehicular traffic.⁵⁷ If traffic circulation effects are found to be acceptable, the street would remain closed to vehicular traffic. This closure was originally scheduled for summer 2010, but it was postponed to a to-be-determined date while funding is secured.

The North Beach Library and Joe DiMaggio Playground Master Plan project would not have a cumulatively considerable effect on land use in combination with the Piazza Saint Francis. The Piazza Saint Francis project would not result in any substantial land use changes, but instead would increase the amount of space allocated to pedestrian circulation or passive recreation at the expense of space currently allocated to vehicular parking and circulation. In combination with the proposed project, this change to roadway functionality and increase in inventory of publicly accessible open space in North Beach about five blocks southeast of the project site would neither substantially divide the community nor degrade its existing character.

The Pagoda Palace Theater Redevelopment (Case No. 2007.1117ECV): In January 2009, the Planning Commission approved redevelopment of the Pagoda Palace Theater, which is located at 1741 Powell Street (the southwest corner of Powell Street and Columbus Avenue). The building, which had been vacant since 1994, would be redeveloped with a restaurant and bar and 27 off-street parking spaces on the first floor and 18 condominium units on the second through fifth floors.

The proposed project, in combination with the Pagoda Palace Theater Redevelopment, would not contribute to cumulatively considerable land use effects. The redevelopment of the Pagoda Theater property would result in new residential and commercial uses, which would attract people to the building. The proposed project, in conjunction with the 1741 Powell Street project, would create and enhance destinations within North Beach and would not substantially divide the existing community. The redevelopment of 1741 Powell Street would activate a dormant site, much like the development of the proposed library would intensify activities by replacing a surface parking lot with a mix of civic uses. Thus, both projects would be expected to increase the intensity of use and attract users from throughout the neighborhood. This change in use in combination with the proposed Master Plan would not substantially degrade existing neighborhood character.

Central Subway North Beach Construction Variant (Case No. 1996.281E): The Central Subway Project is Phase 2 of the approved SFMTA Third Street Light Rail Project that would

⁵⁷ Power, Andres, personal communication with ESA, San Francisco Planning Department, January 7, 2010.

link Little Hollywood and Visitacion Valley with Muni Metro stations in the South of Market Area (SOMA), Moscone Center, Union Square and Chinatown. The preferred alignment of Phase 2 would connect to the Third Street line at King Street, travel northwest and north in a tunnel beneath Fourth Street and Stockton Street, and terminate underground, at a station beneath Stockton Street between Clay and Jackson Streets. Utility relocation prior to tunnel boring is under way, and construction is scheduled to be completed by 2018.⁵⁸

As analyzed in the Central Subway Project Supplemental Environmental Impact Statement / Environmental Impact Report EIR (SEIR / SEIR), the North Beach Construction Variant would continue construction of the tunnel northward and turn northwest beneath Columbus Avenue. The tunnel boring machine would surface on Columbus Avenue at Washington Square Park. Service is not proposed to extend to North Beach at this time. Nonetheless, to provide for a conservative analysis, this EIR assumes a station could be constructed adjacent to Washington Square in the future.

The Joe DiMaggio Playground and North Beach Library Master Plan project, in combination with the North Beach Construction Variant, would not have a cumulatively considerable effect on land use. The North Beach Construction Variant, as well as a possible future subway station at Washington Square, is not expected to change the existing zoning or other land use designations within the North Beach neighborhood, although the Planning Code or other regulations could potentially be amended to allow for easements or encourage the incorporation of ingress/egress points into private property. Therefore, the land uses in the neighborhood with the Construction Variant would be substantially similar to existing conditions, but Washington Square's function as a central gathering place within North Beach would be intensified through increased pedestrian traffic. This change, in combination with the proposed project, would not be expected to physically divide or have an adverse impact on the character of the neighborhood.

Jefferson Street Design: Jefferson Street between Hyde and Powell Streets, in the Fisherman's Wharf area, would be redesigned to accommodate widened sidewalks, street trees, decorative paving and outdoor seating.⁵⁹⁻⁶⁰ The right-of-way would be redesigned as flexible space. Existing on-street parking lanes in each direction would be removed, although a temporary taxi queuing zone would be located between Hyde and Leavenworth Streets. The street would remain one-way westbound for vehicular traffic, which would share the travel lanes with westbound bike traffic. East of Jones Street, the F-Market Streetcar Line would continue to operate in the outside lane on the north side of the street. Eastbound bike traffic would have a dedicated Class 2 lane on the south side of the street.

The Joe DiMaggio Playground and North Beach Library Master Plan project, in combination with the Jefferson Street Design, would not have a cumulatively considerable effect on land use. The Jefferson Street design project is almost a half mile from the project site, and changes to Jefferson

⁵⁸ SFMTA, *Central Subway Overview*," available online : <http://www.sfmta.com/cms/mcsp/cspover.htm>, accessed January 8, 2010.

⁵⁹ San Francisco Planning Department, *Draft Jefferson Street Redesign Concepts: Jefferson Street Conceptual Plan View*, June 2009.

⁶⁰ Hrushowy, Neil, personal communication with ESA, San Francisco Planning Department, January 7, 2010.

Street would not be perceptible from the area within North Beach where the library and playground sites are located. The Jefferson Street Design does not include any substantial land use changes, but instead would increase the amount of space allocated to pedestrian and bicycle circulation or outdoor seating at the expense of space currently allocated to vehicular parking and circulation. In combination with the proposed project, this increase is not expected to substantially divide an established community nor degrade North Beach's existing character.

1255-1275 Columbus Avenue (Case No. 2008.0723EV): Under this project, the existing two-story office building and surface parking lot would be demolished and a 20-unit residential condominium complex would be constructed. This project is currently undergoing environmental review by the Planning Department.

The Joe DiMaggio Playground and North Beach Library Master Plan project, in combination with 1255-1275 Columbus Avenue project, would not have a cumulatively considerable effect on land use. The redevelopment of 1255-1275 Columbus Avenue would result in new residential uses, which, in combination with the public and open space uses proposed as part of the branch library and playground project, would not divide the existing community. This change in use would also not degrade existing neighborhood character, given its distance five blocks (approximately 1,800 linear feet) northwest of the project site and its compatibility with the mix of residential and commercial uses that currently line Columbus Avenue.

Columbus Avenue Study: The Revitalize and Energize the Northeast and Waterfront of San Francisco organization's (RENEW SF) and San Francisco County Transportation Authority's (SFCTA) Columbus Avenue Study focuses on the segment of Columbus Avenue between Broadway and Filbert Street and will make recommendations to better match the geometry and space allocated on the street and sidewalk to the users and transportation modes it serves.⁶¹ Three design alternatives have been studied. These alternatives explore widening the sidewalks, constructing sidewalk bulbouts for pedestrians or buses, removing vehicular travel lanes, removing parallel parking, and creating a plaza at the intersection of Stockton Street and Green Street. The final report will be released in late 2010. No approvals have yet been sought for this project.

The Joe DiMaggio Playground and North Beach Library Master Plan project, in combination with the Columbus Avenue Study, would not have a cumulatively considerable effect on land use or recreational facilities. The nearest of the Columbus Avenue Study's recommendations would be implemented one block (about 300 linear feet) south of the project site. The Columbus Avenue Study, however, does not include any substantial land use changes, but instead would alter the existing street geometry to increase the amount of space allocated to pedestrian circulation or outdoor café seating at the expense of space currently allocated to vehicular parking and circulation. In combination with the proposed project, this increase would not substantially divide an established community or degrade its existing neighborhood character. It could allow for an increase in sidewalk capacity thereby resulting in more comfortable use of the avenue by

⁶¹ SFCTA, *Alternative Transportation Improvement Concepts for Columbus Avenue*, RENEW SF, available online: <http://www.sfcta.org/content/view/380/206/>, accessed January 8, 2010, November 2008.

pedestrians which could enhance its functionality as a restaurant and night life destination. Please see Chapter 4.B, Transportation and Circulation, for more information.

Pier 27 Cruise Terminal: The Port of San Francisco's Pier 27 Cruise Terminal project is located on the Embarcadero across from Battery Street. The project proposes redevelopment of the pier to integrate the cruise facility (a terminal building, dock side facilities, parking, and vehicular circulation) and the Northeast Waterfront Plaza (public open space).⁶² Project construction is anticipated to begin in 2012 and complete in 2014, but no approvals have yet been granted.⁶³ Pier 27 is approximately 0.52 miles from the project site, and direct access to it would require traversing Telegraph Hill. This project is too far from the project site and North Beach neighborhood to result in cumulative land use impacts.

555 Washington Street (Case No. 2002.0133EKRXXZ): This project would have entailed demolition of two buildings at 501-505 Washington Street and 545 Sansome Street, and construction of a 38-story, approximately 390 foot-tall building topped with a mechanical penthouse and architectural screening reaching in height to approximately 430 feet. The building was proposed to contain approximately 332,000 gross square feet of floor area, including 248 residential units, 4,640 square feet of ground-floor retail space, and four levels of subsurface parking with 215 parking spaces plus two car share spaces. The project also would have included vacation of Mark Twain Alley and conveyance of Redwood Park to the City and County of San Francisco. The Planning Commission certified the EIR on March 18, 2010 and the certification was appealed to the Board of Supervisors. On April 21, 2010, the Board of Supervisors overturned the Commission's certification on the EIR. The project is no longer considered active.

Northeast Embarcadero Study (Case No. 2009.1043U): The San Francisco Planning Department's Northeast Embarcadero Study focuses on urban design, building heights, and "soft sites" (lots where development is considered likely) along the Embarcadero between Washington Street and North Point Street.⁶⁴ The study has developed recommendations, draft policies and design guidelines that seek to enhance the existing (and extend new) connections for pedestrians from Telegraph Hill and North Beach to the Embarcadero. Final recommendations will be developed in late 2010, and no approvals have yet been sought. The study area is approximately six blocks to the east (about 2,850 linear feet) of the project site to the east of Telegraph Hill along the waterfront. This planning area is considered too far from the project site to contribute to cumulative land use impacts.

Conclusion: In addition to the projects discussed above, continued residential and commercial growth in the North Beach and surrounding neighborhoods is expected. Future growth is anticipated to occur in a manner consistent with the *General Plan* and Planning Code provisions. Foreseeable future projects and planning efforts known to the Planning Department at the time

⁶² Port of San Francisco, *Pier 27 Cruise Terminal Conceptual Site Planning Study Summary Report*, prepared by BAE and EDAW / AECOM, February 2, 2008.

⁶³ Department of Public Works, Pier 27 Cruise Terminal Project, available online: http://www.sfgov.org/site/sfdpw_page.asp?id=107702, accessed April 22, 2010.

⁶⁴ San Francisco Planning Department, *Northeast Embarcadero Study*, available online: <http://www.sf-planning.org/index.aspx?page=1662#round4>, accessed April 22, 2010.

this EIR was initiated appear to focus on the public realm, enhancing pedestrian connectivity and experience, and creating and upgrading streets and open spaces which are assumed to occur in a manner consistent with specific planning efforts or within the context of the City's Better Streets Plan. Taken together, no adverse impacts to land use character or neighborhood divisions are expected.

Mason Street Narrowing Variant

As with the proposed project, the Mason Street Narrowing Variant would not contribute in a considerable manner to cumulative land use or recreation impacts. Land use changes would be less substantial under the variant, given that Mason Street would remain open to vehicular traffic between Lombard Street and Columbus Avenue and would not be merged to the adjacent Joe DiMaggio Playground to create additional open space. Implementation of this variant would not cause other land use changes in the neighborhood such as to result in divisions or disruptions to the existing neighborhood. As with the proposed project, the Mason Street Narrowing Variant would not adversely affect the existing land use character of the neighborhood.

Recreation Impact Analysis

Impact LU-5: The proposed project would not substantially degrade existing recreational resources. (Less than Significant)

Phase 1

The portion of the Mason Street right-of-way within the project site is a street and not an existing recreational resource. Therefore, vacation of the right-of-way would not result in degradation to an existing recreational resource. Similarly, the 701 Lombard Street parcel is not an existing recreational resource. While that 4,119-square-foot parcel was acquired by the City and County of San Francisco through eminent domain in 2003 using open space funds and General Fund monies, its current land use designation is North Beach Commercial and it operates as a commercial parking lot. This EIR assesses whether the proposed project and its associated land use changes would result in adverse physical effects related to existing recreational resources within that context. Construction of the proposed library on the 701 Lombard Street parcel would neither eliminate nor substantially degrade or directly affect an existing recreation resource.

Moreover, the existing commercial parking generates approximately \$48,000 annually in revenue, which is directed to the Recreation and Parks Department General Fund and is not directly tied to funding specific programs at Joe DiMaggio Playground. Therefore, according to the Recreation and Parks Department, the magnitude of eliminating this revenue stream due to development of the branch library on the 701 Lombard Street parking lot site would not be so great as to indirectly result in physical degradation of recreational resources through loss of SFRPD revenue.

Phase 1 of the project would include demolition of the existing branch library at 2000 Mason Street. This branch library is located on the Joe DiMaggio Playground. Its demolition would create an area of roughly 4,400 square feet that, as described on page 45 of the Project

Description, could be used for potential future passive recreational programming to be developed in conjunction with the community and the SFRPD.

In addition, the new open space that would be created through demolition of the existing branch library building and the proposed closure and vacation of Mason Street could also contribute to an addition of 7,620 square feet of programmable open space area. Schemes for the types of uses that could be developed on the current Mason Street right-of-way are presented on **Figure 7**, page 44. Final build out and overall design of this space in conjunction with adjacent areas of the playground is illustrated on **Figure 8**, page 46.

In sum, Phase 1 of the project would result in a net increase of 12,010 square feet of public open space over existing conditions, which generally responds to *General Plan* policies that call for or the City to acquire additional open space for public use or address existing neighborhood open space needs. The existing ratio of 1.0 acres per 1,000 residents North Beach neighborhood would slightly increase, as would the Citywide average of 9.0 acres per 1,000 residents. Furthermore, demolition of the existing library does not appear to conflict with *General Plan* Recreation and Open Space Element Policy 2.4, which calls for gradual elimination of non-recreational uses in parks and playgrounds, as well as Urban Design Element Policy 4.9, which calls for maximize of recreational areas for recreational purposes (though as discussed in Section 4.C, Cultural Resources, demolition of the library would result in a significant effect on the environment through the loss of a building deemed eligible as a historical resource for purposes of CEQA).

Under proposed project conditions, the 701 Lombard parcel would accommodate a branch library building and not open space, and the new open space that would be developed immediately adjacent to this parcel (a combination of the vacated portion of Mason Street and the footprint of the existing library). This new open space would have an area of 12,010 square feet, which would be about three times greater than the area of the 701 Lombard Street parcel (4,119 sf) if it were to be used solely as a park. The location and function of the open spaces envisioned by the project allows for comprehensive programming of both the 701 Lombard Street and Joe DiMaggio Playground sites with compatible recreation uses and activity areas that would be accessible by pedestrians without vehicular conflicts. It should be noted that this EIR examines alternatives to the proposed project that consider the 701 Lombard Street parcel as an open space use. These alternate site plans are discussed in Chapter 6 of this EIR.

Construction of the proposed library would be staged entirely within the vacated Mason Street right-of-way, leaving the entirety of Joe DiMaggio Playground open for use, although access to specific playground entrances could be restricted based upon the final construction staging plan. As stated in the Initial Study (Appendix A, pages 30 through 51), construction activities would be temporary and would not result in substantial degradation of existing recreational resources.

Demolition of the existing library could require staging and safety setbacks adjacent to the existing building in the tennis courts, bocce courts, children's play area, and sidewalk. These staging and setback areas would be temporary in nature, lasting about three months, after which

the total recreational space would increase (see below). Therefore, this component of Phase 1 of the proposed project would not result in substantial degradation of existing recreational resources.

As stated in **Table 4** on page 67, this new open space would generate an estimated 6 new visitors to the park during the AM peak hour (7:00 a.m. to 9:00 a.m.) and 16 new visitors during the PM peak hour (4:30 p.m. to 5:30 p.m.).⁶⁵ These new visitors would be spread among the entire open space of the project site at various times within the peak hour. The new visitors' use of facilities would not substantially degrade existing recreational resources.

Phase 2

Phase 2 of the proposed project would increase the amount of programmed passive recreational areas over existing conditions and improve existing facilities on the playground by organizing the playground's active features in such a way as to provide access through the site and to protect children by relocating play features further from the sites' street frontages and buffering these areas through increased and enhanced landscaping.

The existing, roughly 9,900-square-foot children's play area, situated to the south of the existing branch library near the site's Mason Street frontage, would be relocated under Phase 2 to an area more central on the site. As shown on **Figure 8** on page 46, the three onsite tennis courts would be moved about 40 feet to the south and new trees and landscaping would be planted along the courts' northern border. The children's play area would be about 40 percent larger than current conditions (approximately 13,700 square feet) and include new play structures and seating.

The proposed project's second phase would also result in other improvements compared to current conditions. The entire playground would be on one level, creating improved access among, and visibility of, playground features from locations around the site's perimeter. Finally, playground materials would be renovated or replaced. Broken asphalt in the multi-purpose hardscape area and tennis courts would be replaced, and any structural deficiencies in the exterior retaining wall would be repaired. Existing playground equipment would be removed, and updated playground equipment would be installed in the new children's play area. Existing activity areas on the hardscape portion of the playground would be supplemented and enhanced to include two additional basketball half-courts and soccer field striping, in addition to the volleyball courts, four-square courts and softball diamond.

The existing bocce courts, basketball court, volleyball courts, and four-square courts would have the same dimensions as under existing conditions. The two new basketball half-courts would be the same size as the court halves of the existing court. The left field wall of the softball diamond would be delineated by a fence, which would be 175 feet from home plate, which is 40 feet closer to home plate than the existing children's playground retaining wall. The right-field wall would be 266 feet from home plate (4 feet less than under existing conditions), and center field would

⁶⁵ To provide for a conservative analysis, visitors to the park were assumed to have a linear relationship to the total square feet of recreational space provided, even though the proposed project would not result in an increase in resident or employee population. Therefore, intensity of use measures in park users per square foot would not change.

extend 240 feet from home plate to the existing clubhouse building. Although this decreased size could affect play on the softball diamond, there is currently no formal softball or baseball play on the site. The city's approximately 50 turf softball fields may provide alternative softball and baseball locations compared to a paved multi-purpose area.⁶⁶

There would be an overall net increase in active recreational open space due to the increased size of the children's play area. In addition, there would be an overall net increase in passive recreational open space given the development of the vacated portion of Mason Street with landscaping and seating, as well as the renovation of the footprint of the existing library.

Depending on the availability of funding and the ultimate construction schedule for this phase, some or all areas of the existing playground would be closed during Phase 2 of the Master Plan's construction. Construction effects, however, are expected to be temporary. The most intensive construction activity, requiring the most time and area for staging, would be excavation of the existing children's play area and site grading. Resurfacing and striping of the multipurpose hardscape area, as well as surfacing and striping of the tennis courts, could be completed in a shorter timeframe and immediately within the respective location of those features, potentially leaving other areas available for recreational use.

Should construction require temporary closure of some of the playground's areas, other recreational areas, such as Washington Square Park and Michelangelo Playground, could experience an increase in visitors due to diverted visitors from the project site. This increase would be temporary in nature and would not be expected to result in substantial degradation of resources.

In summary, implementation of the Master Plan, which includes construction of a new branch library, demolition of the existing branch, and improvements to the Joe DiMaggio Playground would, result in a greater amount of open space on the site than currently exists through removal of a building in a park, closure of a portion of Mason Street, and a merger of the 701 Lombard parcel with the existing playground parcel. The Master Plan's later phase would increase program areas and shift activity areas on the site to provide for enhanced connectivity and access to and through the playground. In addition to active uses, the park / playground would include a greater number of seating areas as well as landscaped spaces for passive recreation than currently exist. Based on the foregoing, the Master Plan's Phases 1 and 2, taken together, would not substantially degrade existing recreational resources.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would result in similar changes to the project site as those under the proposed project. The existing parking lot would be replaced with the new library, and the existing library would be demolished. Construction staging would occur within the Mason

⁶⁶ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs: Paved Softball Area*, to: Planning Department, MEA, SFRPD, August 2, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Street right-of-way, which would be temporarily closed to vehicular traffic. Therefore, construction impacts to adjacent recreational resources would be similar to those of the proposed project and less than significant.

The space left by the existing library would become open space that would be programmed after Phase 1 of the project and would be designed and graded during Phase 2 of the proposed project. The variant would result in a net increase of 4,400 square feet of recreational space, which is less than the additional 12,010 square feet under the proposed project; this new space would be expected to generate incrementally fewer additional visitors to the park per day, compared to the proposed project. And as with the proposed project, the variant would result in a renovated park and playground after Phase 2, though with lesser connectivity to the proposed library building than under preferred project conditions. Similar to the proposed project, the Mason Street Narrowing Variant would result in less-than-significant impacts to existing recreational resources.

Cumulative Recreation Impacts

Impact LU-6: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on recreational resources. (Less than Significant)

The geographic scope of the cumulative recreation analysis includes parks and open spaces within, or just outside, a 1,320-foot radius (a 0.25-mile radius) of the project the site. As stated above, the American Planning Association states that Americans are rarely willing to walk more than a block or two to neighborhood parks, and the San Francisco Sustainability Plan has an objective of providing one park or open space within a 10-minute walk of every home. Therefore, the City considers a 10-minute walk (about 2,640 feet or 0.5 miles) a reasonable distance to access recreational opportunities.

Russian Hill and Telegraph Hill are topographic barriers to through-pedestrian movements. It is unlikely that local park patrons would walk up and over these hills to access another neighborhood park. In addition, although park patrons could walk additional distance on Columbus Avenue, there are no parks in either direction on that street for 2,640 feet / 0.5 miles, except for Washington Square Park. The park patrons could bike, drive, or take transit to other parks, but such travel is not typical behavior of neighborhood park users, especially children and seniors.

The parks and open spaces considered in the cumulative recreation analysis, as well as parks immediately outside the geographic scope, are listed in **Table 6** on page 74. There are no known park improvement projects within, or just outside of, this vicinity. Foreseeable projects in this vicinity are listed above, under Impact LU-4. Similar to the proposed project, Piazza Saint Francis, the Columbus Avenue Study, and the Jefferson Street Design would add passive open space to City's and North Beach neighborhood's total supply of open space. Although the citywide and neighborhood ratio of parkland per 1,000 residents would slightly increase with the proposed project, these cumulative projects would not technically further increase this ratio because these new areas would not be under the jurisdiction of SFRPD.

Nonetheless, these projects would add to the neighborhood's and city's portfolio of passive recreational open space and provide additional areas for respite for residents, workers, and visitors to the dense North Beach neighborhood. As stated above, much of the existing open space is too steep for use, or inaccessible altogether. These projects, combined with the proposed project, would introduce additional and accessible greenery and landscaping into the neighborhood, better connecting the city's residents to the natural environment. These projects would also provide locations to expand existing neighborhood festivals and fairs, or provide space for new events that require public open spaces. Therefore, the proposed project, in combination with these projects, would not make a considerable contribution to the degradation of recreational facilities.

The Pagoda Palace Theater Redevelopment and 1255-1275 Columbus Avenue projects would increase the resident and worker population of the North Beach Neighborhood. These residents would incrementally increase demand for active and passive open spaces, including that of the project site and other existing recreational spaces in the neighborhood. These projects would provide onsite open space in excess of 5,500 square feet (combined), meeting Planning Code requirements. While those projects would increase the residential population in North Beach that would have associated demands for open space and recreational facilities, these projects in conjunction with the proposed project would not result in degradation of recreational facilities because they would provide the requisite amounts of onsite open space.

The Central Subway North Beach Construction Variant, which could result in a potential Muni Metro subway station at Washington Square, would not increase resident or worker population in and of itself such that demand for recreational resources or other public services substantially increases. It would, however, increase transit use adjacent to Washington Square Park, furthering the park's function as a public gathering place and possibly also intensifying its use. However, as the proposed project would result in an increase and improvement of neighborhood-serving open space and recreational uses, its contribution to impacts to other parks, such as Washington Square, in conjunction with the North Beach Central Subway Construction Variant is not judged to be considerable.

Finally, the proposed project, in combination with the Pier 27 Cruise Terminal and the Northeast Embarcadero Study, would not contribute in a considerable manner to degradation of recreational resources. The Pier 27 Cruise Terminal would intensify visitor-serving uses in its immediate vicinity, but would also provide for recreational and passive open space in the form of a 2-acre plaza and other attractions along the Northeast Waterfront. In terms of the Northeast Embarcadero Study, its implementation could, over time result in improved pedestrian connectivity and amenities along the City's edge. Both the cruise ship terminal project and the Embarcadero study area are at least six blocks east of the areas where physical changes associated with the proposed North Beach Library and Joe DiMaggio Playground would occur and be most perceptible. As such, the proposed project would not contribute considerably to cumulative recreational impacts.

In conclusion, the proposed project, in combination with past, present, and reasonably foreseeable future projects and projected future neighborhood growth, would not result in a cumulatively considerable degradation to existing recreational facilities.

B. Aesthetics

This section describes the project site and vicinity's existing visual character and analyzes the potential for the proposed project to affect those conditions, including views from surrounding public areas and scenic vistas. Potential impacts are discussed and evaluated. In the Initial Study (Appendix A, page 24), the proposed project's potential light and glare impacts were determined to be less than significant. These impacts are therefore not discussed in this EIR.

This section includes numerous figures to aid the reader and show both the existing visual conditions and renderings of visual conditions with the proposed project. **Figure 13** on page 103 is a map depicting the location and direction of the viewpoints used in this discussion. Each figure represents only one viewpoint, the location and direction of which is shown in the map. For example, **Figure 17** represents the viewpoint looking westward along Lombard Street from Stockton Street, and it is designated by a "17" and an arrow pointing westward in the map. The other figures in this section are as follows:

- **Figure 14** through **Figure 21** on pages 104 through 110 show the existing view corridor and visual character of streets bordering the project site, including Columbus Avenue, Lombard Street, Powell Street, and Greenwich Street.
- **Figure 22** and **Figure 23**, on page 111, show existing views from the project site.
- **Figure 24** through **Figure 29**, on pages 114 through 121, show the Mason Street view corridor, which passes through the project site, in detail from viewpoints at intersecting streets within 3 blocks in either direction of the project site.
- **Figure 30** through **Figure 32**, on pages 126 through 128, show the existing visual character of the project site and photo-simulations of the proposed project in the context of the surrounding buildings.

Environmental Setting

Visual Character

Visual Character of the Site

701 Lombard Street

The surface parking lot is striped to accommodate parking for up to approximately 20 vehicles. A small, red valet attendant shed is located at the southern corner of the block. The entrance to the shed is through a white door on the eastern façade. Windows are on the eastern, northern, and southern facades. Each window is surrounded by white molding and protected with iron security grills. Public parking signs are also located at the southern and northwestern corners of the block, facing approaching traffic.

2000 Mason Street / 661 Lombard Street

The existing library building rises one story at the primary, west elevation, resulting in a strong horizontal profile, and two stories at the east, although the interior is divided into four levels. The building has a rectangular plan and faces west onto Mason Street. The façade is built of stacked-bond red brick interspersed with panels of glazing. The roof is asymmetrical, and it includes wide eave overhangs with exposed rafter tails on the west elevation. The building has two entries, both of which are level with the sidewalk, although the southern entry is enclosed by a cyclone fence and gate, and is not in use. The windows along Mason Street are set at 45-degree angles from the street, with glazing facing north and solid masonry facing south in a sawtooth arrangement. Casement windows are on the north side of the building; the southern half of the eastern side of the building also features five groupings of casement windows. The western façade has glass sliding doors, which open onto an outdoor brick-covered patio that steps down to concrete. An iron fence encloses this porch from the rest of the playground and the sidewalk. This fence separates the porch from the children's play area to the south of the building. The porch is also shaded by a pergola.⁶⁷

The existing pool and clubhouse buildings are also one story, with flat roofs slanted downward to the north. The building has a yellow and tan façade, mixed with linear metal and glass features. Tall floor-to-ceiling windows line the southern facades. The northern façade has an entrance to the pool building. This entrance comprises tinted glass and aluminum materials. It is recessed from the sidewalk and protected by an eave. A separate entrance to the clubhouse is on the eastern façade. This entrance is protected by an eave, and the building door is metal. Entrances to public restrooms are also on this façade.

To the west of the pool and north of the existing library are the bocce courts, which are sand and are surrounded by a sand walkway. This area is lined with two benches, shrubs, and a black chain-link fence. To the south of the pool and clubhouse and east of the existing library are three tennis courts, which are paved green and red and lined in white. The courts are encapsulated within the site, with buildings to their west and north, the retaining wall of the children's play area to the south, and a fence to the west, which separates the courts from the multi-purpose hardscape area. That area is striped for volleyball, four-square, basketball, and softball. An at-grade entrance is available from Lombard Street. From north to south, the surrounding elevation increases, so the hardscape area is bounded by retaining walls to the west and south. A gray chain-link fence surrounds the area, controlling access. Finally, the children's play area is at the southwestern corner of 2000 Mason Street / 661 Lombard Street. It has a sand surface and two play areas, one for younger children and one for older children. The playground is surrounded by fences with ivy, as well as bushes and a concrete wall on the southern side, making it only partially visible from nearby streets. At Columbus Avenue, the playground is protected from the street by a black metal fence, punctuated with red brick pillars.

⁶⁷ A *pergola* is a garden feature that forms a shaded passageway or area of pillars that support an open lattice, upon which vines or other plants are trained.

Mason Street Right-of-Way

Mason Street has one travel lane and one parking lane in each north-south direction. Two Cherry trees are on the western Mason Street sidewalk, ranging in height from 5 to 8 feet. Also within the project site, seven sycamore trees (plane trees), each approximately 10 feet tall, are on the eastern Mason Street sidewalk. These trees contribute to the street's character, however they are not prominent visual features because they are visually overwhelmed by other elements in the view corridor. The trees are relatively short and thin compared to the three mature street trees on Lombard Street and Columbus Avenue, which are visible across the 701 Lombard Street parking lot. These trees are between 30 and 40 feet tall and have a canopy of about 20 feet each, and visually dwarf the trees on Mason Street. Also, the red brick of the existing 25.5-foot library building contrasts with the surrounding beige and pastel buildings.

Visual Character of the Surrounding Neighborhood

The *General Plan's* Urban Design Element characterizes Columbus Avenue as a "Street [Areas] Important to Urban Design and Views" defines it as one of the "Streets That Define City Form." Urban Design Element Map 2, Plan for Street Landscaping and Lighting, identifies Columbus Avenue as a street on which the design, the determination of street use, and the control of land uses and building types should all be carried out with the visibility of such orienting features taken into account.

From Washington Street at its south to Beach Street to its north, Columbus Avenue's diagonal orientation to the rest of the area's street grid creates an irregular pattern of city blocks, disrupting the typical rhythm of the orthographic grid. The avenue is also the widest street in North Beach (generally 82-feet wide from property line to property line). It is flanked by relatively narrow (10-foot-wide) sidewalks and street trees, and along some portions it includes a cobblestone median with historic luminaires and plantings. Columbus Avenue's diagonal orientation does not evenly divide each block. At some intersections, such as Chestnut and Taylor Street, it crosses both east-west and north-south streets, which create wide intersections that provide orientation within the entire city grid; other locations, such as at the intersection of Vallejo Street, there is no comparable north-south axis. These characteristics make it easily distinguishable among other paths through the neighborhood.

Columbus Avenue follows lower-lying contours in the City's northeast. On its northwest, the topography rises where it crests at about 305 feet asl at Sterling Park (Larkin and Lombard Streets) and 345 feet asl at Taylor and Vallejo Streets in Russian Hill. To its southwest, Nob Hill rises to about 335 feet at Clay and Jones Street. On its east Telegraph Hill reaches about 285 feet asl atop Pioneer Park, where Coit Tower, an Art Deco tower/visual landmark that represents a fire hose nozzle, rises an additional 210 feet. The intermittent areas, those around Jackson Square, and the North- and Northeast Waterfront, are lower lying. Within the heart of North Beach, from the project site to Union Street, Columbus Avenue's elevation steadily rises from about 20 feet asl to about 75 feet asl over an area of about five blocks.

Bay Street creates a strong visual edge between North Beach and the Fisherman's Wharf area. In this location, the built form and neighborhood character is typical of the Fisherman's Wharf,

which is defined by a variety of entertainment, commercial retail, and tourist uses of the Cannery Shopping Center, San Francisco Maritime National Historic Park, Fisherman's Wharf, Hyde Street Pier, and the Powell-Hyde Cable Car turnaround.

Just south of the project site, the primary node of activity is Washington Square Park. The park is surrounded by retail and restaurant uses on Powell Street, Union Street, and Stockton Street, and it is fronted by Saints Peter and Paul Church on Filbert Street. The combination of open lawn set in front of the church, walking paths, mature street trees, and shaded children's area create a unique visual resource. The church is also a visual resource, its bell towers visible above rooflines from several locations, contrasting with the surrounding built environment and providing neighborhood orientation and identity. These characteristics are replicated by the bell towers of the Saint Francis of Assisi Church, two blocks southeast of Washington Square.

Within this area, neighborhood character is forged by the built environment, which contains one-to-four-story buildings (with two-to-three stories most prevalent) that exhibit Victorian and Edwardian architecture, with bay windows on the second and third stories, brightly-painted siding with contrasting trim lines, and decorative cornices at the skyline. Some buildings are also of the Art Deco style and its sub-style, Streamline Moderne. These buildings have rounded edges, horizontal orientation, and more subdued colors. Buildings are typically built to the lot line and are varied in footprint width. Lots are generally wider on properties along Columbus Avenue than on nearby residential streets. In these cases, building mass is often broken down by architectural elements to respond to the common 25-to-35-foot-wide rhythm common on adjacent streets. Facade materials are those most common in San Francisco and include a range of wood panels, stucco, or in some cases brick. Many buildings, reflective of the City's Mediterranean setting, are painted white, blue, green, and yellow, as well as beige and tan. The ground floor facades almost all include large storefront windows, often adorned with awnings.

The intersection of Broadway with Columbus Avenue is about 2,100 feet (0.4 miles) southwest of the project site and is a visual gateway to the neighborhood. Broadway connects the northeastern waterfront to the east with Chinatown and Russian Hill to the west via the Robert C. Levy (Broadway) Tunnel. The area around Columbus Avenue and Broadway includes the City Lights Bookstore, an officially designated city landmark and hallmark of the Beat Generation. City Lights Bookstore is one of many businesses set amidst a backdrop of the Broadway night life district visually distinguished by neon signs, marquees, and bright storefronts. To the east, the intersection of Columbus Avenue with Green and Stockton Streets serves as another neighborhood gateway from Chinatown. Approaching this gateway along Stockton Street from the south, the visual character gradually changes from market storefronts of Chinatown to the banks and sidewalk cafes and restaurants of North Beach. South of Green Street and west of Columbus Avenue, storefront signs include Chinese characters. Neighborhood retail spaces dominate Stockton Street, contrasting with the restaurant-heavy Columbus Avenue.

To the southeast, Columbus Avenue has a prominent visual terminus, where the Transamerica Pyramid features prominently in views toward Montgomery and Washington Streets. This visual landmark marks the beginning of the Financial District and provides continuity when traveling

through North Beach, given it can almost always be seen when traveling southeastward on Columbus Avenue. The Transamerica Pyramid and surrounding buildings become more massive as office uses become more prevalent on the neighborhood's edge with the Financial District, creating a backdrop of high rise buildings in southeasterly views.

Public Open Spaces

Public open spaces provide visual relief from the hard materials and forms of the built environment. The nearest public open space to the project site, aside from the site itself, is Washington Square Park, one block south of the project site and bounded by Filbert Street, Powell Street, Union Street, and Stockton Street. Three blocks east of the site is Coit Tower and Pioneer Park on Telegraph Hill. Three blocks to the west is the Michelangelo Playground. One block farther west is base of the landscaped “crooked” portion of Lombard Street, and one block farther west again—atop Russian Hill—are the Alice Marble Tennis Courts. The project site is partially visible from the crooked portion of Lombard Street, though it is primarily obscured by the Crystal Tower Apartments building (2140 Taylor Street). The project site is not visible from Pioneer Park or the base of Coit Tower on Telegraph Hill, due to intervening vegetation. It is, however, visible from the observation deck of Coit Tower, where the red façade of the existing library building, and the open space of the existing playground, contrasts with the surrounding two- to four-story built form.⁶⁸ The project site is not clearly visible from any other of the above parks and open spaces, and the parks and open spaces are not substantially visible from the project site due to the long distances between them, intervening buildings, vegetation, and hilly topography.

Views

This EIR defines a view corridor as an enclosed area of landscape, viewed as a single entity that includes the total field of vision from a specific point, or series of points along a linear route. Public view corridors are areas in which views are available from publicly-accessible viewpoints, such as from city streets or sidewalks. Within the project vicinity, primary view corridors include Columbus Avenue, Lombard Street, Powell Street, Greenwich Street, and Mason Street.

For purposes of analysis in this EIR, views from the project site can be placed in one of three categories: short-range (views from public vantage points of locations to a distance of 0.25 miles); medium-range (views from public vantage points of locations to a distance of 0.25 miles to 0.50 miles); and long-range (views from public vantage points of locations at a distance greater than 0.50 miles). Views are generally described from the perspective of a pedestrian, though where applicable, dynamic views from vehicles are described.

Photos are included in this section to supplement the descriptions of publicly accessible views, described below. The View Map (see **Figure 13**, page 103) shows the location and direction of each viewpoint.

⁶⁸ Coit Tower at the top of Telegraph Hill is landmark building that provides sweeping views of the North Beach neighborhood, as well as other areas of the City and San Francisco Bay. Although it is a publicly accessible building, a nominal fee is charged to access the observation deck.

View Corridors

Columbus Avenue

Within the project area, the *General Plan* characterizes the quality of views on Columbus Ave as average and indicates that the street is one that “defines the city form.” As shown in **Figure 14** and **Figure 15, Columbus Avenue View Corridor**, page 104, short-range views of the project site along Columbus Avenue are available looking northwest from Filbert Street (**Figure 14**) and looking southeast from Chestnut Street (**Figure 15**), although they are substantially obscured by street trees, parked automobiles, and intervening buildings. Mid- and long-range views are not available of the project site along Columbus Avenue due to changes in topography, intervening buildings, street trees, and parked cars. Looking southeast from Chestnut Street (**Figure 15**), the most prominent visual features are the Transamerica Pyramid directly to the southeast. Better views are available adjacent to the project site. From Lombard Street looking southeast, the existing parking lot at 701 Lombard Street is in the foreground, and the existing library, as well as the pool and clubhouse, block views into Joe DiMaggio Playground. The bocce courts are visible, though partially obscured by street trees. From Greenwich Street looking northeast, the library is a prominent visual feature in the foreground, though it blocks views into the playground and of the pool and clubhouse. The median along Columbus Avenue terminates after Greenwich Street adjacent to the project site. The tracks for both directions of the Powell-Mason Cable Car Line run for only a few blocks on the avenue, demarcating the specific span of the avenue from Greenwich Street / Mason Street to Chestnut Street / Taylor Street and act as prominent visual features. Across the avenue from the project site, 2- and 3-story stucco buildings of varied footprints are built to the lot line. The rooflines of these buildings step down in a rhythm as the elevation decreases. Adjacent to the project site, two Laurel Figs are planted on the southwestern sidewalk, and four Indian Laurel Figs are planted on the northeastern sidewalk.

Mason Street

Mason Street, which connects Downtown to Fisherman’s Wharf, is a two-way street with one parking lane and one travel lane in each direction. The Mason Street portion of the project site is entirely within the view corridor and is visible looking northward and southward from several locations along the street. Due to the unique location of Mason Street within the project site, this analysis considers existing conditions, and renderings of the proposed project, along the corridor in **Figure 24** through **Figure 29** on pages 114 through 121 in the impact analysis, below.

The *General Plan* does not specifically characterize the quality of views on Mason Street. Instead, it identifies Mason as a “street that extends the effect of public open space.” Additionally, Mason Street is part of the 49-Mile Scenic Drive (see below).

Directly south and west of the project site, tracks for both directions of the Powell-Mason Cable Car Line run along Mason Street. The tracks continue north onto the outside lanes of Columbus Avenue, and then onto Taylor Street north of the project site toward Fisherman’s Wharf. Similar transportation infrastructure is found along only two other routes in the City. Both the tracks and the cable cars themselves are unique visual elements in the short- and mid-range views from the project site. Similarly, the subject property is also visible in dynamic view sequences from cable

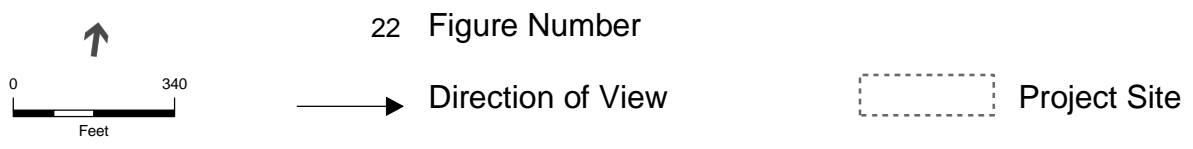
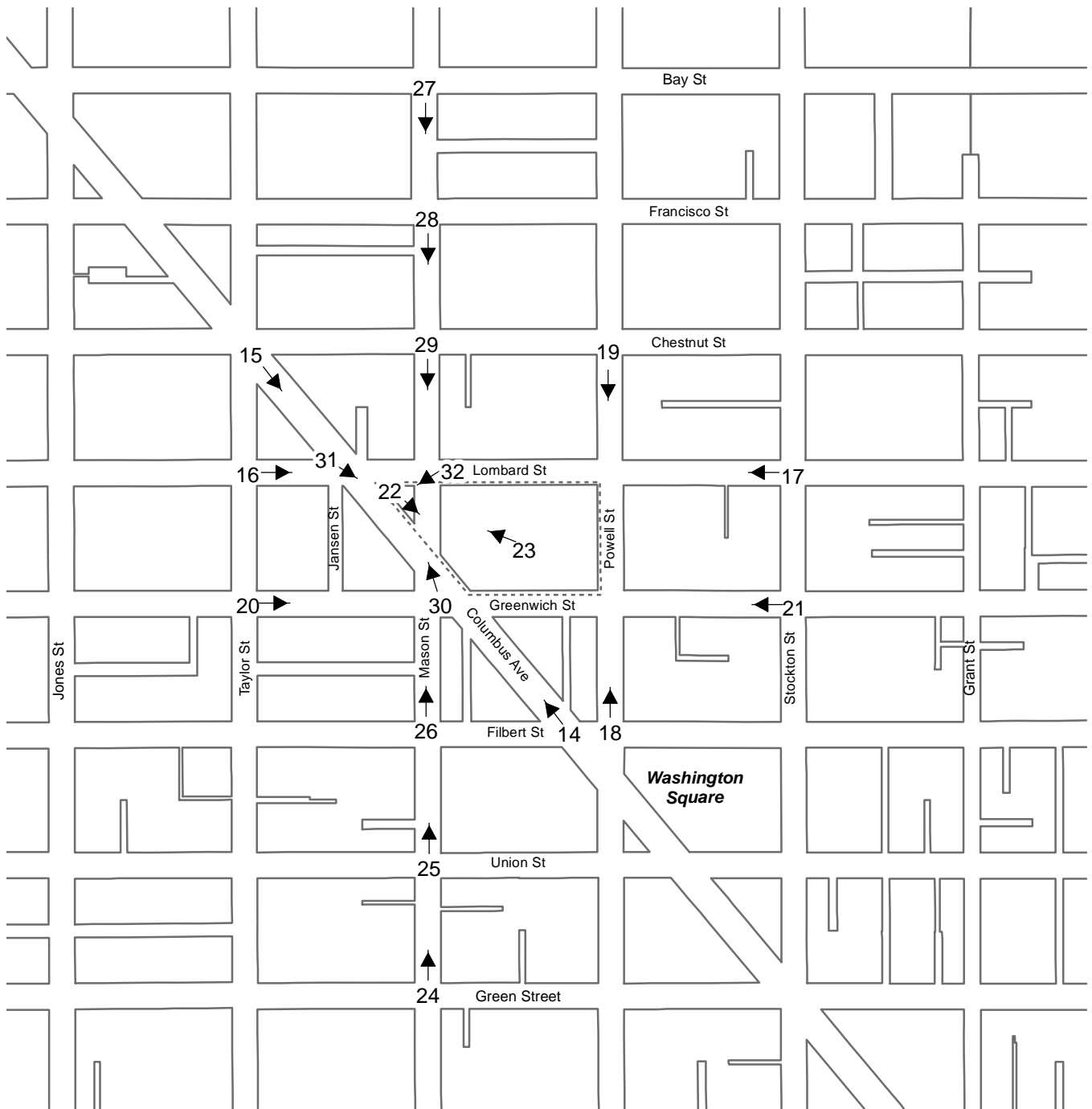




Figure 14 - Columbus Avenue near Filbert Street Looking Northwest



Figure 15- Columbus Avenue near Chestnut Street Looking Southeast

SOURCE: ESA

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Figures 14 and 15
Columbus Avenue View Corridor

cars along this portion of the route. Angel Island is also a prominent visual feature in the mid-range views from the site while looking northward from Filbert Street. Farther south, Mason Street rises up Nob Hill, and the project is not readily visible in long-range views from the south due to intervening topography and street trees which obscure its view. Looking southward from Chestnut Street, the most prominent visual feature in the short-range view is the existing library, with its distinctive red façade. The most prominent visual feature in the mid-range view is the 24-story Royal Tower Apartments at 1750 Taylor Street. The project site is not visible in long-range views from the north.

49-Mile Scenic Drive

The 49-Mile Drive opened in September 1938 as a promotion for the 1939 Golden Gate International Exposition. It features views of the then-newly-built Golden Gate and Bay Bridges. Historically, it terminated at the fairgrounds on Treasure Island. The circuitous route links diverse

San Francisco neighborhoods and provides motorists with a self-guided tour of the City's scenic resources and attractions. The route heads northward from Downtown first on Kearny Street and then turns northwestward onto Columbus Avenue. From there, the route turns northward onto Grant Avenue and then turns westward onto Lombard Street. The route passes the project site and then turns northward onto Mason Street where it then continues its route through the Presidio, Sea Cliff and the Great Highway. Along Mason Street the route map calls out attractions generally to the north of the subject property along the waterfront and in the Bay: Pier 39, Fisherman's Wharf, Alcatraz, Aquatic Park, etc. In the sites' immediate vicinity, views along Mason Street include the Bay and Angel Island in the distant background. Due to the inclusion of one-way streets, the route is intended to be driven in one direction.

There is one 49-mile scenic drive way-finding sign adjacent to the project site. This sign is attached to a luminaire pole at the northwest corner of Lombard Street and Mason Street. It directs drivers traveling on westbound Lombard Street to turn right onto northbound Mason Street. The previous way-finding sign along the route is at the corner of Lombard Street and Stockton Street, and it directs drivers to continue on westbound Lombard Street. The following way-finding sign along the route is at the intersection of Mason Street and Francisco Street, and it directs drivers to continue on northbound Mason Street.

Lombard Street

Lombard Street has a varied topography, with its lowest point (18 feet asl) near the project site and higher elevations at Hyde Street (265 feet asl) and Telegraph Hill Boulevard (175 feet asl).

The *General Plan* characterizes the quality of views on Lombard Street as "average" along the project block. Two blocks to the west at Taylor Street, the *General Plan* acknowledges the area's rise in topography and defines the quality of views as "excellent" from the crooked portion of the street westward toward Russian Hill. East of Stockton Street, the *General Plan* similarly characterizes Lombard Street's views as "excellent" along the upslope of Telegraph Hill. In recognition of the sweeping views afforded from Telegraph Hill and Pioneer Park, the *General*

Plan also designates the roughly four block area between Lombard, Filbert, Grant and Montgomery Streets as “important vistas to be protected.”

As shown in **Figure 16** and **Figure 17, Lombard Street View Corridor**, page 107, short-range views of the project site along Lombard Street are available looking eastward from Taylor Street (**Figure 16**) and looking westward from Stockton Street (**Figure 17**), although they are obscured by street trees, parked automobiles, and intervening buildings. Looking eastward from Taylor Street (**Figure 16**), the most prominent visual feature is Telegraph Hill rising behind the project site. Looking westward from Stockton Street (**Figure 17**), the most prominent visual features are the residential towers on Russian Hill, as well as the “crooked” portion of Lombard Street. Mid- and long-range views are not available of the project site along Lombard Street due to the city topography, intervening buildings, street trees, and parked cars.

Adjacent to the project site, nine approximately 30-foot-tall Indian Laurel Figs, two Japanese Cherry trees, and two Olive trees are on the southern sidewalk, and eleven Indian Laurel Figs are on the northern sidewalk. The Indian Laurel Figs create a canopy and sense of enclosure along both sidewalks east of Mason Street. Decorative shrubs grow in front of properties on the western half of the block, creating a soft green boundary along private properties. On the northern side of the street are two- to four-story apartment buildings and houses, most of which have ground-floor garages and bay windows on the upper floors. These structures are primarily built to the lot lines, creating a continuous street wall. Directly across from the North Beach Pool and Clubhouse is the entrance and playground of the Telegraph Hill Neighborhood Center, which creates a break in the street wall with a secure fence closed after operating hours.

Powell Street

Powell Street is a two-way street with one travel lane and one parking lane in each direction. The topography along Powell Street generally slopes upward from 5 feet asl at Francisco Street to 110 feet asl at Broadway. In the vicinity of the project site, the *General Plan* does not specifically characterize the quality of existing views. Instead, it identifies it as a “street that extends the effect of public open space.”

As shown in **Figure 18** and **Figure 19, Powell Street View Corridor**, page 108, short-range views of the project site along Powell Street are available from looking northward from Filbert Street (**Figure 18**) and looking southward from Chestnut Street (**Figure 19**), although they are obscured by street trees, parked automobiles, and intervening buildings. Looking northward from Filbert Street (**Figure 18**), the most prominent visual feature is the playground, including the trees, the sunken location of the multipurpose area in relation to Greenwich Street, and the break in the street wall. Looking southward from Chestnut Street (**Figure 19**), there are no prominent visual features. Mid- and long-range views of the project site are not available along Powell Street due to the city topography, intervening buildings, street trees, and parked cars.

Adjacent to the project site, seven sycamore trees (plane trees) are on the western sidewalk, and no trees are on the eastern sidewalk. On the eastern side of the street, two- to four-story apartment buildings and houses are visible.



Figure 16 - Lombard Street near Taylor Street Looking East



Figure 17 - Lombard Street near Stockton Street Looking West

SOURCE: ESA

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Figures 16 and 17
Lombard Street View Corridor



Figure 18 - Powell Street near Filbert Street Looking North



Figure 19 - Powell Street near Chestnut Street Looking South

SOURCE: ESA

2008.0968E: North Beach Public Library . 206352.01

Figures 18 and 19
Powell Street View Corridor

Greenwich Street

The *General Plan* does not specifically characterize the quality of views on Greenwich Street. Instead, it identifies it as a “street that extends the effect of public open space.”

Greenwich Street is a two-way street with one travel lane in each direction and a perpendicular parking lane on the westbound side adjacent to the project site. The topography along Greenwich Street is similar to Lombard Street. Short-range views of the project site along Greenwich Street are available from near Taylor Street looking eastward (**Figure 20**) to near Stockton Street looking westward (**Figure 21**), although they are obscured by street trees, parked automobiles, and intervening buildings (see **Figure 20** and **Figure 21, Greenwich Street View Corridor**, page 110). The most prominent visual element looking eastward from Taylor Street (**Figure 20**) is Coit Tower atop Telegraph Hill. The most prominent visual features looking westward from Stockton Street (**Figure 21**) are the towers atop Russian Hill. Mid- and long-range views are not available of the project site along Greenwich Street due to topography, intervening buildings, street trees, and parked cars.

Adjacent to the project site, 11 sycamore trees, ranging from 10 to 15 feet in height, are on the northern sidewalk. On the southern side of the street, two- to five-story apartment buildings are visible. These structures are primarily built to the lot lines, creating a continuous street wall except for a break at Via Bufano, a one-block alley connecting to Columbus Avenue.

Views from the Project Site

As shown in **Figure 22** and **Figure 23, Views from the Project Site**, page 111, looking eastward and southeastward from the southeast corner of Lombard Street (**Figure 22**), a view is available encompassing Coit Tower in the mid-range view, the peaks of the Saints Peter and Paul Church Bell Towers in the short-range view, and the Transamerica Pyramid in the long-range view. To achieve this view encompassing all three visual landmarks, one must stand within a specific area on the southern sidewalk of Lombard Street, near the intersection with Columbus Avenue, or within the northwest corner of the 701 Lombard Street parcel. The existing library partially blocks the view of the Transamerica Pyramid, and the church towers are partially obscured by intervening buildings. Looking west from the multi-purpose hardscape area (**Figure 23**), the short-range view includes the bell tower of the San Francisco Art Institute. The view of this building is partially obscured by the existing library, as well as by the mature street trees at 701 Lombard Street. There are no other distinctive visual features from this perspective.

Finally, views across the existing Joe DiMaggio Playground are impeded by existing buildings and elevation changes. Users of the bocce courts cannot clearly see across the tennis courts to activities at the children’s play area or multipurpose hardscape area. Pedestrians walking on Mason Street have limited visual access to the playground, and the view of playground features is blocked by the existing library.



Figure 20 - Greenwich Street near Taylor Street Looking East



Figure 21 - Greenwich Street near Stockton Street Looking West

SOURCE: ESA

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Figures 20 and 21
Greenwich Street View Corridor



Figure 22 - From Project Site Looking East



Figure 23 - From Project Site Looking West

SOURCE: ESA

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Figures 22 and 23
Views from the Project Site

Non-Publicly Accessible Views of the Site

The project site is visible from some residential buildings in the area, in particular the Crystal Tower Apartments (2140 Taylor Street), the View Tower Apartments (2238 Hyde Street), and the

Royal Tower Apartments (1750 Taylor Street) on Russian Hill. The existing library, with its distinctive red façade, and the multi-purpose hardscape area of the playground, which creates a break in the built-out, 2- to 4-story built character of the neighborhood, are visible from the private areas. Distinctive landmarks, such as Coit Tower and Pioneer Park on Telegraph Hill and the spires of Saints Peter and Paul Church are more visually prominent because they rise above the built environment.

Significance Criteria

The project would have an adverse impact if it would cause a substantial, demonstrable negative aesthetic effect. The project would have such an effect if it were to:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- Substantially degrade the existing visual character or quality of the study area and its surroundings.

The significance determination in visual analyses is based on consideration of both (1) the extent of change related to project visibility from key public vantage points and (2) the degree of visual contrast and compatibility in scale and character between proposed project elements and the existing surroundings.

Impacts

Impacts to Views and Scenic Vistas

Impact AE-1: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project would not have a substantial adverse effect on scenic vistas or damage scenic resources. (Less than Significant)

Implementation of the proposed project would change existing views of the site from public viewing corridors in the vicinity because the proposed library, demolition of the existing library, and excavation of the existing children's play area would alter the visual composition of the 701 Lombard and 2000 Mason Street sites.

The proposed project would not have a demonstrable negative effect on scenic views or vistas, nor would it substantially damage views of scenic resources. Views along the primary view corridors around and through the project site would remain along Columbus Avenue, Mason Street, Lombard Street, Powell Street, and Greenwich Street and would not, in general, be

substantially altered from existing conditions. The project site would also remain visible from most private viewing areas. A summary of the possible changes to existing public views resulting from implementation of the Master Plan is provided below.

Phase 1

Columbus Avenue

The project site is partially visible in short-range views from one block in each direction along Columbus Avenue. Looking northwestward from Filbert Street (**Figure 14**) (see **Figure 13** for a map of viewpoints), the removal of the existing library, removal of mature street trees on Columbus Avenue, and new library would be somewhat noticeable, although most of the changes would be obscured by street trees and intervening buildings. The new library would create a street wall on the eastern side of Columbus Avenue where none currently exists. The avenue would maintain its characteristic planted center median and two travel lanes in each direction. As stated above, mid- and long-range views are not available through the project site along Columbus Avenue due to the area's topography, intervening buildings, street trees, and parked cars.

Looking southeastward from Chestnut Street (**Figure 15**), the new library and removed street trees would be somewhat noticeable in the short-range view on the left (east) side of the street, although it would remain primarily obscured by street trees and intervening buildings. The new library would not block views of the Transamerica Building or the high-rises of downtown in general. The avenue would retain its characteristic four travel lanes, as well as the tracks of the Powell-Mason Cable Car Line. Although the project would remove two street trees along Columbus Avenue, this change would not substantially degrade the view.

Therefore, the project would not alter views of Columbus Avenue such that it would cease to be a street that "defines city form," as defined in the *General Plan*. Views would remain of average quality.

Mason Street

The most substantial change to the views along the view corridors described above would be of the project site along Mason Street from both the north and south. The new library's footprint would extend 19.5 feet into the existing Mason Street right-of-way, extending about 3.5 eastward of the existing curb edge. The remainder of the existing right-of-way would be landscaped as a pedestrian-only open space. **Figure 24** through **Figure 29** on pages 114 through 121 present building renderings to illustrate the proposed library's effect on views from six intersections along Mason Street. To better convey the impact of the proposed library building within the existing Mason Street right-of-way, these renderings do not show mature trees, benches, or other amenities that could eventually be developed in this portion of the project site. The area is depicted as landscaped with grass and walking paths.

Looking northward from Green Street (**Figure 24** on page 114), four blocks south of the project site, the proposed library would be a noticeable addition in place of the existing parking lot, although it would not be as tall as nearby buildings and would be obscured by the intervening



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 24
Looking Northward on Mason Street from Green Street

buildings on the west side of Mason Street. The library would somewhat protrude into the view corridor, diminishing the western roadway edge of Mason Street. The building would replace a visually permeable area currently occupied by young street trees and utility poles. Although the library would block the view of the buildings and Mason Street sidewalk immediate to the north, it would not block views of visual or scenic resources or vistas, such as the Bay or Angel Island. Mid- and long-range views would not be affected due to the relative elevation at this location on Green Street. The demolition of the existing library would not be apparent from this distance; it would be blocked by intervening buildings and street trees. The new landscaping in the vacated right-of-way would be a noticeable interruption in the otherwise grey and regular asphalt surface, but it would not block views or detract from the view corridor.

Moving one block northward along Mason Street, looking northward from Union Street (**Figure 25** on page 116), three blocks south of the site, the proposed library would be more noticeable than it would from Green Street. Although the building would still be diminutive compared to the surrounding 3- and 4-story structures, its protrusion into the Mason Street right-of-way would be more apparent. The extension of its southwestern façade into the view corridor would indicate the presence of the diagonal Columbus Avenue. Demolition of the existing library would not be noticeable from this location due to intervening street trees. Mid- and long-range views of the Bay and Angel Island from this location would not be changed from existing conditions.

Moving closer to the project site, and looking northward along Mason Street from Filbert Street (**Figure 26** on page 117), two blocks south of the project site, the proposed library's extension into the view corridor would be apparent. The library would occupy an area of the view corridor that typically contains street trees and utility poles of permeable visibility, thereby interrupting the Mason Street edge. The open space would be clearly visible in the corridor. Mid- and long-range views along the corridor would not be adversely affected. The demolition of the existing library and removal of street trees on the western side of the vacated Mason Street right-of-way would be apparent from this location. The change in the view corridor would be more acute at this location than at viewpoints shown **Figure 24** and **Figure 25**.

Looking southward from three blocks north of the project site, at Bay Street (**Figure 27** on page 118), the proposed library building would be primarily obscured by existing street streets on the west side of Lombard Street south of the project site. As shown in figure, the demolition of the existing library would be somewhat visible, although it would not change the view. The most noticeable change would be the grass and plantings in the Mason Street right-of-way. This area would be more visible than in views from the south (**Figure 24** through **Figure 26**) because the project site slopes downward to the north. The Powell-Mason Cable Car tracks would continue to be visible. These changes would not block short- or mid-range views from Bay Street.

Moving one block closer, or three blocks north of, the project site, looking southward from Francisco Street (**Figure 28** on page 119), the proposed library would be visible on the western side of Mason Street. It would appear shorter than most of the surrounding buildings and in the



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 25
Looking Northward on Mason Street from Union Street



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 26
Looking Northward on Mason Street from Filbert Street



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

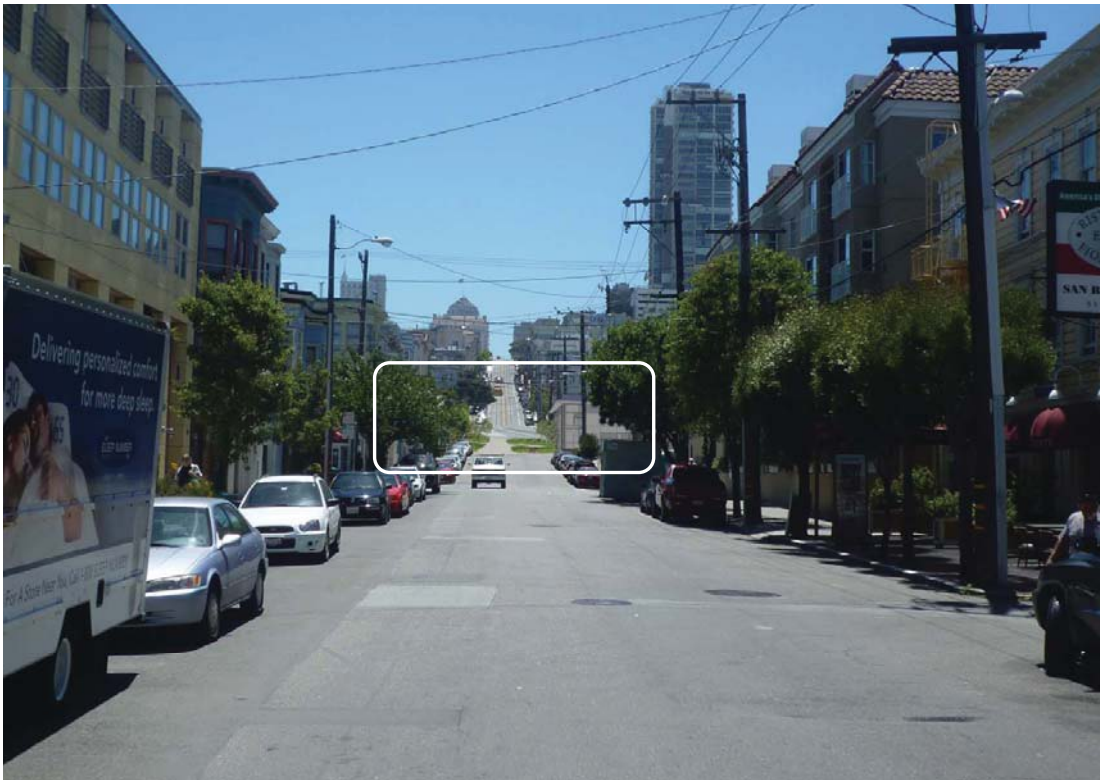
SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 27
Looking Southward on Mason Street from Bay Street



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 28
Looking Southward on Mason Street from Francisco Street

context of the buildings on Russian Hill, which rises behind the project site. The library would occupy sidewalk space typically occupied by street trees and utility poles, although its protrusion into the view corridor would not adversely affect scenic resources. The Powell-Mason Cable Car tracks would continue to be visible, although they would be somewhat obstructed by landscaping treatment. As in the viewpoint shown in **Figure 27**, the landscaped vacated Mason Street right-of-way would be noticeable, but it would not detract from the view. The demolition of the existing library would not be apparent from this location due to intervening street trees and buildings.

One block north of the project site, looking southward from Chestnut Street (**Figure 29** on page 121), the proposed library would occupy the western portion of the view corridor, partially blocking views across Columbus Avenue and of the cable cars traveling along Columbus Avenue. This change would be more acute than the change from shown in **Figure 27** and **Figure 28**, discussed above. Views of buildings along Russian Hill would not be affected. The building would not appear to occupy a substantial portion of the right-of-way or the view corridor. Demolition of the existing library and its footprint that would be in open space use would be visible from this location, opening up views of the buildings on the south side of Greenwich Street. The landscaped area in the vacated right-of-way would be visually prominent and interrupt the asphalt along the view corridor, although it would not adversely affect scenic vistas or other visual resources in this view.

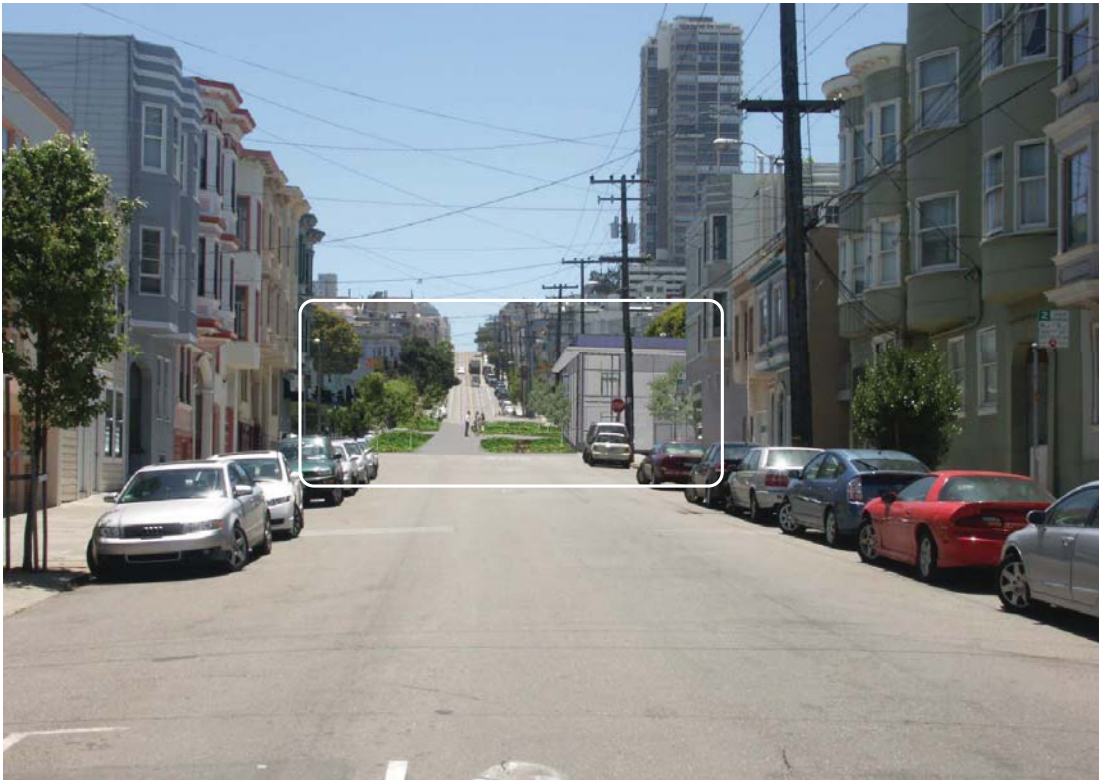
Regarding *General Plan* policies, the new public open space in the Mason Street right-of-way would be visible from at least Green Street to Bay Street, as discussed above and shown in **Figure 24** through **Figure 29**. From these viewpoints, the proposed library building would not block views of Angel Island, the Bay, or other scenic resources. Views within one block of the project site (closer to the project site than **Figure 26** and **Figure 29**) could be obscured by the proposed project. However, the excellent quality of views northward from Vallejo Street to Union Street would be maintained. Therefore, on balance, the changes to the Mason Street view corridor do not appear to conflict with *General Plan* Urban Design Element Policies 1.1 and 3.4, which call for preservation of views of open spaces and water. The closure of Mason Street to vehicular traffic would allow for unimpeded pedestrian access from the proposed library into Joe DiMaggio Playground. Therefore, Phase 1 of the project would further the *General Plan's* designation of it as a "street that extends public open space."

Thus, in this context, the changes to the Mason Street view corridor respond to the *General Plan's* Urban Design Element Policies 2.8 and 2.9, collectively, which state that streets should not be given up for public buildings without first reviewing all public benefits that streets afford, including their function as view corridors. The project does not appear to conflict with *General Plan* Transportation Policy 2.3, which states that roadway improvements should be designed to protect views.

Nonetheless, the changes to the established streetwall and streetscape pattern may be judged by some, especially residents close to the site and some visitors, as substantial or adverse. As illustrated in **Figure 24** through **Figure 29**, the proposed library would be a distinct element in



Existing Conditions



View with Proposed Library and Illustrative Open Space Treatments

SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 29
Looking Southward on Mason Street from Chestnut Street

this view corridor and its effect on the corridor would diminish beyond the site, both to the north and south. Established focal points in the distance would continue to be available with views terminating toward Nob Hill or the Bay. Scenic elements or vistas would not be adversely affected given the proposed library's scale within its surrounding context.

In conclusion, the overall impact on the view corridor, based on the foregoing analysis, is judged to be less than significant.

49-Mile Scenic Drive

The 49-Mile Scenic Drive is intended to be driven in one direction, starting at the Civic Center and traversing both one-way streets (such as Kearny Street and Howard Street) and two-way streets (such as Lombard Street and Mason Street). Dynamic views traveling northward from the project site along the Mason Street segment of 49-Mile Scenic Drive would not be adversely affected by the proposed project, and visual attractions shown along the route's map to the north of the site, including Pier 39, Fisherman's Wharf, and the Del Monte Cannery Building, are not specifically visible from the site or from Mason Street within the North Beach neighborhood. The project would thus not adversely impact the 49-Mile Scenic Drive.

Lombard Street

The project site is partially visible in short-range views from one block in each direction along Lombard Street. Looking eastward from Taylor Street (**Figure 16**), the new library would obscure the current view of the pool and clubhouse. Looking westward from Stockton Street (**Figure 17**), the view would be slightly altered by removal of the mature street tree in the Lombard Street sidewalk at 701 Lombard Street. The new library would be partially visible, although it would mostly be obscured by street trees and intervening buildings. In mid-range views, the towers on Russian Hill and the crooked portion of Lombard Street would still be visible from the viewpoint shown in **Figure 16**, though they would be obscured when closer to the new library. Dynamic views traveling westward along the Lombard Street segment of 49-Mile Scenic Drive would not be substantially altered. The excellent quality of the street view, as defined by the *General Plan*, would be retained along the upslope of Telegraph Hill.

Powell Street

Short-range views one block from the project site in each direction along Powell Street would remain unchanged due to the concentration of proposed structural changes in the western half of the project site. Looking southward from Filbert Street (**Figure 18**), the proposed project would not change the view. Looking northward from Chestnut Street (**Figure 19**), no changes would be noticeable. The Fairmont Hotel and proposed Condominium Towers would still be visible in the long-range view. The mid-range views would not change substantially, and the towers on Russian Hill would continue to be visible with the proposed project. Given Phase 1 would not affect the street, Powell Street would continue to extend the effect of public open space, as indicated in the *General Plan*.

Greenwich Street

Short-range views one block from the project site in each direction along Greenwich Street would slightly change. Looking eastward from Taylor Street (**Figure 20**), the existing library would be removed, opening up a view into the park, although the view would be primarily obscured by existing buildings from this location. Coit Tower would still be visible. Looking westward from Stockton Street (**Figure 21**), the view would not be substantially altered, and existing trees on the project site would obscure the demolition of the existing library and construction of the proposed library. The towers on Russian Hill would still be visible. Greenwich Street would continue to extend the effect of public open space, as indicated in the *General Plan*.

Views from the Project Site

Mid- and long-range views from looking southeast from the Lombard Street sidewalk adjacent to 701 Lombard Street (**Figure 22**), as well as views looking westward and northwestward from the tennis courts and multipurpose hardscape area (**Figure 23**) would change under Phase 1 of the proposed project. The existing view of the Transamerica Pyramid, Saints Peter and Paul Church, and Coit Tower from the viewpoint shown in **Figure 22** would be blocked by the proposed library. Mid-range views of Coit Tower and Saints Peter and Paul Church from Mason Street, Columbus Street, Lombard Street and within the playground, however, would be expanded with the demolition and removal of the existing library. Due to removal of the existing library, views would also be available of the library and vacated portion of Mason Street from Powell Street and Greenwich Street. Finally, new publicly-accessible interior views would be created from the proposed library's corner windows, as well as the second-story bay window, would take advantage of the location to provide views to the Bay, Coit Tower, the spires of Saints Peter and Paul Church, and the Transamerica Pyramid.

Short-range views across the project site would also be changed by the proposed project. Demolition of the existing library building would allow views from Powell Street looking westward to the new library at 701 Lombard Street. Similarly, removal of the library would open up views from the vacated Mason Street right-of-way, allowing surveillance of the entire play area.

Other Views

As stated above, the project site is visible in mid-range views from publicly accessible areas like the observation deck of Coit Tower, as well as from privately accessible areas, including nearby residences. Although the view of the project site would slightly change due to the implementation of the proposed project, no scenic views from these private viewing points would be obscured – the site would be viewed in the context of the pattern of surrounding buildings and would not substantially stand out as a distinctive element.

In conclusion, implementation of Phase 1 of the proposed project would result in changes to existing views from within and around the project site boundaries. It would not result in a demonstrable negative visual effect on views of the project site. Although Phase 1 would alter views from locations on Mason Street from the blocks immediately north and south of the project site, the impact on the Mason Street view corridor as a whole would be less than significant.

Phase 1 would not substantially obstruct any other existing significant view corridors along streets adjacent to or through the project site.

Implementation of Phase 1 of the project would not have an adverse effect on views or damage scenic resources. Thus, effects related to views would be considered less than significant.

Phase 2

Implementation of Phase 2 of the proposed project would not result in construction of any new structures. Therefore, views from viewpoints shown **Figure 14** through **Figure 23** (described above) would remain substantially similar to views after Phase 1 of the proposed project. Street trees planted along Columbus Avenue and Lombard Street would have matured by completed of Phase 2 of the project, thereby obscuring short- and mid-range views. These trees, however, would not block scenic resources, and they would replace the canopies that currently exist at these locations.

The view along Mason Street would be similar to that described under Phase 1 of the proposed project. Site landscaping installed during Phase 2, or site landscaping matured by Phase 2, however, could partially obscure short-, mid-, and long-range views northward from approximately Filbert Street (**Figure 26**). This landscaping could also partially obscure short-range views southward from approximately Chestnut Street (**Figure 29**), thereby partially obscuring the tracks of the Powell-Mason Cable Car line. Views looking northward from Green Street and Union Street (**Figure 24** and **Figure 25**) would not be obstructed, and the street would generally maintain “excellent quality” of views at these locations, as described by the *General Plan Urban Design Element*.

Short-range views into and across the project site would be further enhanced by Phase 2 of the project. The removal of vegetation and excavation of the existing children’s play area would allow for more expansive views looking northeastward from Columbus Avenue at Greenwich Street. The excavation of the existing children’s play area would also open up mid-range views looking westward and southwestward from the project site toward Russian Hill. Therefore, implementation of Phase 2 of the proposed project would result in less-than-significant impacts to view corridors.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would include construction of the proposed library. Therefore, impacts to the view corridor along Mason Street (**Figure 24** through **Figure 29**) would be similar to those under the proposed project. The variant, however, would not include landscaping of the vacated portion of Mason Street. Therefore, views along Mason Street, particularly after Phase 2 of the proposed project when landscaping has matured, would be more open than those under the proposed project. Looking northward from Green Street (**Figure 24**), Union Street (**Figure 25**), and Greenwich Street (**Figure 26**), the new library would partially obscure the western portion of view corridor, as with the proposed project, but the remainder of the view would not be defined by site landscaping. The street would maintain excellent quality of

views from the viewpoints shown in **Figure 24** and **Figure 25**, as described by the *General Plan* Urban Design Element, but the library's effect on the view corridor would be more pronounced closer to the project site (**Figure 26**). Looking southward from Bay Street (**Figure 27**), Francisco Street (**Figure 28**), and Chestnut Street (**Figure 29**), the new library would partially obscure the view corridor on the western portion of the view, as with the proposed project, but the remainder of the view would not be defined by site landscaping. The view through the project site would be maintained as under existing conditions because the street would remain open to vehicular traffic. The portion of the Mason Street right-of-way between the library and playground would continue to function as a street that extends the effect of public open space, as described in the *General Plan*, but not to the extent as it would under the proposed project.

Under the Mason Street Narrowing Variant, views from viewpoints shown in **Figure 14** through **Figure 23** would be substantially similar as views with the proposed project, as described above. The Mason Street Narrowing Variant would therefore have a less-than-significant impact on view corridors.

Visual Character Impacts

Impact AE-2: Implementation of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project would not substantially degrade the existing visual and aesthetic character of the project area. (Less than Significant)

Phase 1

Phase 1 of the proposed project would result in a visual change to the site and its surroundings, but would not substantially degrade the existing character of the site or its surroundings.

Three views of the project site show existing conditions and photo-simulated views of the proposed project's major structural change—the new branch library. **Figure 13**, page 103, shows the locations of these view points (i.e., looking northward along Mason Street from Greenwich Street). **Figure 30**, page 126, illustrates the view looking north toward the project site from the traffic island at the intersection of Columbus Avenue, Mason Street, and Greenwich Street. **Figure 31**, page 127, is a view looking southeast toward the project site from near the northwest corner of the intersection of Columbus Avenue and Lombard Street. **Figure 32**, page 128, shows the view looking west toward the project site from the northeast corner of Mason Street and Lombard Street.

The photo-simulations are illustrative of how the proposed project's building mass and height could alter the aesthetic character of the existing setting from representative viewpoints surrounding the site.

As illustrated in the simulations, the proposed branch library building, constructed during Phase 1 of the Master Plan, would change the character of the project site, but not substantially degrade it or its surroundings. Facades of metal panels and glazing would complement similar façade materials on the existing pool and clubhouse. Possible cladding materials include ceramic



Figure 30
Photo-Simulation,
Looking Northward from Columbus Avenue and Mason Street



SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 31
Photo-Simulation
Looking Eastward from Columbus Avenue and Lombard Street



SOURCE: Leddy Maytum Stacy Architects, 2010

2008.0968E: North Beach Public Library . 206352.01

Figure 32
Photo-Simulation
Looking Westward from Mason Street and Lombard Street

porcelain tiles. Glazing at the three corners of the building would create a series of urban lanterns, while smaller-scale openings would provide connections to the park and glimpses from Columbus Avenue. The top of the library would be articulated with a clerestory running the perimeter of the reading rooms. The articulation of the library's architectural features is intended to complement the rhythm, proportion, and patterns of the buildings across Columbus Avenue, in response to 25- to 35-foot lot intervals.

The proposed library, at 2 stories and approximately 30 feet in height, would be 4 feet taller than the existing library. The proposed library would comply with the site's existing 40-X Height and Bulk District and it would generally be visually compatible with the heights of 2- to 4-story buildings surrounding across Columbus Avenue, Lombard Street, Powell Street, Greenwich Street, Mason Street, and the Pool and Clubhouse within the park itself (see visual simulation in **Figure 30** through **Figure 32**, pages 126 through 128, which depict the building's massing and schematic architectural details). The sloped roof would respond to the context and topography of the project site, which slopes downward from south to north.

Construction of the library would also fill the visual void in the Mason Street, Columbus Avenue, and Lombard Street streetwalls at this location, which would visually connect the currently disparate sections on Columbus Avenue that are interrupted by the void caused by the existing surface parking lot at 701 Lombard Street. The introduction of a building wall where there is currently none would reinforce the diagonal corridor of Columbus Avenue at the location of the existing parking lot, which would respond to *General Plan* Urban Design Element Policy 1.2, which calls for emphasizing the existing street pattern, especially along streets that cut across an orthogonal grid. Moreover, historic elements along Columbus Avenue, such as the luminaires (light standards) would not be disturbed by the proposed project.

In contrast to a street whose character is largely defined by the presence of a surface parking lot and parked cars to the west and buildings on the park edge to the east, the closure of Mason Street to vehicular traffic between Lombard and Greenwich Streets would create an identifiable space in the neighborhood enhanced by site-specific design treatments that could serve as a visually distinct pathway for pedestrians en route to the library, Joe DiMaggio Playground and surrounding residential and commercial areas.

Phase 1 of the proposed project entails removal of the street trees along the Columbus Avenue, Lombard Street, and the west Mason Street frontage to facilitate construction of the proposed library. As described in the Tree Disclosure Statement,⁶⁹ one tree on Lombard Street and two trees on Columbus Avenue are significant trees. Street trees would be replaced along the Lombard Street and Columbus Avenue sides of the new building. The replacement of existing mature street trees with younger trees along Columbus Avenue and Mason Street would reduce the greenery and landscaping of the project site in the near term. The library would not be substantially obscured by the trees, and the project site would experience more solar exposure.

⁶⁹ This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Project File No. 2008.0968E.

Eventually a canopy of mature street trees would obscure the library and would blend the character of the site with the other mature trees along Columbus Avenue.

Also as part of Phase 1, the existing library would be demolished. The character of Mason Street, as well as Columbus Avenue, adjacent to the park, especially as experienced by pedestrians, would change. In place of the existing branch building, recreational/open space would be available along the street edge. Pedestrians would be able to see into the park, with connections between the public street space and public park space strengthened. In general, demolition of the existing branch building and use of its footprint as passive recreation / open space could improve the ambiance of the pedestrian environment by creating a visual gateway to the park and associated recreational uses at Joe DiMaggio Playground.

Existing visual resources, such as Coit Tower, the Transamerica Pyramid, the curved portion of Lombard Street in addition to the cable car line along Mason Street and the towers of St. Peter and Paul church at Washington Square, would continue to be visible from a variety of public viewpoints around the project site. In some instances, depending on the specific viewpoint (e.g., standing in front of the library on Columbus Avenue looking east or southeast), the proposed library building could block such views. In other instances, new views of these visual resources would be available where none currently exist (such as in southeasterly views on Mason or Lombard Streets). The proposed library building, removal of the existing branch building and the greening of Mason Street within the project site would not adversely affect those visual markers within and adjacent to the neighborhood that contribute to its character and define North Beach's sense of place. It cannot, therefore, be concluded that the project would substantially degrade the existing visual character or quality of the project area.

Phase 2

Phase 2 of the Master Plan entails relocation of the tennis courts and children's play area, and creation of a new playground entrance mid-block on the Mason Street, which could enhance the visual connection between the park, street, and district. The park space could become more inviting and open through installation of new landscaping and pathways than it is in its current configuration. These changes would make the park a visually and physically more cohesive place because all features would be on a single level, in response to *General Plan* Urban Design Element Policy 1.6, which states that the "total composition of the activity center should be designed to make clear the geographic extent of the center and its relationship to district."

For reasons similar to those described above for Phase 1 of the Master Plan, its subsequent build out and completion in Phase 2 would also not result in adverse effects to the visual character of the site or its surroundings.

Mason Street Narrowing Variant

The Mason Street Narrowing Variant would have similar effects to visual character as the proposed project. Although there would not be a direct connection between the new library and the existing playground, site lines would be available into and across the entire park from the

library, and the park would be more visually connected to Columbus Avenue and Mason Street than under existing conditions.

Under this variant, the visual character of Mason Street would be altered, but it would remain substantially similar to existing conditions, and it would be less visually distinct than under project conditions. Vehicular access would continue in both the north and southbound direction, and a parking aisle would remain along its eastern edge. Visually, the character of the street would be similar to existing conditions except for instead of a parking lot at 701 Lombard Street, a library would be constructed in its place which would create a street wall where none exists. The variant assumes an approximately 8.8-foot wide sidewalk on Mason Street's western edge and no change to the existing 13.5-foot sidewalk dimensions on its eastern side. Other foreseeable changes to the playground would also be implemented. This variant would not substantially degrade the sites' visual character or quality of its surroundings.

Cumulative Impacts

Impact AE-3: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project, in combination with past, present, and reasonably foreseeable projects in the vicinity, would not contribute considerably to cumulative aesthetic impacts. (Less than Significant)

As stated above, North Beach's visual setting is defined by its physical characteristics. Therefore, the geographic scope of cumulative aesthetic impacts extends about a half-mile in every direction from the project site, consistent with the distance defined as long-range views. As discussed in Section 4.A, Land Use and Recreation, future cumulative projects in this area include Piazza Saint Francis, the Columbus Avenue Study, the Pagoda Palace Theater Redevelopment, the Central Subway North Beach Construction Variant, 1255–1275 Columbus Avenue, the Jefferson Street Design project, the Pier 27 Cruise Terminal, and the Northeast Embarcadero Study.

In combination with the proposed project, Piazza Saint Francis, the Columbus Avenue Study, and the Jefferson Street Design project would result in a change to the visual character of the North Beach neighborhood and vicinity. These projects would discourage or prohibit vehicular through traffic by dedicating additional pedestrian open space. Together, they would not substantially degrade the character of the area. These projects would not obscure existing view corridors because the visual changes brought about by these projects would largely be independent of one another; that is, observers of one would not simultaneously be able to see another (except for the combination of Piazza Saint Francis and possible changes along Columbus Avenue). Therefore, the project in combination with these projects would not make a considerable contribution to cumulative aesthetic impacts.

As part of the Central Subway North Beach Construction Variant, a tunnel boring machine would come to the surface at Washington Square Park. A potential future metro station at that location would intensify pedestrian activity in what is already a gathering place within the North Beach neighborhood. A new staircase, elevator and station entry portal could be located in the Columbus Avenue or Stockton Street sidewalks, thereby reducing pedestrian circulation space. Combined

with the proposed project, this physical change would not substantially affect the visual character of the North Beach neighborhood or existing views. Although the subway station would be located adjacent to Washington Square and the Saints Peter and Paul Church, the visual quality of these resources would not be materially damaged. Their physical characteristics would not be permanently substantially changed in a manner that, in combination with the proposed project, would result in cumulatively considerable impacts.

The mixed-use project at the Pagoda Palace Theater (1741 Powell Street) and 1255–1275 Columbus Avenue project would be developed on private properties. Both projects would result in taller buildings fronting on Columbus Avenue than under existing conditions. Although these changes would intensify use in North Beach, they would result in less-than-significant impacts to the visual character of the area. These projects would not be located in public rights-of-way, and would not substantially block view corridors or views of visual resources. The Pagoda Palace Theater project could be partially seen in conjunction with the proposed project by travelers along Columbus Avenue, although the views would be primarily obscured by intervening buildings and street trees. The 1255–1275 Columbus Avenue project could not be seen in conjunction with the proposed project. Combined with the proposed project, these projects would fill gaps and activate the Columbus Avenue street wall, but their visual changes would be largely independent of one another. Together, they would not substantially damage scenic resources or block view corridors. Cumulative impacts would be less than significant.

At the time of this EIR publication, the proposal at 555 Washington Street, a 400-foot mixed use tower adjacent to the Transamerica Pyramid Building, is no longer considered foreseeable.

The Pier 27 Cruise Terminal and the Northeast Embarcadero Study would be located to the east of the site, beyond Telegraph Hill, and would not be visible from the project site or its immediate vicinity. Therefore, they would not contribute to cumulative aesthetics impacts.

No other projects are currently known by the Planning Department that are proposed in close enough proximity to the 701 Lombard/2000 Mason Street sites such that cumulative effects related to visual character, urban design, view corridors, or scenic views would be anticipated. As stated above, the project site is primarily obscured from mid- and long-range vantage points, and from short-range views the project would appear in union with the surrounding urban setting and connect visually to the existing aesthetic character of buildings in the site vicinity. Therefore, the project would make a less-than- considerable contribution to significant cumulative impacts on visual quality.

Mason Street Narrowing Variant

Under the Mason Street Narrowing Variant, as described above, the visual character and views would be slightly different from those in the proposed project. However, cumulative effects related to visual character, view corridors, or visual resources would be similar to the proposed project. Therefore, in combination with the cumulative projects discussed above, implementation of a variant instead of the project would not contribute considerably cumulatively to significant aesthetic impacts.

Conclusion

The project would result in less-than-significant significant aesthetic effects, and from some public spaces, visual changes would be beneficial. The proposed library would complement the existing visual character of the site and its surroundings, and the playground improvements and the vacation of Mason Street could enhance the existing setting, particularly from pedestrian vantage points. Although the proposed library building would partially obscure short-range views along Mason Street, it would not damage scenic resources or adversely affect scenic resources. While this EIR acknowledges that visual quality is subjective, it can be reasonably concluded that the proposed Master Plan would not result in substantial, demonstrable negative aesthetic affects on the visual character or quality of the area.

C. Cultural Resources

Introduction

Cultural Resources include paleontological, archaeological, and historic architectural resources that provide a connection to previous human activities. A “historical resource” is defined as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register). Subsurface cultural (archaeological) resources may also be historical resources if they are listed in, or determined eligible for listing in, the California Register.

Evaluation of the potential for proposed projects to affect “historical resources” is a two-step process; the first step is to determine whether the property is an “historical resource” as defined in Section 15064.5(a)(3) of the State California Environmental Quality Act (CEQA) *Guidelines*, and, if it is an “historical resource,” the second step is to evaluate whether the proposed project would cause a “substantial adverse change” to the “historical resource.”

As stated in the Initial Study (see Appendix A, page 28), there are no known paleontological resources at the project site. The Initial Study (page 28) also found that the proposed project would have a less than significant impact related to disturbance of human remains. Therefore, paleontological resources and human remains will not be discussed further in this EIR.

Environmental Setting

Archaeological Resources

A preliminary archaeological review has been prepared for the proposed project to address potential for archaeological resources to be present at the project site, and the eligibility of the expected resources for listing to the California Register of Historical Resources.⁷⁰

Project Vicinity

Within the northeast part of San Francisco, evidence of the presence of prehistoric populations is only rarely encountered, and it is unclear if any deposits encountered are primary deposits or secondary deposits occurring with land filling. The nearest prehistoric site is CA-SFR-25 in the Fisherman’s Wharf area, several blocks to the northwest of the project site. If prehistoric deposits formerly were present in the project site vicinity, they have either been removed by urban development or lie deeply buried beneath artificial fill or naturally deposited sediments, such as sand dunes or alluvium. Juana Briones occupied a dwelling one block to the southeast since the late 1830s. Although she was the principal produce supplier to Yerba Buena residents and resident herbalist / “healer” it is not clear if she maintained gardens or other facilities at her

⁷⁰ Dean, Randall and Don Lewis, *Memorandum: MEA Preliminary Archaeological Review, North Beach Library and Park Plan*, San Francisco Planning Department, March 19, 2010. This document is available for review in Project File No. 2006.0868E at the Planning Department, Suite 400, 1650 Mission Street, San Francisco.

Yerba Buena residence or was supplied from her adobe farm on Lyon Street adjoining the Presidio.

Project Site

By the early 1850s, approximately 10 buildings occupied portions of the project site. It is likely that most of these structures were for residential uses, as well as accessory structures like storage sheds and stables.

In 1854-55, the Sisters of the Presentation, an Irish women's religious teaching order, purchased two houses in the southeast corner of the project site (at Powell Street and Greenwich Street) to house their convent and school, which had quickly outgrown their quarters behind St. Francis Church on Green Street. In 1856, the order purchased the entire southeast corner of the project site for construction of a new school and convent. In 1857, the school had three instructors and 300 pupils. A separate school for African-American and Native American girls was established at this time in a separate building on the same property. The Presentation School was so successful that, in 1870, a second school and convent was opened at a site on Taylor and Ellis Streets. By 1874, the two Presentation schools had a combined enrollment of 1,700 pupils, and there were 28 sisters at the Powell Street convent. Between 1867 and 1880, the number of students in the convents sharply declined due to tuberculosis. The Powell Street convent-school was destroyed by the 1906 Earthquake and Fire, and it did not re-open at the same location.

The western half of the existing Joe DiMaggio Playground contained a variety of uses. Three four-story buildings fronted Mason Street with ground-floor commercial uses and possibly residential uses on upper floors. Two or two-and-a-half-story residential uses fronted Lombard Street, and a smithery and dwelling fronted Greenwich Streets.

Probably in the 1890s, a proprietary park, the *Vienna Garden*, opened on Greenwich Street in an area between the residential/commercial uses on the western half of the block and the Presentation Convent and School. An advertisement for the Vienna Garden in 1895 described the park as staging nightly orchestral concerts, as well as matinee concerts on the weekend. The park's affiliation with the local German community was further confirmed in noting that the "Kaiser celebrated" Tyrolean Warblers performed there.

At 701 Lombard Street, there were four two-story dwellings and a saloon from at least the latter 1880s until 1906.

Historic Architectural Resources

The Initial Study (see Appendix A, page 28) found that the existing North Beach Branch Library building at 2000 Mason Street could be a potential historic resource, and determined that further evaluation in an EIR would be necessary. This section includes information about the history,

architecture, and significance of the existing library on the project site from evaluations by the preservation architects Carey & Co. and the San Francisco Planning Department.⁷¹⁻⁷²

Postwar American Libraries

Function and Service

Since their origins in the nineteenth century, public libraries functioned as a top-down means to address urban problems. The affluent and educated provided highly controlled spaces for the less fortunate to enrich their lives through reading. After World War II, social and cultural changes contributed to the transformation of public libraries in the postwar period. Libraries became centers that facilitated public education, provided resources for people to enjoy the latest in entertainment and technology, and offered spaces for groups to congregate for a variety of community interests and activities.

With the passage of the Library Services Act in 1956, the federal government codified its relationship with public libraries and reinstated its role as a significant funding agent for library development. That year also marked the publication of national standards for public libraries, which emphasized the library's duty to facilitate self-education, wholesome recreation, and the general pursuit of democracy by making space, technology, information, and expertise accessible to all.

Laurence Clarke, who became San Francisco's city librarian in 1945, used the creation of the Parkside, Ortega, Marina, North Beach, and Eureka Valley / Harvey Milk Memorial Branch Libraries as opportunities to implement modern library services. Rather than store books behind closed stacks and organize them according to the broad categories of fiction, nonfiction, and science, as was the practice for some, but not all, of the Carnegie libraries, the new libraries featured brightly lit browsing rooms filled with open stacks and separate sections for adults and children. Magazine racks and comfortable furniture invited patrons to lounge at the library, not just seek self-improvement.

Architecture

American libraries from the 1890s through the 1920s were often Classical and Beaux-Arts influenced buildings approached via grand stairways and arched entries. These libraries served as charitable spaces where the urban masses could seek self-improvement through books. Just as postwar library theory advocated a more service-oriented, democratic system, however, the new buildings abandoned monumental, Classically-inspired public architecture for domestic and commercial designs.

⁷¹ Carey & Co. Inc., *North Beach Branch Library, San Francisco, California, Historic Resource Technical Report*, April 30, 2009. This report is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁷² Frye, Tim, *Memorandum: Historic Resource Evaluation Response*, San Francisco Planning Department, September 9, 2009. Please see Appendix C for a copy of this document.

In the affluent society of postwar America, libraries, like any other consumer space, had to work to attract patrons. At the same time efficiency was of the highest priority. Thus, postwar librarians, theorists, and designers looked to commercial architecture and the International Style as their guides.

In the place of monumental and historicist buildings came relatively small-scale structures that blended into their commercial or park-like settings and featured expansive metal-sash windows that showcased the contents of the sleek, well-lit, modern interiors, including books, magazines, record players, microfilm machines, children's corners, and primarily adult lounging areas. Simplicity of form, openness, and a functional layout became basic library characteristics.

History and Design of the Existing North Beach Branch Library

As stated above, from the mid-1850s until the 1906 earthquake, the Presentation Convent was located on the eastern portion of what is now the Joe DiMaggio Playground. Stores, stables, dwellings, and flats occupied the western half of the block. The earthquake and associated fires destroyed everything on the block, and 19 months afterward the City of San Francisco purchased the block for the purpose of creating a children's playground. The new playground opened during the summer of 1909 and included play equipment, a swimming pool, gymnasium, and auditorium (all since renovated or replaced) and outdoor recreation areas.

From 1921 until 1951, while numerous branches were opened in leased spaces, the City built only three new branch library buildings: the Anza (1932), West Portal (1939) and Bernal (1940) Branches. In 1940, residents of North Beach organized to persuade the City of San Francisco to build a library in North Beach, which up until that point had only been served by the now Chinatown branch, a Carnegie Library built at Powell Street and Washington Street. The residents wanted the library to be located in Washington Square Park.⁷³ Library construction was halted nationwide during World War II. After the war, the issue was renewed. In 1953, the Library Commission requested that the City Planning Department conduct a survey of the Library Department building program, and to aid in the preparation of a plan for the location of future branch libraries. The Planning Department prepared a technical report, the *Report on a Plan for the Location of Public Libraries in San Francisco*, for review by the Library Commission.⁷⁴ The report stated that branch libraries should have a service area range of not more than one mile, and that branches should be distributed based upon present and prospective population densities and characteristics, physical barriers, and transit and traffic patterns. Although the North Beach neighborhood was located within one mile of the then "North Beach" branch, the report recommended that a new library be built in the vicinity of Washington Square Park because the

⁷³ Simons, Bill, "In the Districts: North Beach Library Drive Takes on New Momentum," in *ibid.*, July 24, 1940, p. 21. 21; _____, "In the Districts: North Beach Groups Seek A New Branch Library," in *ibid.*, August 13, 1940, p. 7; _____, "In the Districts: North Beach Speeds Drive for Library," in *ibid.*, August 28, 1940, p. 1928; _____, "In the Districts: Northern Council Meeting Tonight to Urge Library," in *ibid.*, September 18, 1940, p. 28; _____, "In the Districts: North Beach Library Drive," in *ibid.*, October 22, 1940, p. 16; _____, "In the Districts: Dr. Grosso, Raffetto Back North Beach Library," in *ibid.*, November 12, 1940, p. 26.

⁷⁴ This report is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

service area of the Chinatown library was limited by topography and transit patterns. The Library Commission concurred, and it desired a lot on the block bounded by Columbus Avenue, Greenwich Street, Powell Street, and Filbert Street, just south of the North Beach Playground, which was the former name of the Joe DiMaggio Playground. Between 1953 and 1956 the Commission discussed possible locations for the branch library.

In the spring of 1956, the Library Commission chose a new site, this time along the western edge of the North Beach Playground, which would have required the elimination of one of three tennis courts. The Recreation and Park Commission objected to the location because the neighborhood's recreational facilities were limited compared to those in other neighborhoods. In response to the controversy, Mayor George Christopher appointed a neighborhood committee to recommend an alternative location to the playground site, and the committee concluded that the library could be located on 701 Lombard Street, the location of the current proposed library.⁷⁵ However, the site was perceived to be too small. In the end, the Mayor mandated that the library be located at the playground site, over the objections of local neighborhood groups and the Parks and Recreation Commission. In January 1957, the Board of Supervisors voted to build the library in the southwest corner of the North Beach Playground (see **Figure 33**, below), where it currently stands.

The North Beach Library was designed by the firm of Appleton & Wolfard Architects, a firm that designed more libraries in San Francisco than any other single firm in the city's history. Between 1951 and 1966, this firm designed eight branch libraries, including the North Beach Branch, which in 1959 was the fifth of these branch buildings to open. These eight branch libraries reflect the City's greatest capital expenditure in the library modernization movement. Combined, they generally embody the principles of mid-twentieth-century American public library design and display a style that Appleton & Wolfard employed for libraries.

The Carey & Co. report describes the North Beach Branch Library as follows:

"The building rises one story at the primary, west elevation, resulting in a strong horizontal profile, and two stories at the east. Exterior walls are exposed, stacked-bond red brick masonry, interspersed with large panels of mostly full-height glazing. The roof is an asymmetrical, low-pitched front-gable, covered with rolled asphalt; it terminates in a wide eave overhang with exposed rafter tails on the west elevation. Wooden joists span between the glue laminated beams, which are supported by reinforced masonry walls and piers. A central chimney, clad in red brick, rises about three feet from the roof.

"Two entries, both level with the sidewalk, access the building. Both occupy the southern end of the main façade and are set at forty-five degree angles to the sidewalk. Both feature double metal doors; the northerly entry has large glazed panels and a vertical transom that occupies the

⁷⁵ Reinhardt, Richard, "Christopher Picks Site for Library," *San Francisco Chronicle*, December 21, 1956, p. 2; "May Has His Way: Rec-Park Board Okays North Beach Library," in *ibid.*, December 28, 1956, p. 2; Reinhardt, "North Beach Library Site Ok'd," in *ibid.*, January 10, 1957, p. 2.



SOURCES: SFPL, Carey & Co. Inc. 2009.

Figure 33
North Beach Playground Before 1957

remainder of the height and width of this wall. The southern entry, currently non-functional, features a square transom and sidelites, and is sheltered by a low overhang.

“Windows include metal sash fixed, casement, and slider. The windows along the primary elevation are set at a forty-five degree angle, in a sawtooth arrangement, with glazing facing north and solid masonry facing south. The triangular spaces between these angled windows create planters, which contain rocks and small trees. A clerestory⁷⁶ of casement windows marks the north elevation, while the northern half of the east elevation features no fenestration,⁷⁷ and the southern half of the east elevation features five tall and narrow groupings of fixed and casement windows. Floor-to-ceiling sliding glass doors dominate the western half of the south elevation. They open onto an outdoor brick covered patio that steps down to the concrete slab, and brick columns support a wood pergola that projects from the west half of the south elevation to shade the patio. An iron fence encloses this porch, separating the library building from a children’s playground that occupies a small, triangular area just to the south of the building.”

⁷⁶ A *clerestory* is a high wall with a band of narrow windows along the very top. The clerestory wall usually rises above adjoining roofs.

⁷⁷ *Fenestration* is the design and disposition of windows and other exterior openings of a building.

The North Beach Branch Library is the only branch designed by Appleton & Wolfard that, due to the constriction of the site and grade change, operates on four levels, rather than a single story.⁷⁸

The North Beach Neighborhood

The project vicinity is described in Section 4.A, Land Use and Recreation. Noteworthy landmark-designated buildings and spaces in the vicinity include the Saints Peter and Paul Church at 666 Filbert Street; Washington Square Park bounded by Stockton Street, Filbert Street, Columbus Avenue, and Union Street; the former Bauer & Schweitzer Malting Company building at 530-550 Chestnut Street; the Third Baptist Church site at Grant Avenue and Greenwich Street; and the site of Juana Briones Rancho at the intersection of Stockton Street and Filbert Street.

Policy and Regulatory Framework

Under CEQA, evaluation of the potential for proposed projects to impact historical resources is a two-step process. The first step is to determine whether the property is an historical resource. If the property is an historical resource, the second step is to evaluate whether the proposed project would cause a substantial adverse change to the historical resource. CEQA Statutes Section 21084.1 defines an historical resource as, "...a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources," properties included in a local register of historical resources (such as Article 10 or Article 11 of the San Francisco Planning Code or certain other surveys that have been adopted by the City), or properties deemed significant pursuant to criteria set forth in Public Resources Code Section 5024.1(g). According to CEQA Guidelines Section 15064.5(a)(3), a lead agency can determine that a resource is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

- In order to make the determination that a property may be an historical resource, the San Francisco Planning Department has organized some 27 criteria into 3 major categories that classify properties based on their evaluation and inclusion in specified registers or surveys (Category A is divided into two subcategories):
 - *Category A.1 - Resources Listed on or Formally Determined To Be Eligible for the California Register of Historical Resources.* These properties are historical resources.
 - *Category A.2 - Adopted Local Registers, and Properties That Have Been Determined to Appear or May Become Eligible for the California Register.* These resources are presumed to be historical resources for purposes of CEQA, unless a preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Category B - Properties Requiring Further Consultation and Review.* Properties that do not meet the criteria for listing Categories A.1 or A.2, but for which the City has information

⁷⁸ Operation of a modern public library at four levels creates the inefficiencies discussed in Chapter 2, Project Description, under "Project Background."

indicating that further consultation and review will be required to evaluate whether a property is an historical resource for the purposes of CEQA.

- *Category C - Properties Determined Not to Be Historical Resources or Properties For Which the City Has No Information Indicating that the Property Is an Historical Resource.* Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource.

National Register of Historic Places / California Register of Historical Resources

The National Register of Historic Places (National Register) is the official U.S. government list of properties that have architectural, historical, or cultural significance at the national, state, or local level. The National Register is maintained by the National Park Service, within the Department of the Interior. The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. The California Register is maintained by the State Office of Historic Preservation, within the California Department of Parks and Recreation. Resources eligible for listing in the California Register of Historical Resources include buildings, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state, or national level under one or more of the following criteria:

- **Criterion A (Events):** It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- **Criterion B (Persons):** It is associated with the lives of persons important to local, California, or national history; or
- **Criterion C (Architecture):** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- **Criterion D (Informational Potential):** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

In addition to having significance, resources must have “integrity” for the period of significance. Integrity is the authenticity of an historical resource’s physical identity as evidence by survival of characteristics or historic fabric that existed during the resource’s period of significance. Simply put, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Multiple Property Listings

Both the National Register and California Register allow for nomination of a Multiple Property Listing (MPL) for “related properties.” As stated by the National Park Service, an MPL submission may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated

in the future. The theme underlying the historic context may be based on specific events and activities or patterns of physical or cultural development related to one or several areas of significance, such as the modern library movement in San Francisco. Related properties may have significance in history, architecture, engineering, archeology, or culture, or a combination of these disciplines, and may meet one or more of the National Register or California Register criteria.⁷⁹

Local Registers of Historical Resources

The Planning Department considers a listing of historical resources approved by ordinance or resolution of the Board of Supervisors or the Planning Commission to be a local register of historical resources for purposes of CEQA evaluation.

- *San Francisco Planning Code Articles 10 and 11* address the preservation of historical, architectural, and aesthetic landmarks, citywide. Designation of a property as a city landmark (or multiple properties as an historic district) requires approval by the Board of Supervisors of a designation ordinance. Article 10 covers designated City Landmarks and buildings within Historic Districts. Article 11 rates buildings in downtown San Francisco for their architectural significance.
- *Here Today* was one of the first major surveys of historical architectural resources in San Francisco, and is considered by the Planning Department an adopted local register of historical resources under CEQA because the findings of this survey were adopted by the Board of Supervisors. *Here Today* is a publication resulting from a five-year-long survey of historic buildings in San Francisco, San Mateo, and Marin counties conducted by the Junior League of San Francisco starting in 1968.
- The project site is located within the *North Beach Survey* area. This survey was completed in 1981–1982 and is currently being updated. This survey was approved by Board of Supervisors in August 1999 by Resolution No. 772-99. It is, therefore, an adopted local register under CEQA.⁸⁰ Based on the information provided in survey, the project site (both 701 Lombard Street parcel and the 2000 Mason Street / 661 Lombard Street block) is not located within any known or potential historic district within the survey area, and it is not a historic site itself.

Other Surveys of Historical Resources

A number of surveys of historical resources have been completed in San Francisco by numerous organizations for a variety of reasons and often using different methodologies. A building not being included in one of these surveys does not mean that the building is not an historical resource. These surveys are routinely consulted as part of the Planning Department's historical resource evaluation.

⁷⁹ U.S. Department of the Interior, *National Register Bulletin 16B: How to Complete the National Register Multiple Property Designation Form*, 1991, Revised 1999. Available online: <http://www.nps.gov/history/nr/publications/bulletins/pdfs/nrb16b.pdf>. Accessed July 10, 2010.

⁸⁰ San Francisco Planning Department, *Preservation Bulletin Number 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, March 31, 2008. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

- *San Francisco Architectural Heritage Surveys* have been commissioned by the San Francisco Architectural Heritage (Heritage). While conducting the Downtown survey, Heritage utilized an alphabetical rating system of A through D, with buildings of Highest Importance rated A and buildings of Minor or No Importance rated D. The project site is not listed on any Heritage survey.⁸¹
- In 1990, the Landmarks Preservation Advisory Board (Landmarks Board) completed *A Context Statement and Architectural/Historical Survey of Unreinforced Masonry Building (UMB) Construction in San Francisco from 1850 to 1940*. The survey examined more than 2,000 privately owned UMBs. The project site does not contain any unreinforced masonry buildings constructed during the 1850 to 1940 timeframe, and it was not included in this survey.
- The San Francisco Planning Department conducted a citywide inventory of architecturally significant buildings between 1974 and 1976, known as the *1976 Citywide Survey*, which became an unpublished 60-volume inventory. Typically, each building was numerically rated from a low level of importance of “-2” (detrimental) to a high rating of “5” (extraordinary). The inventory assessed architectural significance, but not historical significance. Buildings assigned a rating of “3” or higher represent approximately the best two percent of the City’s architecture. The project site was not included in this survey.

It should be noted that these surveys are not recognized by the San Francisco Planning Department as adopted local registers of historical resources for CEQA purposes, because the City has taken no formal action with regard to them.

Evaluation of the Existing North Beach Branch Library

Criterion A (Events)

The North Beach Branch Library was designed and constructed during a broad nationwide period of commitment by all levels of government to construct new and reform existing library services and functions, in particular with the passage of the 1956 Library Services Act. The library’s open stacks, reading areas for adults and children, magazine racks, and comfortable furniture convey the broad trend of the social and cultural shifts in post-war American library programming and design. The branch incorporated modern library theories, practices, and programming.

The North Beach Branch Library retains a high level of integrity, though it has undergone some alterations during its history. The most notable alteration includes an iron fence that now encloses the outdoor porch, and some chain link fencing along the corner of the west and south elevations. Signage has also been moved from the southernmost section of the west elevation—next to the southern entrance—to a section of the west elevation adjacent to the northern entrance. The southern entrance along Mason Street is no longer used. All of these alterations are of minor significance, do not detract from the overall character of the building, and are reversible. No other alterations appear to have occurred to the building. The play area retains its original location. The

⁸¹ San Francisco Planning Department, *Preservation Bulletin Number 11: History Resource Surveys*, January 2003. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Joe DiMaggio Playground to the east of the library, and the rest of the streetscape surrounding the library, also remains largely unchanged. Thus, the project site retains excellent integrity in all seven categories: location, setting, design, materials, workmanship, feeling, and association.

Therefore, given that the library conveys the broad trend of post-war library programming and design, and that it retains a high level of integrity, it is individually eligible for the California Register under Criterion A, as determined by the San Francisco Planning Department.⁸²

In addition to the North Beach Branch Library, the other seven Appleton & Wolfard libraries embodied modern library theories, practices, and programming. Four of these branches retain a high level of integrity, according to Planning Department preservation staff, as described below.

- The Parkside Branch (1951) is currently under rehabilitation. Based on a February 2008 review of the proposed plans by the Planning Department, it appears that it would retain a high level of integrity after rehabilitation.⁸³
- The Marina Branch (1953) was rehabilitated in 2007. Based on a site reconnaissance by City staff on June 25, 2009, the building retains the majority of its character-defining features and possesses a high level of integrity.
- The Merced Branch (1957) is currently under rehabilitation. According to the June 4, 2009 Historic Resource Evaluation Response prepared for the rehabilitation, and based on review of the proposed plans, it appears that it would retain a high level of integrity after rehabilitation.⁸⁴
- The Eureka Valley / Harvey Milk Memorial Branch (1962) was rehabilitated in 2009. Based on a site visit by City staff, the building retains a majority of the character-defining features and possesses a high level of integrity.

Planning staff determined that the Western Addition Branch (1965) no longer retains a high level of integrity due to loss of some character-defining features through prior rehabilitation. In addition, the Planning Department found that the Excelsior Branch is not an excellent example of Appleton & Wolfard postwar, public library design. Finally, the Ortega Branch was previously determined ineligible as an historic resource.^{85,86} Additional information concerning the

⁸² Although the April 2009 Carey & Co., Inc., *Historic Resource Technical Report* did not find that the North Beach branch to be eligible under Criterion A, the September 2009 San Francisco Planning Department *Historic Resource Evaluation Response* determined that the library “conveys the broad trend of the social and cultural shifts in post-war American library programming and design when examined on its own.”

⁸³ San Francisco Planning Department, *Memorandum: Parkside Library, Case No. 2007.1468E*. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁸⁴ San Francisco Planning Department, *Historic Resource Evaluation Response: 155 Winston Drive, Case No. 2009.0110E*. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁸⁵ The Western Addition Branch underwent extensive renovations and does not sustain sufficient integrity with regards to association, design, workmanship, feeling, and materials. The Excelsior Branch does not exhibit character-defining features of Appleton & Wolfard postwar, public library design. Therefore, these are not eligible for the MPL (see Criterion C, below).

⁸⁶ The Ortega Branch Library is one of the eight Appleton & Wolfard libraries; however, this branch was evaluated under a separate environmental document that determined the building is not individually eligible for the National

Appleton & Wolfard libraries is presented in the discussion of the Historic Preservation Commission's consideration of local landmark designation for one or more branches; see the text at "Landmark Proceedings," page 149.

When examined with the other seven, the North Beach Library is part of a group of five libraries that retain a high level of integrity. Combined, they embody all the principles of mid-twentieth-century American public library design and display a signature style developed by Appleton & Wolfard for these libraries. Therefore, these five libraries in the focused building campaign realized through the Appleton & Wolfard libraries from 1951–1960 are eligible as a potential MPL under Criterion A for their association with broad nationwide library modernization and program reform as expressed locally in San Francisco.⁸⁷ As such, the North Beach Branch Library building and the potential MPL are considered historical resources.

Figure 34 on page 146 identifies the location of all eight Appleton & Wolfard-designed libraries. **Table 7** on page 147 provides a list of all eight Appleton & Wolfard branch libraries and identifies their eligibility for the National Register / California Register, as well as their contribution to the potential MPL.

Criterion B (Persons)

The North Beach Library has a minor association with former San Francisco Mayor George Christopher, who played a hand in its approval and construction. Christopher's role in other, more prominent projects, include the redevelopment of the Fillmore District, Embarcadero Center, Candlestick Park, and the now-demolished Embarcadero Freeway. These projects are better examples of his legacy. The library is not associated with any other important persons. Therefore, the North Beach Library is not eligible under Criterion B.

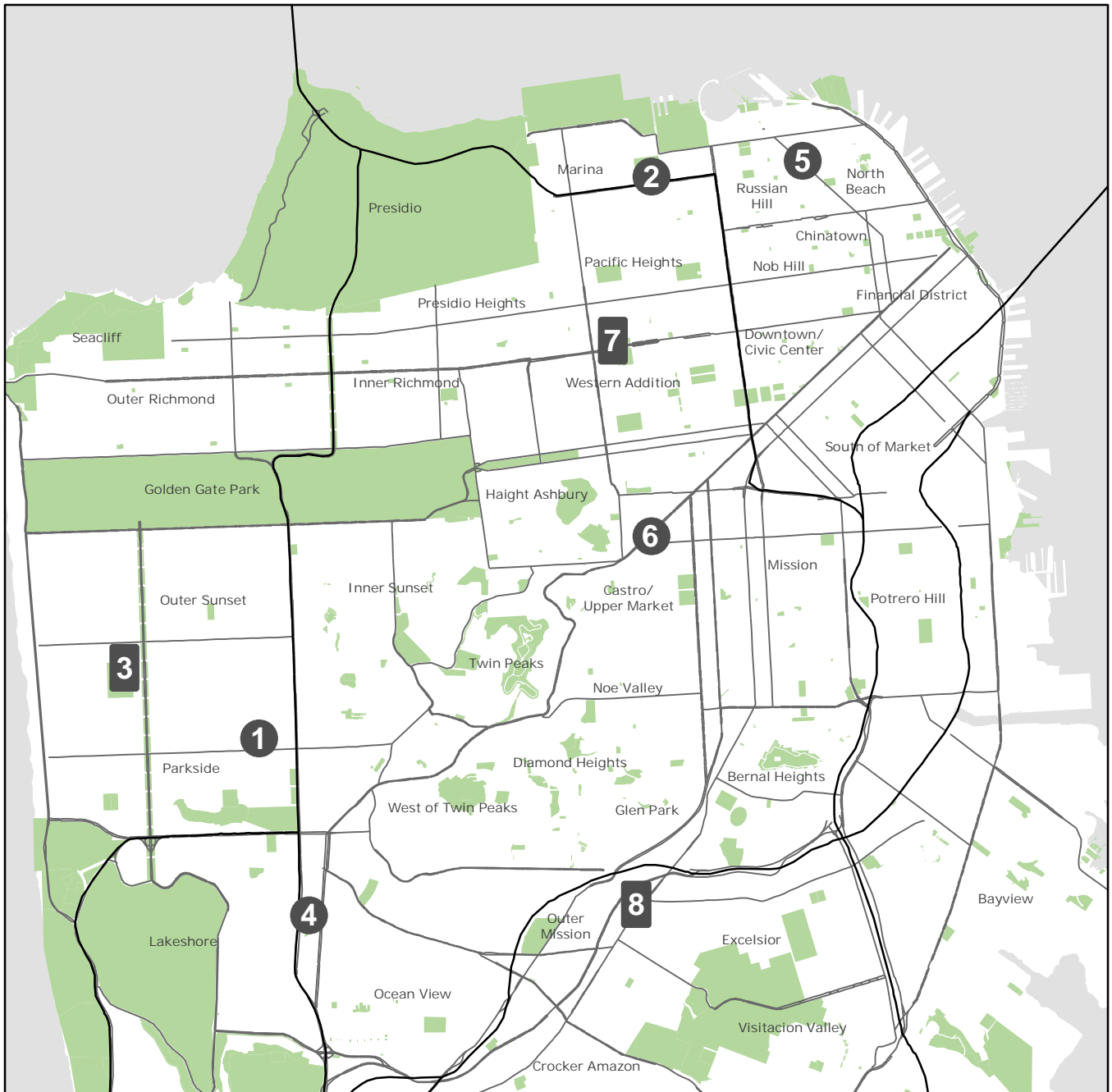
Criterion C (Architecture)

The North Beach Branch Library is the fifth of eight libraries in San Francisco designed by architects Appleton & Wolfard between 1951 and 1966, and it bears many of the characteristics most closely associated with the Modern movement of the 1950s. In addition, of the five libraries that are individually eligible under the potential MPL (see Criterion A, above), all embody the principles of mid-twentieth century American public library design and display an array of character-defining features that distinguish the firm's work within the body of San Francisco civic architecture.

These characteristics express many of the principles of postwar American library architecture more generally, making the libraries of the potential MPL examples of a distinctive type of architecture from a particular period. The libraries express residential character, scale, space

Register or the California Register, and it is not included in this report's evaluation. For more information regarding the Ortega Branch Library, please see Planning Department Case No. 2008.0434E.

⁸⁷ Frye, Tim, *Memorandum: Historic Resource Evaluation Response*. See footnote 72, p. 154.



Neighborhood



- 2** Branch Location determined not to be part of MPL
- 5** Branch Location determined to be part of MPL

- 1. Parkside
- 2. Marina
- 3. Ortega
- 4. Merced
- 5. North Beach
- 6. Eureka Valley / Harvey Milk Memorial
- 7. Western Addition
- 8. Excelsior

SOURCE: City and County of San Francisco, 2009

2008.0968E: North Beach Public Library . 206352.01

Figure 34
Appleton and Wolfard Library Locations

**TABLE 7
APPLETON & WOLFARD LIBRARIES**

Library	Year Completed	Address	Individually Eligible for National and California Historic Registers?	Meets Eligibility Criteria for a Potential Multiple Property Listing?	Contributor to the Potential Multiple Property Listing?
Parkside	1951	1200 Taraval St.	Yes	Yes	Yes
Marina	1953	1890 Chestnut St.	Yes	Yes	Yes
Ortega	1955	3223 Ortega St.	No	No	No
Merced	1957	155 Winston Dr.	Yes	Yes	Yes
North Beach	1959	2000 Mason St.	Yes	Yes	Yes
Eureka Valley / Harvey Milk Memorial	1962	1 José Sarria Ct.	Yes	No*	Yes*
Western Addition	1965	1550 Scott St.	No	No*	No
Excelsior	1966	4400 Mission St.	No	No*	No

* Branch library buildings must be 50 years old to be eligible for the potential MPL. At 48 years at the time of this evaluation, the Eureka Valley / Harvey Milk Memorial Branch would otherwise contribute to the potential MPL.

SOURCE: San Francisco Planning Department, Landmark Designation Case Report: Case No. 2008.0968L, September 2009.

planning, use of natural light, and an appreciation of craftsmanship, color, and texture that appear to draw strong influence from informal Scandinavian architectural designs of the period.

Character-Defining Features

The list of character-defining features below applies to the Appleton & Wolfard libraries listed in the potential MPL in general, and in most cases specifically applies to the North Beach Branch Library.

- One story in height with double-height main reading rooms, an open floor plan, and an overall residential, horizontal character;
- One-level building (except for North Beach Branch);
- Residential or park-like landscaping in immediate vicinity with small in-ground masonry planters;
- Trellis or pergola structures attached to the exterior of the building incorporated as part of the entrance, or installed adjacent to the structure;
- A mixture of natural materials: use of light woods, exposed masonry, terrazzo, and cork. Stacked bond masonry (concrete units or brick), occasionally with raked vertical mortar joints and horizontal joints pointed flush to strengthen verticality. Wood beams and elements are often molded or glue laminate with clear varnish;

- Interior fireplace and hearth;
- Outdoor reading areas or patios accessed through sliding glass doors flanked by large fixed windows;
- All window and door systems comprise standard extruded components with a clear or dark finish;
- Fenestration patterns have either a strong vertical or horizontal expression through the overall shape of the window opening or through the mullion⁸⁸ arrangement. Windows are also grouped into large bays that overlook entries, and pedestrian or landscaped public areas. (The North Beach Branch is a notable exception, with no windows on its eastern façade.) Windows or glass block are occasionally located in the clerestory or extended up to eaves or in gable;
- A strong flat and/or a soft (low-pitch) asymmetrical gable roof form with a combination of exposed and boxed rafters, moderate to wide projecting eaves with soffits⁸⁹ that contain recessed exterior lighting;
- Light fixtures are commonly fluorescent light boxes with slatted diffusers. Sometimes comprised of about eight light boxes and arranged in a square doughnut configuration. Sometimes rectangular in shape and installed end to end for the width or length of the room; and
- Exterior sign comprising non-illuminated metal pin letters.

Therefore, due to architectural merit and high level of physical integrity, the North Beach Branch Library appears eligible for the National Register / California Register under Criterion C both individually and as contributor to the potential MPL. As such, the building and the potential MPL are considered historical resources under the California Environmental Quality Act (CEQA), in accordance with the San Francisco Planning Department procedures for CEQA review of historical resources.

As described above (under Criterion A), the Western Addition Branch no longer retains a high level of integrity due to loss of some character-defining features through rehabilitation. In addition, the Excelsior Branch is not an excellent example of Appleton & Wolfard postwar, public library design. Finally, the Ortega Branch was previously determined ineligible as an historic resource and is not considered a contributor to the potential MPL. Therefore, these libraries are not included in this assessment as contributors to the potential MPL.

Criterion D (Information Potential)

Neither the North Beach Branch Library nor the other libraries in the potential MPL are likely to yield information significant to prehistory or history. Therefore, they appear ineligible for the National Register / California Register under Criterion D.

⁸⁸ A *mullion* is a vertical element, as of stone or wood, dividing a window or other opening.

⁸⁹ A *soffit* is the underside of any construction element.

Landmark Proceedings

Separate from the environmental review process being undertaken for the proposed project, on October 7, 2009, the San Francisco Historic Preservation Commission (HPC) initiated designation of landmarks of the Marina, Eureka Valley / Harvey Milk Memorial, North Beach, Western Addition, and Excelsior Branch Libraries. The HPC postponed consideration of the Merced and Parkside Branches until Fall 2010.

The State *Department of Parks and Recreation 523 Forms* prepared by Johanna Street and included as appendices to the *Landmark Designation Case Report* for the North Beach and Marina Branches, found that the North Beach Library retained a high level of integrity in all seven categories: location, setting, design, materials, workmanship, feeling and association.⁹⁰ The reports found that the library was eligible under National Register Criterion A because it exhibits the essential aspects of post-war library theory as defined both nationally and locally. The reports found that the library was also eligible under Criterion C because it embodied mid-century modern library designs. The reports also stated that the library retained (and recommended preservation of) the following character-defining features: red brick masonry walls; location, size, shape, configuration and transparency of metal frame windows and doors; glulam beams;⁹¹ size, shape, and configuration of the roof and eave; wood trellis and supporting brick piers; retaining walls and planters at the sidewalk; open floor plan, and chimney and fireplace.

The DPR forms also discussed other San Francisco libraries constructed between 1951 and 1967 for their eligibility under Criteria A through D and found the following:

The Parkside Branch (1951) was under renovation at the time of report preparation. Therefore, its integrity, and eligibility, was not determined, although it was assumed that the building would be eligible to qualify for registration under Criterion A and C.

The Marina Branch (1953) was found to be eligible under both Criterion A and C because it exhibits the essential aspects of post-war library theory, its recent renovation was executed according to the *Secretary of the Interior's Standards*, and its addition and renovations are both compatible and reversible. Character-defining features are preserved.

The Ortega Branch (1955) was determined ineligible for the National Register under Criterion A and C because the main portion of this branch was demolished in 2009 and the only character-defining features that remained at the time of evaluation were the building's service wing and the wood trellis.

⁹⁰ Frye, Tim and Sophie Hayward, *Landmark Designation Case Report: 1890 Chestnut Street – Marina Branch Library; 2000 Mason Street – North Beach Branch Library*. May 19, 2010. DPR 523 forms are included as appendices to this document. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁹¹ *Glulam* is a contraction of “glued” and “laminated.”

The Merced Branch (1957) was being rehabilitated at the time of the report preparation. Therefore, its integrity, and eligibility, was not determined, although it was assumed that the building would be eligible to qualify for registration under Criterion A and C.

The Eureka Valley / Harvey Milk Memorial Branch (1962) was found to be potentially eligible under Criterion A and C, given it is almost 50 years old. The report found that the recent rehabilitation was done according to the *Secretary of the Interior's Standards*, and that the character-defining size, massing, fireplace, windows, and masonry walls retained a residential scale.

The Historic Preservation Commission will consider recommendation of landmark designation for some or all of the Appleton & Wolfard libraries on September 1, 2010. Any recommendation would be reviewed and decided by the Board of Supervisors. It should be noted that adoption of landmark designation for the North Beach Library, by itself and/or as part of a potential Multiple Property Listing, would have no effect on this EIR's consideration of project effects because, as described above, the North Beach Library and documentation of an Appleton & Wolfard libraries potential Multiple Property Listing including the North Beach, Parkside, Marina, Merced, and Eureka Valley / Harvey Milk Memorial branches are considered historical resources for CEQA purposes.

Significance Criteria

A project would have a significant effect on cultural resources if it would:

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5, including those resources listed in Article 10 or Article 11 of the *San Francisco Planning Code*;

A "substantial adverse change" is defined by State CEQA Guidelines Section 15064.5 as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." The significance of an historical resource is "materially impaired," according to Guidelines Section 15064(b)(2), when a project "demolishes or materially alters, in an adverse manner, those physical characteristics" of the resource that:

- (A) "convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or"
- (B) "account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or"

- (C) “convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.”

In general, a project that would comply with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (including the Standards for Rehabilitation) is considered mitigated to a less-than significant level (CEQA Guidelines Section 15064.5(b)(3)).

State CEQA Guidelines Section 15126.4(b)(2) states that, “In some circumstances, documentation of a historical resource, by way of historic narrative, photographs, or architectural drawings as mitigation for the effects of demolition of the resources will not mitigate the effects to a point where clearly no significant effect on the environment would occur.” In such cases, the demolition or substantial alteration of a historical resource would remain a significant and unavoidable impact on the environment even after the historical documentation has been completed.

The Initial Study (see Appendix A) determined that the proposed project would have a less-than-significant effect with respect to the potential to disturb human remains. Therefore, this topic is not considered further here.

Impacts

Archeological Resources

Impact CP-1: The excavation proposed as part of the project could result in substantial adverse changes to archeological deposits that may be present beneath the surface of the 701 Lombard Street and 2000 Mason Street project sites. (Significant but Mitigable)

During Phase 1 of the proposed project, the foundation of the new library would be excavated and supported by piers drilled into the bedrock that is about 32 feet below street grade. Similarly, during Phase 2 of the proposed project, the existing children’s play area would be excavated to an average depth of 8 feet and result in removal of approximately 1,000 cubic yards of material. The archeological assessment states that excavation proposed as part of the project could adversely affect archeological resources.⁹² Because there is a possibility, although not high, that the proposed project could affect CEQA-significant archaeological resources, the archeological assessment recommended implementation of the Mitigation Measure M-CP-1, in the Initial Study and repeated on page 252, which would ensure that any potential impacts pertaining to the accidental discovery of archaeological resources or effects to human remains interred outside of formal cemeteries on the project site, both individually and cumulatively, would be less than significant.

The Mason Street Narrowing Variant would result in excavation of both 701 Lombard Street in Phase 1 and the existing children’s play area in Phase 2. Therefore, it could also affect CEQA-

⁹² Dean, Randall and Don Lewis, *Memorandum: MEA Preliminary Archaeological Review, North Beach Library and Park Plan*, San Francisco Planning Department, March 19, 2010. This document is available for review in Project File No. 2006.0868E at the Planning Department, Suite 400, 1650 Mission Street, San Francisco.

significant archaeological resources. Through implementation of Mitigation Measure M-CP-1, potential impacts related to accidental discovery of these resources would be less than significant, both individually and cumulatively.

Historic Architectural Resources

Impact CP-2: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, which is an historical resource under CEQA. (Significant and Unavoidable)

Phase 1

Phase 1 of the proposed project would result in the demolition of the North Beach Branch Library, destroying in an adverse manner those character-defining features (described on page 147), which convey its historical significance and which justify its eligibility for the California Register.

Phase 1 of the proposed project would cause a substantial adverse change in the significance of a historical resource (the library building) as defined in CEQA Guidelines Section 15064.5. The implementation of Mitigation Measures M-CP-2a and M-CP-2b, which call for documentation of the North Beach Branch Library to be prepared in accordance with the guidelines established for the Historic American Buildings Survey, as well as the creation of an Interpretive Display within or near the site of the former North Beach Branch Library to discuss the history and significance of this branch (further described on page 254), would reduce the magnitude of this impact on the proposed project. Nonetheless, demolition of an historical resource cannot be mitigated to a less-than-significant level. Therefore, Phase 1 of the proposed project would result in a project-level significant and unavoidable impact to an historic architectural resource.

Demolition would conflict with *General Plan* Urban Design Element Policy 2.4, which calls for preservation of “notable landmarks and areas of historic, architectural or aesthetic value, and [promotion of] the preservation of other buildings and features that provide continuity with past development.” Priority Policy 7, contained in the *Planning Code* Section 101.1(b), and *General Plan*, states that “landmark and historic buildings [are to] be preserved.” As stated in Chapter 3, Plans and Policies, the Planning Commission, in considering whether to approve the proposed Master Plan or alternative thereto, will determine whether the project, on balance, is consistent with most of the applicable objectives and policies of the *General Plan*.

The project’s impacts to other features of the project site would result in less-than-significant impacts to historic architectural resources. The Joe DiMaggio Playground, developed in 1903, is significant to the historic development of the North Beach Neighborhood. According to Planning Department staff, its significance, however, lies in its use as recreational space, as a public gathering space, and a space dedicated for use by children and members of the community at large. Phase 1 of the proposed project would continue this existing use and would result in an increase of recreational open space through construction of the proposed branch library outside of

the current Joe DiMaggio Playground at 701 Lombard Street. There are no discernable historic or character-defining aboveground elements that would be affected as part of the undertaking.

Historic luminaires line the Columbus Avenue sidewalk adjacent to the project. Phase 1 of the proposed project would not affect these features. The proposed project does not appear to conflict with *General Plan* Transportation Element Policy 24.1, which calls for preservation of historic streetlights.

49-Mile Scenic Drive

The route of the 49-Mile Scenic Drive is located adjacent to the project site. The route runs west along Lombard Street and turns north onto Mason Street. The points of interest closest to the project site are Coit Tower and Washington Square. Beyond the project site and along Mason Street, the route map calls out attractions generally in a northerly direction along the waterfront and in the Bay: Pier 39, Fisherman's Wharf, Alcatraz, Aquatic Park, etc. The 49-Mile Scenic Drive signs are considered historic resources, and the drive and its points of interest or view sheds may afford views of important scenic resources.⁹³ As discussed in Section 4.B, Aesthetics, no signs or points of interest along the route would be adversely impacted by the proposed project. As such, the project would have no significant impact on the 49-Mile Scenic Drive.

Phase 2

There are no discernable historic or character-defining aboveground elements that would be adversely affected as part of Phase 2 of the proposed project. The existing recreational uses at Joe DiMaggio Playground would continue in a modified arrangement as presented on **Figure 8** in the Project Description (page 46). Implementation of the Master Plan's second phase would not adversely affect other historic resources, such as the luminaries on Columbus Avenue or the 49-Mile Scenic Drive signage on the northwest corner of Mason Street and Lombard Street. Therefore, Phase 2 of the proposed project would have no impact on historic architectural resources.

Mason Street Narrowing Variant

Implementation of the Mason Street Narrowing Variant would also result in demolition of the North Beach Branch Library. Therefore, it would result in a substantial adverse change to an historical resource, a significant impact. Similar to the proposed project, implementation of Mitigation Measures M-CP-2a and M-CP-2b, described beginning on page 253, would reduce the impact, but not to a less-than-significant level. The variant therefore would result in a project-level significant and unavoidable impact to historic architectural resources. Similar to the proposed project, it would not result in a significant impact on the 49-Mile Scenic Drive.

⁹³ Frye, Tim, *Memorandum: Historic Resource Evaluation Response*, San Francisco Planning Department, September 9, 2009. Please see Appendix C of this document.

Cumulative Impacts

Impact CP-3: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, a building that is considered a contributor to a potential Multiple Property Listing (MPL). Demolition of this potential resource would contribute considerably to an adverse cumulative impact on the potential Multiple Property Listing. (Significant and Unavoidable)

Potential Multiple Property Listing

Demolition of the North Beach Branch Library would impact the potential MPL of Appleton & Wolfard branch libraries by demolishing, and thereby destroying the character-defining features, of one of the five potential MPL contributors.

As shown in **Table 7** on page 147, four of the eight Appleton & Wolfard libraries are not currently eligible for the potential MPL, although the Eureka Valley / Harvey Milk Memorial Branch would be eligible in 2012. The other four Appleton & Wolfard libraries are part of the potential MPL, and would continue to be a part of the potential MPL even if the North Beach Branch were demolished. Demolition of the North Beach Library would further reduce the number of libraries that are both eligible for the potential MPL and retain integrity. It is unclear whether four libraries spread across the entire City would adequately convey the potential MPL's associations with post-war American library programming and architectural design, such that the potential MPL would continue to be eligible for the California Historic Register. Therefore, this EIR finds that the demolition of the North Beach Library would contribute in a considerable manner to a cumulative impact on the potential MPL.

North Beach Survey Area

The project site is also located within the North Beach Survey Area. This survey was undertaken in 1981–82 and is currently being updated. Based on the information provided in the 1981–82 survey, the project site (both the 701 Lombard Street parcel and the 2000 Mason Street / 661 Lombard Street block) is not located within any known or potential historic district within the survey area. No current information is available on which to base a finding of contribution to a considerable cumulative impact to other resources. Therefore, the proposed project would not result in an adverse impact to any adjacent resources associated with the North Beach neighborhood.

Mason Street Narrowing Variant

Implementation of the Mason Street Narrowing Variant would leave the right-of-way open to vehicular traffic through the project site, similar to existing conditions. Continued vehicular circulation would not affect historic resources. The variant, however, would result in demolition of the North Beach Branch Library, like the proposed project, and result in a significant and unavoidable impact, both at the project level and cumulatively to the potential MPL. Similarly, the proposed branch library at 701 Lombard Street would not adversely affect adjacent resources associated with the North Beach neighborhood.

Mitigation Measures

Mitigation Measure M-CP-1: Archaeological Resources

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Sections 15064.5(a) and (c).

- The project sponsors shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.
- Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.
- If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.
- Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.
- The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.
- Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 Major Environmental Analysis division of the Planning Department shall receive three copies 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Mitigation Measure M-CP-2a: HABS-Level Recordation:

Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:

- (1) *Drawings*: Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.
- (2) *Photographs*: Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the *HABS/HAER Photographs: Specifications and Guidelines*.
- (3) *Written Data*: The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library, as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the potential MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.

Documentation of the North Branch Library site shall be submitted to the following repositories:

- Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings shall be submitted the History Room of the San Francisco Public Library.
- Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System.
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library.

Mitigation Measure M-CP-2b: Interpretive Display

The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretive display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new

library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.

These mitigation measures would not fully reduce the significant adverse Impact CP-2 and Impact CP-3 to a less-than-significant level. As such, even with implementation of the suggested mitigation measures, demolition of the North Beach Branch Library would be considered a significant unavoidable impact on historic architectural resources, both individually and cumulatively.

Conclusion

Implementation of the proposed project could result in significant but mitigable impacts to archaeological resources. Mitigation Measure M-CP-1 would mitigate the impacts on archaeological resources to a less-than-significant level. The demolition of the North Beach Branch Library would affect in an adverse manner the character-defining features which convey the building's historical significance and which justify its eligibility for the California Register. Demolition of the library may also contribute considerably to an adverse cumulative impact on the potential Multiple Property Listing. Mitigation Measures M-CP-2a and M-CP-2b would reduce these impacts, but not to a less-than-significant level. The proposed project would therefore result in a significant and unavoidable impact, both individually and cumulatively, to historic architectural resources.

D. Transportation and Circulation

A transportation study was prepared for the EIR and this information is used and summarized in this section.⁹⁴

Setting

Street System

Interstate Highway 80 (I-80) and U.S. Highway 101 (U.S. 101) provide the primary regional access to the project site, linking the area to the East Bay (I-80, via the Bay Bridge) and to the North Bay (U.S. 101, via the Golden Gate Bridge) and the Peninsula and South Bay (U.S. 101). U.S. 101 merges with I-80 at an elevated structure in the vicinity of Division and Tenth Streets. Vehicles traveling to/from the East Bay and the Peninsula use various routes to access the project site vicinity including The Embarcadero, Van Ness Avenue, and Bay Street. Vehicles traveling to/from the North Bay primarily use Lombard Street, Marina Boulevard and Bay Street between the project site vicinity and the Golden Gate Bridge.

Within the project vicinity, Mason Street (between Washington Street and Columbus Avenue), Powell Street (between Market Street and Broadway), and Stockton Street (between Ellis Street and Broadway) are designated in the Transportation Element of the *San Francisco General Plan* as Transit Preferential Streets. On these streets, priority is given to transit vehicles over autos during commute and business hours on weekdays usually along curbside lanes. Columbus Avenue, and Lombard Street (between Broderick Street and Van Ness Avenue) are designated in the Transportation Element as Major Arterials, which the *General Plan* defines as “cross-town thoroughfares whose primary function is to link districts within the City and to distribute traffic from and to the freeways.”, and are part of the Congestion Management Program (CMP) and Metropolitan Transportation System (MTS) networks. Taylor Street (between Lombard Street and Bay Street) is identified as a Neighborhood Commercial Street. Union Street is classified as a Secondary Transit Street (between Lyon Street and Columbus Avenue) and as a Citywide Pedestrian Network Street (between Lyon Street and Van Ness Avenue). Columbus Avenue (Route 11) and Broadway (Route 10) are designated as Class III Citywide Bicycle Routes in the Transportation Element, meaning bicyclists and motorists share the roadway width. Broadway (west from Powell Street, including the tunnel) and North Point Street are designated for near-term bicycle improvement plans in the San Francisco Bicycle Plan (June 26, 2009).

Columbus Avenue runs diagonally from Washington Street to the southeast to Beach Street to the northwest, with two lanes in each direction. Mason Street is a two-lane, two-way north-south street between Washington Street and Jefferson Street. Powell Street is a two-way north-south street, with generally two lanes running from Ellis Street northward to The Embarcadero. Lombard Street is a two-lane, two-way east-west street in the vicinity of the project site. Lombard

⁹⁴ Environmental Science Associates, *North Beach Public Library and Joe DiMaggio Playground Master Plan Project Transportation Impact Study*, August 11, 2010. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Project File No. 2008.0968E.

Street, with Mason Street and Columbus Avenue, circumscribe the triangular parcel at 701 Lombard Street that is proposed as the location of the new library.⁹⁵ Greenwich Street is a two-lane, two-way east-west street in the vicinity of the project site, but is not a through street across Columbus Avenue. Greenwich Street extends from Lyon Street eastward to Battery Street, but is discontinuous to the west of Telegraph Hill Boulevard. Taylor Street is a two-way north-south street with two lanes between California Street and Francisco Street, and between Bay Street and The Embarcadero. The block between Francisco and Bay Streets is closed to traffic and serves as a cable car turnaround facility. Stockton Street is a two-lane two-way north-south street north of Broadway. It is generally a two-way two- to three-lane street south of Broadway. Union Street is a two-way east-west street, with generally two lanes running from Lyon Street eastward to just west of The Embarcadero. Filbert Street is a two-way east-west street, with generally two lanes running from Lyon Street eastward to just west of The Embarcadero; the street ends as a two-way vehicle travel way at Kearny Street and continues east from Telegraph Hill Boulevard as a single-lane access that serves primarily as a pedestrian pathway to The Embarcadero. Chestnut Street is a two-way east-west street, with generally two lanes running from Lyon Street eastward to The Embarcadero, but is discontinuous at two locations (between Culebra Terrace and Larkin Street, and again farther east by Telegraph Hill between Kearny Street and Winthrop Street). Francisco Street is a two-lane two-way east-west street from Lyon Street eastward to Montgomery Street (discontinuous over Telegraph and Russian Hills). The study area has a number of dead-end streets and small alleys. Within proximity of the project site, Jensen Street runs one-way southbound between Lombard and Greenwich Streets, and Via Bufano is a small two-way alley between Columbus Avenue and Greenwich Street. Parking is generally permitted on both sides of area streets, but is metered on and near Columbus Avenue; elsewhere, long-term parking is restricted to “Area A” residential permit holders.

It is noted that the roadway network that serves North Beach is marked by a number of natural and built constraints that can affect mobility. Discontinuities in the grid street system reduce the use of many North Beach area streets by through traffic and public transit, effectively rerouting much of the through traffic to Broadway, Bay Street, Sansome Street and Columbus Avenue, and Columbus Avenue diagonally bisects the street grid, resulting in the formation of multi-legged intersections (five and more approaches) and numerous one-way streets.

Transit

Currently, stops for eight Muni local and express bus lines and the Powell-Mason Cable Car are within walking distance (considered one-quarter of a mile) of the project. Regional transit service to the site is provided by Golden Gate Transit buses (which stop on Beach Street and North Point Street). Access to/from other regional transit service (i.e., BART, AC Transit, Caltrain, SamTrans) requires travel on a Muni bus (or walking) between the project site and downtown. All of the Muni routes in the vicinity of the project site operate below the Muni 85-percent capacity utilization standard, with the exception of the cable car inbound line (87 percent).

⁹⁵ As noted in the Project Description, the new library building would extend into the Mason Street right-of-way.

The San Francisco Municipal Transportation Agency (SFMTA) is experiencing budget problems, and in order to address those problems, they have made changes to their services. Some changes were made in December of 2009, with others made in May of 2010, and both times the lines serving the study area were affected. However, the transit service and ridership data used for analysis purposes in this report do not reflect the recent changes to Muni service resulting from SFMTA's ongoing fiscal emergency because ridership data for post-implementation conditions is not currently available for all lines.

Pedestrians and Bicycles

Based on field observations, the volume of pedestrians on area sidewalks is moderate throughout the day, and the quality of peak period (weekdays, 8:00 a.m. to 9:00 a.m., and 5:00 p.m. to 6:00 p.m.; and Saturdays, 3:30 p.m. to 4:30 p.m.) pedestrian flows on Columbus Avenue is characterized as no worse than "impeded," indicating that people generally have an absence of physical conflicts, but pedestrian navigation does require constant indirect interaction with other pedestrians. Pedestrian flows during the peak periods were observed on Mason, Lombard, Greenwich and Powell Streets to be "unimpeded," indicating that people generally have freedom to select the walking speed and direction of movement, with an absence of physical conflicts and only minor interaction with other pedestrians.

Columbus Avenue (Route 11), Broadway/Pacific Avenue (Route 10), and Stockton Street (Route 17) are Class III bicycle routes, which are bike routes that share lanes with motor vehicles. Route 11 connects the Financial District to the southeast of the project area with Fisherman's Wharf to the northwest. Route 10 is an east-west route connecting The Embarcadero to Pacific Heights. Route 17 links Broadway to the Union Square area. Bicycle activity in the vicinity of the project site can be characterized as low to moderate. During p.m. weekday peak period (5:00 p.m. to 6:00 p.m.) observations, approximately 30 bicyclists were counted on Columbus Avenue and lesser numbers on Lombard and Mason Streets in the vicinity of the project site. The number of bicyclist during a Saturday peak period (3:30 p.m. to 4:30 p.m.) observations was about 40 bicycles on Columbus Avenue. Columbus Avenue poses a challenge to many bicyclists due to the number and mix of pedestrians, vehicles, transit vehicles, tour buses and on-street parking activity.

The following near-term bicycle improvement plans are identified in *The San Francisco Bicycle Plan*, June 26, 2009 for implementation in the North Beach area:

Project 1-1: Broadway – Bicycle Lanes (Polk Street to Webster Street)⁹⁶

Project 1-2: Broadway – Tunnel Signage Improvements

Project 1-3: North Point Street – Bicycle Lanes (The Embarcadero to Van Ness Avenue)

⁹⁶ SFMTA has not yet determined the preferred design for the Broadway Bicycle Lane, or approved this near-term project.

Parking

Surveys of existing publicly available on-street and off-street parking capacity and occupancy were taken in the roughly 15-block area generally bounded by Taylor, Francisco, Stockton, and Union Streets. There are about 847 on-street parking spaces within the study area, with mid-afternoon weekday occupancy levels at about 86 percent, and evening night weekday occupancy levels at about 96 percent. During the mid-day and mid-afternoon periods, there are unoccupied on-street spaces, but they are not readily available, and motorist must search the area, often parking some distance from their destination. During the evening, on-street parking is essentially at capacity with very few available on-street spaces and almost no turnover of the spaces.

There is a triangular 20-space surface lot (including eight car share [Flex] spaces) that is part of the proposed project site. It is accessible from Lombard and Mason Streets and would be displaced by the new library building. Another surface lot, located on Columbus Avenue at Filbert Street provides 22 spaces, five of which are used to park Flex vehicles. There is a parking garage located on Filbert Street with two levels, accommodating approximately 100 attendant-assisted parked vehicles. The average occupancy levels for the three facilities are about 80 percent (mid-afternoon weekday), and 49 percent (evening/night weekday), with the lowest occupancy levels at the lot that would be displaced by the project.

Saturday parking conditions in the area were not quantified, but both midday and evening conditions were observed as being at or near capacity during both time periods for on-street and off-street parking spaces.

Tour Buses

The North Beach Neighborhood is a major attraction for tour bus services, with buses routed along Columbus Avenue and on a number of streets in the vicinity of the project site. Mason Street is an active tour bus corridor because it provides a relatively flat direct route linking Fisherman's Wharf to the Union Square area and downtown hotels. There are restrictions that prohibit tour buses from many of the residential streets west of Columbus Avenue between Bay and Vallejo Streets.

In the vicinity of the proposed project site, on occasion tour buses were observed to cause traffic back-ups along Lombard and Mason Streets. The buses are typically large coaches with limited maneuverability and operated at slow speeds while tours are conducted. Many of the tour services allow passengers to get off a bus (hop-on / hop-off service) along tour routes. This activity was observed on a few occasions on Lombard Street resulting in vehicle-stacking behind the bus while passengers got off. Tour bus companies also utilize multiple metered parking spaces on Columbus Avenue, typically during morning hours. A maximum total of five buses were observed parked on Columbus Avenue between Mason and Taylor Streets during a weekday morning.

Loading

There are relatively few on-street parking spaces designated for loading within the study area. The majority of designated on-street loading spaces are for passenger loading (white zone), and there are very few commercial spaces (yellow zone). Much of the loading activity serving the restaurants and other business in the area occurs in the early morning hours. However, delivery trucks were observed double parked on Columbus Avenue throughout the day on a number of occasions. The existing library does not have loading facilities (on- or off-street), and currently once during each day the library is open, a delivery / pickup service occurs. The truck typically parks in the green-curb parking zone on Mason Street and delivers to the Mason Street entrance.

Impacts

Existing traffic volumes were collected for a typical weekday a.m. and p.m. peak periods, between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., respectively, as well as on a typical Saturday during the peak period of 2:00 p.m. to 5:00 p.m. The operating characteristics of signalized and unsignalized intersections are described by the concept of Level of Service (LOS), which is a qualitative description of the performance of an intersection based on the average delay per vehicle. Intersection levels of service ranges from LOS A, which indicates free flow or excellent conditions with short delays, to LOS F, which indicates congested or overloaded conditions with extremely long delays. LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco.

Significance Criteria

The following are the significance criteria used by the San Francisco Planning Department for the determination of impacts associated with a proposed project:

- The operational impact on signalized intersections is considered significant when project-related traffic would cause the intersection level of service to deteriorate from LOS D or better to LOS E or F, or from LOS E to LOS F. [The operational impacts on unsignalized intersections are considered potentially significant if project-related traffic would cause the level of service at the worst approach to deteriorate from LOS D or better to LOS E or F, and Caltrans traffic signal warrants would be met, or would cause Caltrans signal warrants to be met when the worst approach is already at LOS E or F.] The project may result in significant adverse impacts at intersections that operate at LOS E or F under existing conditions depending upon the magnitude of the project's contribution to the worsening of the average delay per vehicle. In addition, the project would have a significant adverse effect if it would cause major traffic hazards, or would contribute considerably to the cumulative traffic increases that would cause the deterioration in levels of service to unacceptable levels.
- The project would have a significant effect on the environment if it would 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. With the Muni and regional transit screenlines analyses, the project would have a significant effect on the transit provider if project-related transit trips would cause the capacity utilization standard to be exceeded during the PM peak hour.

- The project would have a significant effect on the environment if it would result in substantial overcrowding on public sidewalks, create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas.
- The project would have a significant effect on the environment if it would create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.
- A project would have a significant effect on the environment if it would result in a loading demand during the peak hour of loading activities that could not be accommodated within proposed on-site loading facilities or within convenient on-street loading zones, and created potentially hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.
- The project would have a significant effect on the environment if it would result in inadequate emergency access.
- Construction-related impacts generally would not be considered significant due to their temporary and limited duration.

San Francisco does not consider parking supply as part of the permanent physical environment in San Francisco and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA.⁹⁷ The San Francisco Planning Department acknowledges, however, that parking conditions may be of interest to the public and the decision makers. Therefore, this report presents a parking analysis for information purposes.

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

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

⁹⁷ Under California Public Resources Code (CEQA) Section 21060.5, "environment" can be defined as "the physical conditions that exist within the area that will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise and objects of historic or aesthetic significance."

resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." As described above, the project area is well served by public transit and bike routes.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts 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, reasonably addresses potential secondary effects.

Travel Demand Analysis⁹⁸

The project would generate about 6 net new a.m. peak hour person trips, 127 net new p.m. peak-hour person trips and 146 net new Saturday peak hour person trips.⁹⁹ Although expressed on a person trip basis, the trip generation includes all travel to and from the project in autos, on public transit, by foot, and by other modes (e.g., walking, bicycles, taxis, etc.). Assignments to travel modes were made using information for Superdistrict 1¹⁰⁰ (in which the project site is located) contained in the San Francisco Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review (SF Guidelines)*.¹⁰¹ Net new inbound and outbound peak-hour person trips are based on the person counts conducted in April 2009 at the library and playground. The preferred mode to access the project site is walking (about 65 percent of all peak-hour person trips). The project would generate about 16 and 19 weekday p.m. peak-hour, and Saturday peak-hour, person trips by auto, respectively, which would be a combination of drive-alone vehicle trips and carpool vehicle trips. Using vehicle occupancy rates in the *SF Guidelines*, the project would generate about seven weekday p.m. peak-hour vehicle trips and

⁹⁸ The approach and methodologies used to estimate the travel demand characteristics associated with the proposed project were based, to the extent feasible, on the SF Guidelines. However, because the proposed project would consist of the same or similar activities as those of the existing land uses (e.g., library, community space, recreational activities and open space), future travel demand was based on specific research surveys derived from the library and playgrounds current operations. Travel to and from both the library and the playground was therefore assumed to increase based on the increase in square footage of each facility under the project.

⁹⁹ A detailed memorandum prepared for City Planning (*North Beach Library and Joe DiMaggio Playground Trip Generation Estimate*, August 7, 2009), describes the person count surveys and approach used to estimate net new person trips generated by the proposed project. The trip generation calculations include travel to and from the project site by visitors only because the proposed project would not increase the existing number of library or playground employees. This memorandum is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2008.0968E.

¹⁰⁰ Superdistricts are based on transportation analysis zones defined by the Metropolitan Transportation Commission (MTC). Superdistrict 1 is bounded by the San Francisco Bay waterfront to the north and east, Townsend Street to the southeast, 11th Street to the southwest, and Van Ness Avenue to the west.

¹⁰¹ It is expected that some visitor trips would be made to the library from outside of Superdistrict 1, but that number would not be high enough to alter the *SF Guidelines* mode percent data.

eight Saturday peak-hour vehicle trips. The a.m. peak hour, during which time the library is closed, would generate an estimated six net new playground person trips and no vehicle trips, because playground users likely would be local and not to drive to the site.

Conditions During Temporary Closure of Mason Street Segment

In order to simulate and study the conditions that would occur under the proposed project, the segment of Mason Street between Lombard Street and Columbus Avenue was temporarily closed to traffic between August 1, 2009 and September 27, 2009. Analysis of traffic circulation patterns in the vicinity of the proposed project site was conducted under conditions with the aforementioned Mason Street segment open to traffic, and under conditions with that segment closed to traffic. Traffic counts at the ten study intersections were collected during weekday morning, evening and Saturday peak traffic periods under both open (July 2009) and closed (late August / early September 2009) conditions. In addition to conducting traffic counts, City staff and the EIR traffic consultant visited the project site and vicinity numerous times prior to and during the temporary closure of Mason Street to observe the traffic, pedestrian and bicycle conditions.

Intersection turning movement volumes with Mason Street open and closed were compared in order to determine how drivers in the area adjusted to the Mason Street closure during weekday and Saturday peak hours. The process of determining shifts in local traffic circulation due to the Mason Street closure was done primarily by comparing increases and decreases in intersection approach turning movement percentages. The estimates of traffic redistribution primarily focused within the area for which traffic count data was collected, and as such, do not account for the likelihood that, though expected to be a relatively low number, some drivers would use other routes such as Stockton Street and Jones Street, providing a conservatively high estimate of the actual number of vehicles expected to travel through the study intersections.¹⁰² The evaluation of shifts in local traffic circulation indicates that about half of the drivers who currently use Mason Street between Columbus Avenue and Lombard Street would continue to use other segments of Mason Street for northbound and southbound travel (shifting to the signalized intersection at Columbus/Lombard and essentially jogging around the closed section of Mason Street) despite the closure. The alternate routes taken by diverted traffic include Powell Street, Columbus Avenue, and Taylor Street (though it is noted that Taylor Street does not provide the best connectivity outside of the immediate area because of its closure to non-cable car traffic between Francisco and Bay Streets).

Incidents of vehicle queuing at locations on Lombard, Mason and Powell Streets were observed to occur with Mason Street open. While the queues can add delay to intersection operations, they do not constitute a significant impact, and in most cases the queues dissipated quickly. The primary causes of these backups are often the result of conflicting pedestrian traffic, Muni bus operations and tour bus operations (loading and unloading of passengers, stopping for photo

¹⁰² While the focus of the observations tended to be on study area streets, intersections and crosswalks, considerable person hours were given to locations outside the study area, including Leavenworth Street, Jones Street, Francisco Street, Union Street, Stockton Street, the Saints Peter and Paul Elementary School, Francisco Middle School, and others.

opportunities, etc.). The temporary street closure worsened these incidents on occasion, but not to a level that would be characterized as sustained and persistent.

The movement of pedestrians crossing Columbus Avenue in the vicinity of Mason Street and Lombard Street was observed closely during the temporary closure. The crosswalks located on Columbus Avenue at Chestnut and Taylor Streets, Lombard Street and mid-block near Greenwich Street were observed several times during the weekday and Saturday peak periods. Observations found that peak-hour crossings at these locations continued to operate at acceptable levels, and that the existing traffic signal timings were sufficient to allow pedestrian crossings and vehicle operations to occur within allotted signal phases on a consistent basis.

Peak-hour observations along Chestnut Street, Powell Street, and Jones Street during the street closure found that these roadways operated at levels comparable to observed existing conditions with Mason Street open and were not adversely affected by the closure on a consistent or measurable basis. Chestnut Street between Mason Street and Columbus Avenue / Taylor Street was observed being used by some tour buses that would typically have used the closed section of Mason Street to access Columbus Avenue. The analysis of peak-hour traffic from the Mason Street closure indicates that due to the relatively low volumes of diverted traffic to surrounding streets (other than Columbus Avenue, Mason Street and Lombard Street), the diverted traffic would not be expected to create any major operational or safety issues within the general area.

Future Transportation Improvements

The Columbus Avenue Neighborhood Transportation Study. This study was a community-based planning effort in cooperation with the San Francisco County Transportation Authority that evaluated proposed changes to transportation infrastructure and policies that would enhance the livability and economic viability of the Columbus Avenue corridor, benefit residents, merchants and visitors, and enjoy broad community support. The draft final report (February 2010) focuses on the area of Columbus Avenue between Pacific Avenue and Greenwich Street. Some of the key issues included pedestrian conditions, streetscape vitality, transit service efficiency and parking management. The study developed three Design Alternatives that consider a number of improvement options including sidewalk widening, parking changes, traffic lane reductions on Columbus Avenue and crosswalk and transit facility improvements. The Board of Supervisors approval for the plan and adoption of a preferred Alternative is pending.

Piazza St. Francis. The Piazza St. Francis Association proposes to close the block of Vallejo Street between Columbus and Grant Avenues to motor vehicle traffic and convert this portion of Vallejo Street to a piazza, or public plaza. The project analysis determined that no significant intersection level of service or other transportation impacts would result, and therefore no mitigation measures were required. However, several improvement measures related to truck loading, emergency vehicles, relocation of motorcycle parking spaces and a neighborhood outreach process were proposed.

Central Subway. This project proposes an extension of the T-Third Street Metro Line. Phase 2 of the project, as currently planned, would run on the surface from the Caltrain Depot before

dipping underground to Moscone Center, Union Square, and Chinatown (approximately Stockton and Washington Streets). The project as planned would be completed and operational by 2018. Currently no plan exists to extend the subway to North Beach, and an extension of the current Central Subway (to North Beach and beyond) would require a separate planning study and a separate funding request process.¹⁰³

Traffic Impacts

Impact TR-1: Traffic generated and redistributed by the proposed project would increase vehicle delays at local intersections. (Less than Significant)

As described above, the proposed project would generate about seven and eight net new vehicle trips during the weekday p.m. peak hour and Saturday peak hour, respectively. During the a.m. peak hour, no net new vehicle would be generated. In addition to increasing the size of the library and playground, the project would cause a redistribution of existing traffic by permanently closing Mason Street between Columbus Avenue and Lombard Street. As described above, the affected segment was temporarily closed by the City for a two-month period (August-September 2009) in order to evaluate the impact of the closure on traffic and pedestrian circulation in the study area.

As shown in **Table 8**, all of the ten intersections studied currently operate at acceptable (LOS D or better) service levels during all peak traffic hours.¹⁰⁴ The intersections selected for analysis were chosen because they would be the most likely to be affected by project traffic. While project-generated vehicles also would travel through other intersections, there would be less of an effect on intersections farther from the project site, as vehicles would disperse among the available streets.

¹⁰³ As analyzed in the Central Subway Project Supplemental Environmental Impact Statement / Environmental Impact Report, a North Beach Construction Variant would continue construction of the tunnel northward and turn northwest beneath Columbus Avenue. The tunnel boring machine would surface on Columbus Avenue at Washington Square Park.

¹⁰⁴ Counts collected in July 2009 indicate that the intersection of Columbus Avenue / Stockton Street / Green Street operates at LOS E during the weekday p.m. peak hour. However, based on previous studies and staff observations in the field, the analysis was adjusted to reflect a LOS C, as indicated in Table 8. Specifically, the p.m. peak-hour LOS C condition at the signalized intersection of Columbus Avenue / Stockton Street / Green Street is consistent with LOS C conditions reported in other recent studies (*2007 Transportation Impact Study for Piazza St. Francis* by the SFMTA, and *2010 Columbus Avenue Neighborhood Transportation Study* by SFCTA), as well as the LOS C condition associated with a second count for this study (with Mason Street closed). This service level also is in line with observations by City staff and the consultant on multiple occasions. In the professional opinion of City staff and the consultant, the LOS E condition calculated using the traffic volumes collected in July 2009 is not an accurate characterization of prevailing conditions at this intersection. Review of the traffic counts conducted in July 2008, July 2009, and September 2009 revealed general consistency among the turning movement volumes, except on the southbound through movement (on Columbus Avenue) and the southbound right turn movement (from Columbus Avenue onto Stockton Street), which were inconsistently high during the July 2009 count compared to the other counts. In the judgment of City staff and the consultant, the July 2009 p.m. peak-hour traffic volumes count represents an anomaly in typical p.m. peak-hour operations at this intersection, and was not used as the basis for the existing level of service condition.

TABLE 8
INTERSECTION LEVEL OF SERVICE (LOS) WEEKDAY AM, PM AND SATURDAY PEAK-HOUR
EXISTING, EXISTING PLUS PROJECT, AND 2030 CUMULATIVE CONDITIONS^a

Intersections	Existing Conditions						Existing Plus Project						Cumulative (2030) Conditions ^b					
	AM Peak Hour		PM Peak Hour		Saturday Peak Hour		AM Peak Hour		PM Peak Hour		Saturday Peak Hour		AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
	LOS	Delay ^c	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Signalized																		
1. Columbus / Chestnut / Taylor	B	15.1	B	16.8	B	17.3	B	14.6	B	16.3	B	17.8	B	15.2	B	16.6	B	18.5
4. Columbus Avenue / Lombard Street	B	14.7	B	18.5	B	17.7	B	16.5	C	22.4	C	20.8	B	16.4	C	28.5	C	28.0
7. Columbus Avenue / Mason Street	B	10.1	A	5.4	B	16.2	B	15.6	A	9.9	B	15.7	B	15.6	B	11.0	B	15.7
9. Columbus Avenue / Filbert Street	B	11.9	B	13.6	B	13.7	B	14.0	B	14.0	B	14.2	B	16.6	B	13.9	B	13.9
10. Columbus / Stockton / Green	C	27.5	C ^d	32.0	D	37.6	C	28.8	C	29.5	D	45.2	C	29.9	C	30.9	D	49.8
Unsignalized^e																		
2. Chestnut Street / Mason Street	A	7.7 NB, SB & EB	A	8.6 Southbound	A	9.0 Southbound	A	7.7 SB & EB	A	8.1 Southbound	A	8.3 Southbound	A	7.7 SB & EB	A	8.3 Southbound	A	8.3 Southbound
3. Taylor Street / Lombard Street	A	7.6 Eastbound	A	8.6 Southbound	A	8.8 Westbound	A	7.6 Westbound	A	8.0 Eastbound	A	8.7 Eastbound	A	7.6 EB & WB	A	8.2 Westbound	A	8.8 Eastbound
5. Mason Street / Lombard Street	A	7.7 Southbound	A	9.0 Southbound	A	9.4 Southbound	A	7.8 Eastbound	A	8.2 Eastbound	A	8.6 Eastbound	A	7.9 Eastbound	A	8.2 Eastbound	A	8.6 Eastbound
6. Powell Street / Lombard Street	A	7.8 NB & SB	A	8.6 NB & SB	A	8.9 NB & SB	A	8.2 Northbound	A	8.3 NB & SB	A	8.9 Southbound	A	8.2 Northbound	A	8.4 NB & SB	A	8.9 Southbound
8. Greenwich Street / Mason Street	A	7.4 Eastbound	A	7.6 Eastbound	A	8.0 Eastbound	A	7.5 Eastbound	A	7.5 Eastbound	A	7.7 Eastbound	A	7.6 Eastbound	A	7.6 Eastbound	A	7.8 Eastbound

^a Levels of service (LOS) were determined using the analysis methodologies presented in the 2000 *Highway Capacity Manual*.

^b Cumulative volumes were derived on the basis of information about traffic growth patterns, which used the San Francisco County Transportation Authority countywide travel demand forecasting model, taking into account the development anticipated in the vicinity of the project, plus the expected growth in housing and employment for the remainder of San Francisco and the nine-county Bay Area.

^c The LOS and delay (in seconds per vehicle) for signalized intersections represent conditions for the overall intersection. The LOS and delay for side-street stop-controlled (unsignalized intersections represent conditions for the worst (most congested) approach.

^d See Footnote 104, on page 167, for a discussion of the p.m. peak-hour LOS C condition.

^e All unsignalized intersections are all-way stop-controlled (AWSC), except #8 (Greenwich Street / Mason Street), which is side-street stop controlled (SSSC), with a stop sign on Eastbound Greenwich Street. The intersection approaches with the worst (most congested) LOS and delay are shown (abbreviated if needed for space considerations). NB = Northbound; SB = Southbound; EB = Eastbound; and WB = Westbound.

SOURCE: ESA 2010

Overall, the proposed project would result in minor changes to the average vehicle delay at the study intersections. All intersections would operate at LOS D or better and as such, all study intersections would operate satisfactorily. The signalized intersection at Columbus Avenue / Lombard Street would worsen from LOS B to LOS C (still acceptable) during the p.m. and Saturday peak hours as a direct result of the Mason Street closure. All other study intersections would continue to operate as under Existing Conditions with Mason Street open.

Based on both analysis and field observations (see discussion of field observations on pages 165 and 166), the effect of closing Mason Street to vehicular traffic between Columbus Avenue and Lombard Street would have a less-than-significant impact on the surrounding roadway network. A majority of the vehicles that currently use this segment of Mason Street during the morning and evening peak periods would be expected to continue using this route via the signalized intersection at Columbus Avenue / Lombard Street. This intersection would experience additional delay, but would continue to operate acceptably.

Because effects of the closure of Mason Street would not be substantial, the Mason Street Narrowing Variant, under which Mason Street would remain closed, would have similar traffic impacts to those of the proposed project. Like the proposed project, the variant would not result in any significant effects on traffic or intersection operations.

Therefore, the project would not have a significant impact on traffic operating conditions, and no mitigation is required.

Cumulative Traffic Impacts

Impact TR-2: Traffic generated and redistributed by the proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would further increase vehicle delays at local intersections. (Less than Significant)

The Cumulative 2030 traffic volumes in the vicinity of the North Beach Library are based on expected traffic growth rates between 2005 and 2030 obtained from the San Francisco County Transportation Authority (SFCTA) countywide travel demand forecasting model (SFCTA Model). Cumulative traffic operating conditions at the ten study intersections are shown in **Table 8** on page 168. Under 2030 traffic conditions, all of the study intersection would continue to operate at an acceptable level of service (LOS D or better), and cumulative impact (including the project's contribution) would be less than significant, and no mitigation is required.

As with existing-plus-project conditions, traffic from the North Beach Public Library and Joe DiMaggio Playground Master Plan project and from other projects considered in the cumulative analysis would affect intersections other than those included in the project-specific analysis. As with existing-plus-project conditions, however, project traffic would have less impact on intersections farther from the project site as vehicles bound for different destinations disperse. Cumulative conditions with the Mason Street Narrowing Variant would be similar to those of the proposed project.

Transit

Impact TR-3: Transit ridership generated by the proposed project would not result in unacceptable levels of transit service, or cause a substantial increase in delays or operating costs. (Less than Significant)

The proposed project would generate approximately 22 weekday p.m. peak hour transit trips. The addition of the project-generated trips would not substantially increase the peak hour capacity utilization¹⁰⁵ of the study area bus lines that would serve the project site, and the capacity utilization for all eight lines would remain similar to those under existing weekday peak hour conditions, and in general, would operate below the Muni 85 percent capacity utilization standard, with the exception of the Powell-Mason cable car, which operates at 87 percent at the Maximum Load Point (MLP) in the inbound direction. The project would add about four transit trips (less than 0.5 percent of the total peak hour load at MLP) to the Powell-Mason cable car in the inbound direction. The project would not have a significant impact on transit services and capacity, and no mitigation is required. Given the project's less-than-significant impact on local Muni lines, the impact on regional carriers (accessible by use of a Muni bus) similarly would be less than significant.

The closure of Mason Street would not directly affect any transit service (e.g., no bus stop location would be affected), and because traffic impacts would be minimal, the closure would not result in any adverse effects on Muni operations. Thus, effects of the Mason Street Narrowing Variant on transit would be similar to those of the proposed project, and would be less than significant.

The existing outbound bus stop for the 30-Stockton and 91-Owl on Columbus Avenue (between Mason and Greenwich Streets) is bisected by a pedestrian crosswalk across Columbus Avenue, which creates potential pedestrian/transit conflicts. This condition, and a suggested Improvement Measure, is discussed in more detail under Impact TR-5, below.

Loading

Impact TR-4: Loading activity associated with the proposed project would not disrupt traffic flow on area streets. (Less than Significant)

Per *Planning Code* Section 152, the project would not be required to provide off-street (standard truck) loading spaces.

The library does not have dedicated loading facilities (on- or off-street), and the project applicant indicates that the daily delivery truck likely would park at a new green-curb parking space on the south side of Lombard Street, and loading activities would occur through the Mason Street entrance of the new building.

¹⁰⁵ Capacity utilization is the aggregate number of passengers divided by the aggregate design capacity of the transit vehicles, and may include varying numbers of standees, depending on the transit carrier.

The current library receives one pickup / delivery service each day (Monday through Saturday), usually in the morning. The truck (a large step van) parks in the green zone on Mason Street and delivers to the Mason/Columbus entrance, usually in the morning or early afternoon. The proposed project would continue to receive one pickup / delivery daily. Similarly, as it currently does, the playground would on occasion receive deliveries of equipment and supplies, but those deliveries are not, and would not be, regularly scheduled or frequent. As noted, loading activity would generally occur from Lombard Street, and as under existing conditions, could take place in the green curb zone proposed to be re-located to Lombard Street.

The project applicant would submit a formal request that a white-curb (passenger loading zone) space be located on the south side of Lombard Street between the existing crosswalks at Mason Street (i.e., in the vicinity of the proposed Mason Street right-of-way closure). A white zone at this location could be used for accessing the proposed library drop-off box on Lombard Street. The Sustainable Streets Division of SFMTA would review and consider such a formal request.

The proposed project would have a less-than-significant loading effect because the single daily pickup / delivery service is expected to be accommodated without creating potentially hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Effects of the Mason Street Narrowing Variant would be similar to those of the project, because the closure of Mason Street would not affect loading operations; these impacts would be less than significant.

Pedestrian and Bicycle Conditions

Impact TR-5: The proposed project would not result in overcrowding on public sidewalks, create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas, nor would it create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas. (Less than Significant)

The proposed project would have entrances on Columbus Avenue and the former Mason Street right-of-way, and a book drop-off along Lombard Street. To accommodate pedestrian travel on the sidewalk, the proposed entrance on Columbus Avenue would be set back to provide additional sidewalk circulation space. The project would reduce the existing widths of the sidewalks surrounding the library site (from 10 feet to 7 feet on Columbus Avenue; from 15 feet to 8 feet on Lombard Street; and from 16 feet (4 feet of which are used by the parking lot) to 6 feet on Mason Street); but the vacated section of Mason Street would provide a public pedestrian path connecting Lombard Street and Columbus Avenue.

The proposed project would generate/attract about 5 pedestrian trips during the a.m. peak hour, 111 pedestrian trips during the p.m. peak hour, and about 127 pedestrian trips during the Saturday peak hour. Those estimates include trips by walk and other modes, as well as trips by public transit that would walk between the bus / cable car stop and the project site. Existing pedestrian

volumes were observed to be generally heavy, but no worse than “impeded” on the sidewalks and crosswalks adjacent to the proposed project site during the weekday p.m. peak period.

Despite the project’s reduction of the width of sidewalks surrounding the new library site, based on the likely dispersion of project-generated pedestrian activity among the walkways to transit stops/stations and commercial establishments, conditions on the sidewalks and crosswalks in the project area would be expected to remain similar to existing conditions with the project and would not substantially affect current pedestrian conditions. The proposed project, however, would create additional competition between vehicles and pedestrians. Specifically, with the closure of Mason Street, vehicles on southbound Mason Street would divert to Lombard Street and then make a left turn onto southbound Columbus Avenue, and because pedestrians have the right-of-way, drivers would have to wait for the south Columbus Avenue crosswalk to be clear before completing the left turn. Further, a queue of vehicles backed up from Columbus Avenue on westbound Lombard Street could block the west crosswalk at the intersection of Mason and Lombard Streets (observed to occur intermittently during the p.m. peak period when Mason Street was temporarily closed). While this condition is undesirable, it would not result in potentially hazardous pedestrian conditions beyond what exists in the area today and what is common of dense urban environments. Nevertheless, the situation can be improved by removing two westernmost on-street parking spaces located on the north side of Lombard Street between Columbus Avenue and Mason Street. Removal of these on-street parking spaces would provide additional queuing space for vehicles making the through and northbound right turn at this intersection. The additional queuing space likely would be sufficient to ensure that during heavy pedestrian and traffic volumes, vehicles do not block the west crosswalk at the intersection of Mason and Lombard Streets. The additional queuing spaces would also facilitate clearing of the intersection in one signal phase because through and right-turning vehicles could execute their respective movements without having to wait for the left-turning southbound vehicles to clear the intersection.

It is important to note that while the proposed project would create additional competition among the various modes at the intersection of Columbus Avenue and Lombard Street, it would eliminate some of existing interactions between pedestrians, bicyclists and vehicles at the intersections of Columbus Avenue and Mason Street, and Lombard and Mason Streets.

Currently, the existing outbound bus stop for Muni 30-Stockton and 91-Owl lines occupies the entire length of the block on Columbus Avenue between Mason and Greenwich Streets. The bus stop is bisected by a pedestrian crosswalk across Columbus Avenue, which is not ideal because it prevents pedestrians from crossing Columbus Avenue when a Muni bus occupies the bus zone. The proposed project would allow for this existing condition to be remedied because it would afford an opportunity for the bus stop to be moved north such that it would no longer compete with an existing crosswalk, as further described in Improvement Measure I-TR-3, on page 177. The condition described above is not created by the existing library/playground, and while the proposed project would allow for this condition to be improved, implementation of the improvement measure would not be tied to mitigation of a significant impact. The SFMTA would be responsible for implementing this measure.

There are two designated Citywide Bicycle Routes in the project vicinity (on Columbus Avenue and Broadway). The observed number of bicyclists in the area was not high, and available accident data indicates no substantial safety conflicts between bicyclists and motor vehicles in the project area. The project would not be expected to generate a noticeable increase in bicycles in the area, nor would it be expected to noticeably affect existing bicycle conditions in the area.

Planning Code Section 155.1, Bicycle Parking Requirements For City-Owned and Leased Buildings, does not specifically identify bicycle parking requirements for libraries. However, Section 155.1(c)(3) states “In public buildings where the City provides a public service to members of the public who are patrons or users of the buildings, such as libraries, museums, and sports facilities, the responsible City official shall provide the number of bicycle parking spaces as set out in Section 155.1(c)(1) and (2), except that the average patron load in a building during peak use hours as determined by the Director, rather than the number of employees, shall determine the number of spaces required.” The Planning Department Director has determined that the proposed project would be required to provide two Class 1 and seven Class 2 bicycle spaces.¹⁰⁶ The project applicant has indicated that, as part of the project, two Class 1 bicycle parking spaces would be provided for staff within the library, as well as ten outside bicycle parking spaces for the public (five on Lombard Street [provided in the project’s first phase] and five within the plaza/garden area [provided in the project’s second phase]).

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 on the surrounding streets, this increase would not be substantial enough to affect bicycle travel in the area.

Because impacts to pedestrians and bicyclists would be less than significant, no mitigation is required.

Under the Mason Street Narrowing Variant, the Mason Street right-of-way would not be available for pedestrian or bicycle travel, although the eastern sidewalk would remain open. The variant would therefore result in similar impacts to those of the proposed project related to pedestrian and bicycle travel, and these effects would be less than significant.

Emergency Access

Impact TR-6: The proposed project would not result in inadequate emergency access. (Less than Significant)

The proposed project would permanently close the segment of Mason Street between Columbus Avenue and Lombard Street to all vehicle traffic. The proposed closure would not impede or

¹⁰⁶ As defined in Planning Code Section 155.1(a)(6) and 155.1(a)(7), Class 1 bicycle parking spaces are “facilities which protect the entire bicycle, its components and accessories against theft and against inclement weather, including wind-driven rain. Examples of this type of facility include (1) lockers, (2) check-in facilities, (3) monitored parking, (4) restricted access parking, and (5) personal storage.” Class 2 bicycle parking spaces are “bicycle racks which permit the locking of the bicycle frame and one wheel to the rack and, which support the bicycle in a stable position without damage to wheels, frame or components.”

lessen the effectiveness of emergency vehicles traveling to or through the area (and to the project site) because emergency vehicles would retain available options that would allow for timely access to all streets in the general vicinity of the project street. For example, San Francisco Fire Department Station # 28 is located on Stockton Street (between Greenwich Street and Lombard Street) to the east of the project site. Vehicles dispatched from this location have a number of options for accessing the area and would not be delayed due to the proposed closure of the Mason Street segment. In addition, while the project site would not be accessible to emergency vehicles from Mason Street, it would be accessible from the streets that front the site.

The Mason Street Narrowing Variant would not close Mason Street and would have lesser effects on emergency access than would the proposed project; as with the project, these effects would be less than significant.

Parking Analysis

The *San Francisco Planning Code (Planning Code)* Section 151 lists the off-street parking requirements for a variety of land uses. However, institutional uses such as the proposed library and playground are not listed. *Planning Code* Section 153(b) states that, "the requirements for off-street parking and loading for any use not specifically mentioned in Sections 151 and 152 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator. The Zoning Administrator has determined that the proposed project would not require any off-street parking spaces."¹⁰⁷

The proposed project would have a total weekday midday parking demand of about three spaces for the use of visitors, based on the net new daily vehicular traffic generated by the project. The proposed project would not create long-term employee parking demand beyond what currently exists because there is no proposed staff increase for either the library or the playground planned with the proposed project.

The proposed project would not provide any off-street parking spaces, which does not represent a change from existing conditions. The proposed closure of the segment of Mason Street (to allow the park to expand and to accommodate the floor plan of the library) would displace the ten existing on-street parking spaces. The city-owned off-street parking lot at 701 Lombard Street, which provides approximately 20 spaces, also would be displaced. The project sponsor estimates that up to a total of seven new on-street spaces could be created (on Columbus Avenue and Lombard Street) with the closure of the Mason Street segment and with the removal of existing parking lot curb cuts. Under this scenario, the existing on-street supply in the study area would be

¹⁰⁷ Planning Code Section 234.1 states that P Districts do not have parking requirements for libraries. Because the library site is being re-zoned from the North Beach Neighborhood Commercial District (NCD), the parking requirements of that nearby district were examined. For the North Beach NCD, pursuant to Planning Code Section 722.22, institutional uses are not required to provide parking if the "occupied floor area" is less than 5,000 square feet. Although the new library will be 8,500 square feet, the library and architect have determined that 3,750 square feet of the new building would be unassignable floor area, and therefore the "occupied floor area," as defined in Planning Code Section 102.10, would be less than 5,000 square feet. Therefore, no off-street vehicular parking would be required by the North Beach NCD, should the Planning Commission approve the project with Conditional use authorization and not rezone the 701 Lombard Street project site.

reduced by a net of three spaces, and the off-street supply by 20 spaces. The existing on-street supply in the study area would be further reduced if Improvement Measure I-TR-1 and/or I-TR-2, described below, were implemented.

In general, the project parking demand for three short-term spaces could be met during midday and evening conditions with the use of the available on-street supply. It has been shown that existing parking conditions in the study area are at or exceed the practical capacity of the parking supply during peak demand periods. However, the net loss of three on-street spaces and the demand for three additional on-street spaces as a result of the proposed project would not represent a substantial change to current parking conditions. The displacement of 20 off-street parking spaces by the project would be noticeable, but weekday midday and evening occupancy levels in the parking lot are relatively low (i.e., about 40 and 15 percent, respectively), and the displaced parking demand likewise would not represent a substantial change to current parking conditions.

As noted above in the discussion of Significance Criteria, parking deficits are considered to be social effects, rather than physical impacts on the environment as defined by CEQA. Therefore, parking effects would not be significant.

Effects of the Mason Street Narrowing Variant, with Mason Street remaining open, but on-street parking eliminated on the west side of Mason Street (resulting in a loss of three spaces, as opposed to elimination of ten parking spaces on both sides of the street with the proposed project), would be similar to those of the proposed project, because unlike the proposed project, the variant would create no new on-street parking spaces at the ends of the former Mason Street right-of-way, on Columbus Avenue and Lombard Street. As with the project, effects of the variant on parking would be less than significant.

Construction Impacts

During the project's construction period (between 20 and 24 months for the first phase, and about 10 months for the second phase), temporary and intermittent traffic and transit impacts would result from truck movements to and from the project site. Construction material staging and storage are anticipated to occur at different locations, including the existing parking lot at 701 Lombard Street, the vacated portion of Mason Street, and within the existing park, in a manner consistent with traffic management strategies established in consultation with City staff.

Truck movements during periods of peak traffic flow would have greater potential to create conflicts than during non-peak hours because of the greater numbers of vehicles on the streets during the peak hour that would have to maneuver around queued trucks. The sponsor proposes that project-related truck traffic operate during the hours of 7:00 a.m. to 5:30 p.m., or other hours if approved by the SFMTA Sustainable Streets Division. Coordination between project construction management and Muni will be necessary to ensure the safe operation of large construction equipment in and around Muni facilities.

The sidewalks and curb lanes fronting the project site on Columbus Avenue and Lombard Street would need to be closed temporarily as a result of delivery and construction activity. Closure of the curb lanes would displace on-street parking spaces (six on Columbus Avenue, and one on Lombard Street). Pedestrians would be oriented to use sidewalk detours around the site, and truck traffic to and from the site may require a flagger while crossing over existing pedestrian access.

Parking of construction workers' vehicles would temporarily increase occupancy levels in off-street parking lots, either by those vehicles or by vehicles currently parking in on-street spaces that would be displaced by construction workers' vehicles.

The project sponsor has agreed to meet with Muni, SFMTA, and other responsible city agencies and other project construction managers in the area to determine feasible traffic management and mitigation measures to reduce traffic congestion during construction of this project and other nearby projects. To minimize cumulative traffic impacts due to lane closures that might be needed, though none are known at this time) during construction, the project sponsor would coordinate with construction contractors for any concurrent nearby projects that are planned for construction or which later become known. A Street Space Permit (enforced by the Bureau of Street Use and Mapping within the Department of Public Works), and a Special Traffic Permit (enforced by the SFMTA) would be required to utilize public street space during project construction. The specific provisions of the permits would address issues of circulation, safety, parking and others, as developed in a meeting of the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT) attended by the project sponsor and representatives of City departments, including SFMTA, Police, Public Works, and Muni. Conditions of the permits/agreements would be monitored by the Department of Public Works Bureau of Construction Management and enforced by inspectors from the Department of Building Inspection.

Construction impacts would be temporary, and would not be significant. The project would not result in a significant impact related to cumulative construction activities. Based on the above, no mitigation is required for construction impacts.

Construction impacts of the Mason Street Narrowing Variant would be similar to, but incrementally less substantial than, those of the proposed project, because the variant would involve construction of the same library building. It is expected that the locations of construction staging / material loading areas would be similar to those of the proposed project. As with the proposed project, these impacts would be less than significant (see page 47 of this EIR).

Mitigation Measures and Improvement Measures

As described above, no mitigation measures would be required because the proposed project would not result in any significant impacts (1) to the study intersections during the weekday or Saturday peak hours, (2) to transit operations, (3) to pedestrian/bicycle conditions, (4) to loading activities, (5) to emergency access, and (6) during project construction. However, improvement measures that would improve operating conditions where there would be no significant impacts have been identified as follows:

Improvement Measure I-TR-1: Traffic

The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).

Improvement Measure I-TR-2: Traffic

The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).

Improvement Measure I-TR-3: Pedestrians

The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.

Improvement Measure I-TR-4: Construction Period

Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.

E. Shadow

This section describes shadow effects on publicly accessible areas, including public parks, publicly accessible private open spaces, and sidewalks.

Environmental Setting

The topography of the project site and vicinity slopes downward from 39 feet above sea level (asl) in the south (at Greenwich Street) to 18 feet above sea level (asl) in the northwest (at Lombard Street and Columbus Avenue). Due to this grade, elements of the Joe DiMaggio Playground are at different elevations. The existing children's play area is at 36.5 feet asl, and the tennis courts and multipurpose hardscape area are at 25.5 feet asl. The vacated Mason Street right-of-way would be landscaped as public open space and is therefore included as publicly accessible open space for the purpose of this shadow analysis. The existing project site buildings that cast shadow are the North Beach Branch Library and the North Beach Pool and Clubhouse. In addition, the retaining walls of the children's play area, Greenwich Street, and a portion of Powell Street cast shadows onto adjacent recreational spaces. Publicly accessible park and open spaces in the neighborhood are listed in Section 4.A, Land Use and Recreation, in **Table 6** on page 74. Publicly accessible property in the vicinity of the new library includes the project site, as well as adjacent streets and sidewalks.

Regulatory Setting

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow on public spaces under the jurisdiction of SFRPD by any structure exceeding 40 feet unless the City Planning Commission in consultation with the Recreation and Park Commission finds the impact to be insignificant.

The proposed project is not subject to Planning Code Sec. 295 because the proposed branch library would not exceed 40 feet in height. However, given the proposed library's proximity to newly programmed open space and existing recreational uses, a shadow study was prepared to determine the extent of shadow changes cast on the project site from the proposed project in accordance with the CEQA significance criteria listed below. The shadow study focuses on the project site and surrounding streets and sidewalks in the immediate vicinity because the new library would not cast shadow on open spaces and recreational resources beyond this area.

Significance Criteria

As stated in the Initial Study (Appendix A, page 51), a project would have a significant shadow impact if it would create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas. Section 147 of the Planning Code regulates shadow on certain Downtown streets, and while not directly applicable to the project site because the subject

property is located outside of Downtown, the following factors are used as guidance in determining impacts of shading: the amount of area shadowed, the duration of the shadow, and the importance of sunlight to the type of open space being shadowed.

Impacts

Impact WS-1: The proposed project would not create new shadow that would substantially affect outdoor recreation facilities or other public areas. (Less than Significant)

In January 2010, the project architect, Leddy Maytum Stacy Architects, prepared a shadow analysis of the proposed project to determine whether net new shadow would be cast on the project site.¹⁰⁸⁻¹⁰⁹ The analysis includes shadow cast by existing buildings and the proposed project (both Phase 1 and Phase 2, together) on public open spaces, streets, and sidewalks in the project area. Shadow patterns for the proposed project are shown four times a day at 9:00 a.m., noon, 3:00 p.m. and 5:00 p.m. for the four seasons: during the spring and fall equinoxes, when the sun is at its midpoint and shadows are midway through their progression between extremes; the summer solstice, when the sun is at its highest and shadows are shortest; and the winter solstice, when the sun is at its lowest and shadows are longest.¹¹⁰ In addition, shadow patterns are shown for 7:00 p.m. on June 21st due to more daylight hours in the summer. Sunlight conditions from July through November are mirrored from January to May, allowing for the adjustment of Daylight Savings Time. The shadow analysis is shown in **Figure 35** through **Figure 46**, pages 180 through 198. They depict shadow impacts at “snapshot” moments throughout the year. In each figure, two images are shown—existing conditions and proposed project conditions at full Master Plan buildout conditions at Phase 2. In each image, shadows cast are shown in gray.

March 21st / September 21st

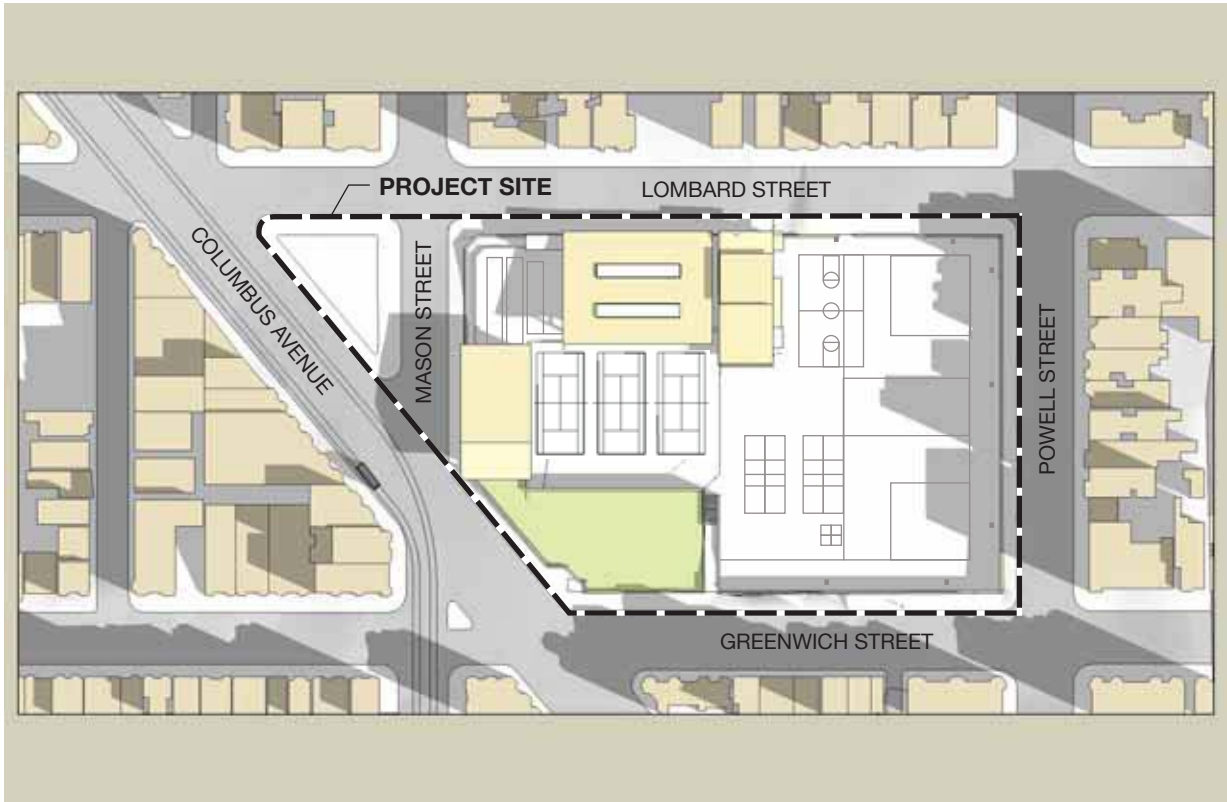
9:00 a.m.

As shown in **Figure 35** on page 180, at 9:00 a.m. shadows extend northwestward. The existing library casts shadow on the Mason Street sidewalk and street; the North Beach Pool and Clubhouse casts shadow on the Lombard Street sidewalk, and the retaining walls on the Greenwich Street southern and Powell Street sides of the playground cast shadow on the multipurpose hardscape area. The retaining wall of the children’s playground casts shadow on the tennis courts. In addition, buildings to the east and south, across Powell Street and Mason Street, cast shadow on the Powell Street and Greenwich Street sidewalks and a portion of the multipurpose hardscape area.

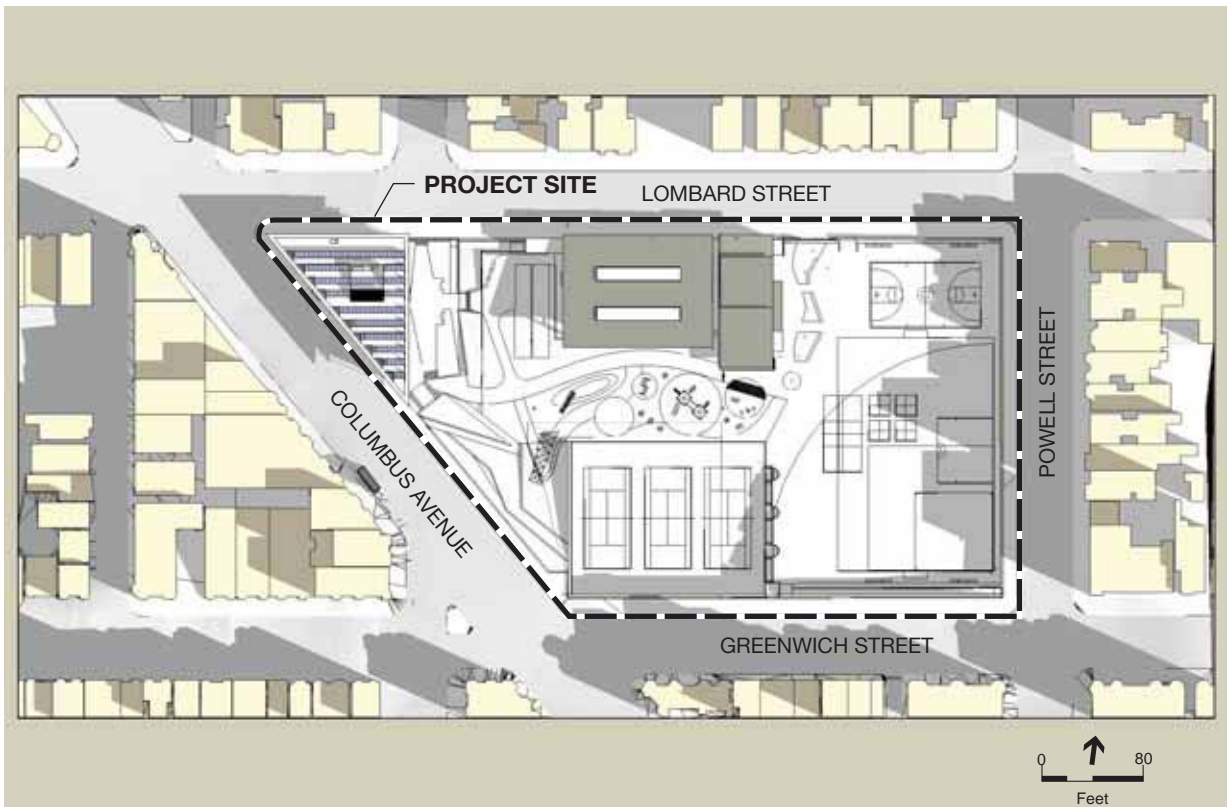
¹⁰⁸ Given that no new buildings are proposed during Phase 2 of the proposed project, the only changes to shadows cast would result from the relocation of the children’s play area and tennis courts. The net new shadow cast by Phase 2 of the proposed project is therefore not included in the shadow diagrams.

¹⁰⁹ Environmental Science Associates (ESA), the environmental impact report consultant, peer reviewed the shadow analysis in January 2010.

¹¹⁰ For this analysis, Pacific Standard Time is used in December, and Pacific Daylight Time is used for March, June, and September.



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 35
 March 21 / September 21, 9 am
 Existing and Master Plan Conditions

Overall, shadow on the existing recreational footprint of the project site would slightly increase with the proposed project. The shadow from the existing library would no longer be present, and new shadow would be cast by the new library onto the northeastern Columbus Avenue sidewalk and the southern Lombard Street sidewalk, as well as a portion of the streets. These shadows would not adversely affect users of these streets. Shadows cast by retaining walls adjacent to Greenwich Street and Lombard Street would remain and fall on the multipurpose hardscape area. Shadows cast by the retaining walls on the northern and eastern sides of the existing children's play area would be removed. New shadow would fall on the southern edge of the relocated tennis courts as part of Phase 2 of the project; however the extent of the shadow, would primarily be outside the boundaries of play and would not be expected to substantially affect use of the courts.

The shadows cast by the pool and clubhouse would continue to fall on the bocce courts. Shadows cast by buildings on nearby properties would fall on the redesigned multipurpose hardscape area, including the four-square and basketball courts, as well as the soccer and softball field. This shadow would not be expected to adversely affect these elements of the site because it would be of limited duration. Shadow would almost completely recede by noon (see below), and it would not preclude use of these recreational elements.

12:00 p.m.

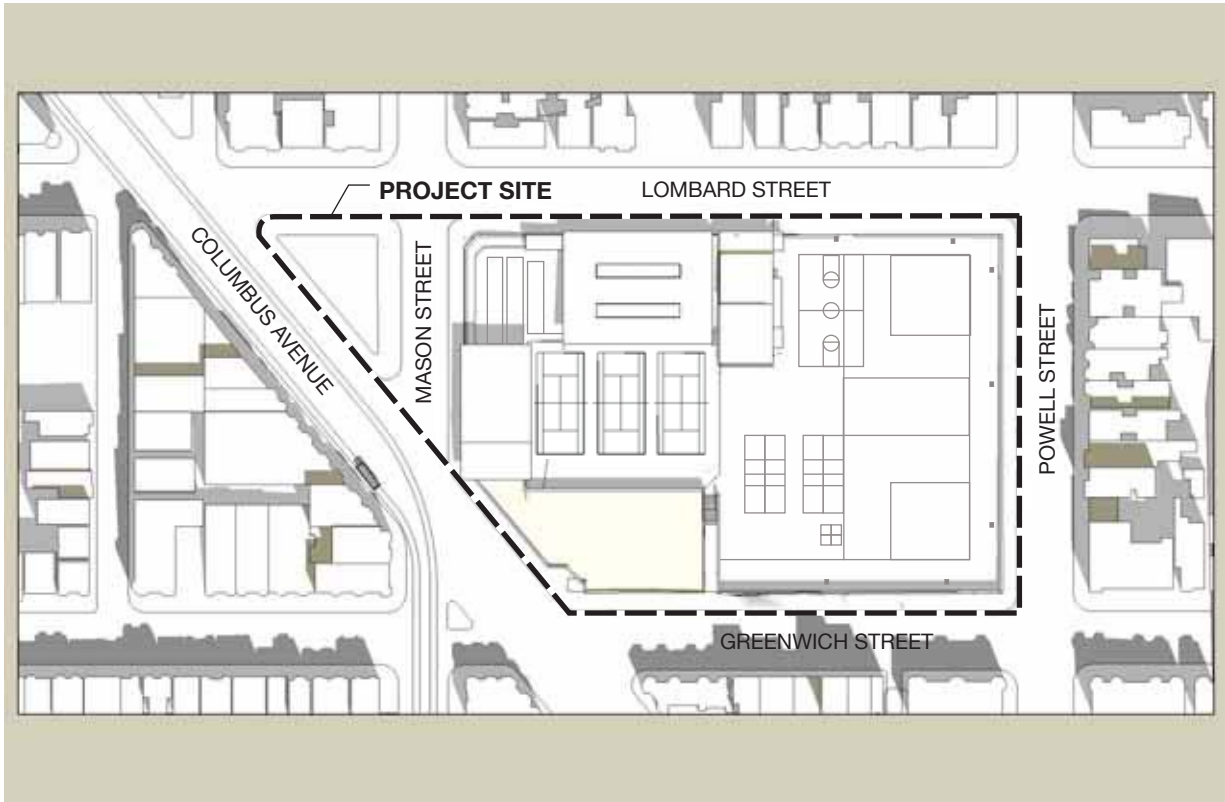
As shown in **Figure 36** on page 182, at noon, shadows are cast northward, and are shorter than at 9:00 a.m. given the sun's higher position in the sky. The existing library casts shadow on a portion of the bocce courts, the North Beach Pool and Clubhouse cast shadow on the Lombard Street sidewalk, and the Greenwich Street and children's play area retaining walls cast shadow on the multipurpose hardscape area and tennis courts, respectively. Buildings on nearby properties do not cast shadow on the project site.

Under the proposed project, shadow on the existing recreational footprint of the project site would slightly decrease. The shadow from the existing library would no longer be present and the proposed open space area adjacent to Mason Street would not be shaded. The proposed library would cast new shadow off of the 701 Lombard Street parcel onto the southern Lombard Street sidewalk, as well as a portion of the roadway. This new shadow would not be significant because it would not be experienced by users of the street for an extended period.

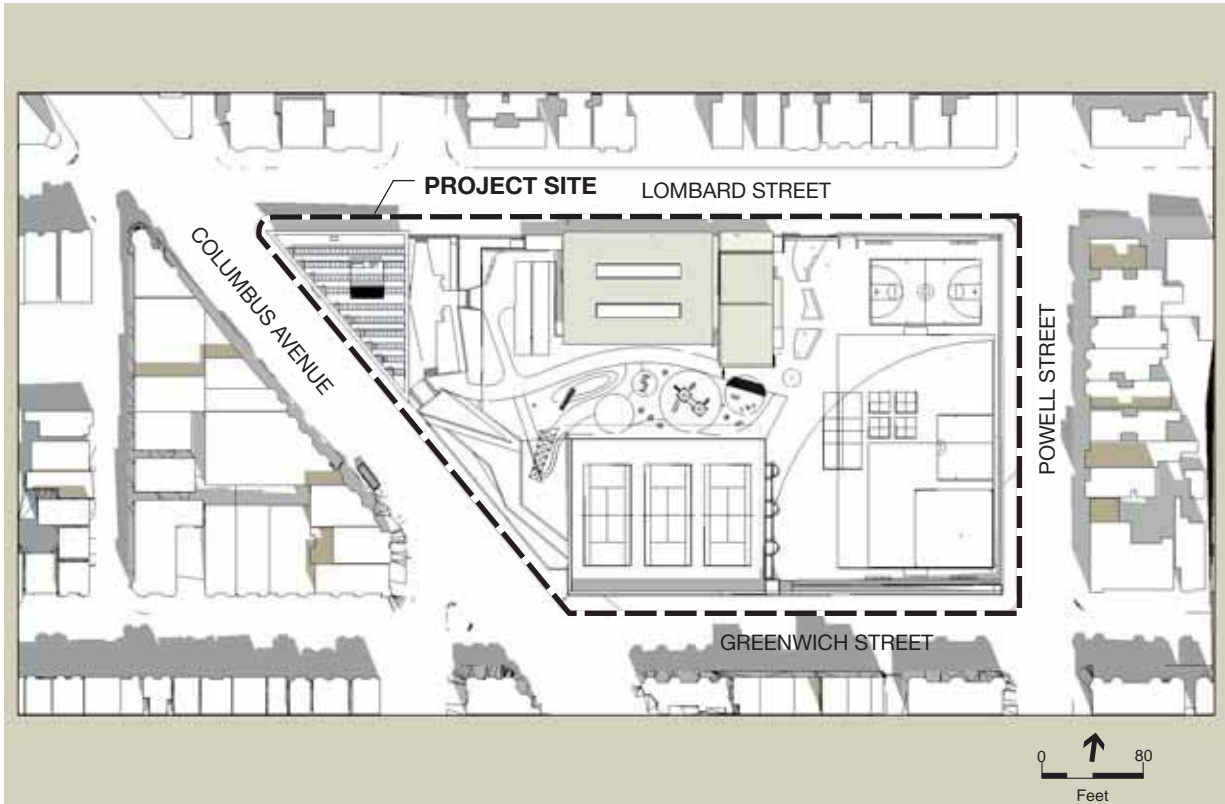
Shadow cast by the Greenwich Street retaining wall would remain on the multipurpose hardscape area and would shade the southern edge of the tennis courts. Similar to existing conditions, the proposed children's play area would not be shaded. The shadows cast by the pool and clubhouse would be unchanged, as would shadows cast by buildings on nearby properties; shading from offsite buildings would not affect the recreational use of the project site.

3:00 p.m.

As shown in **Figure 37** on page 183, at 3:00 p.m., shadows are cast northeastward. The existing library casts shadow on a portion of the bocce courts and onto most of the westernmost tennis court, the North Beach Pool and Clubhouse casts shadow on the Lombard Street sidewalk and a portion of the multipurpose hardscape area, and the retaining walls on the southern side of



Existing Conditions



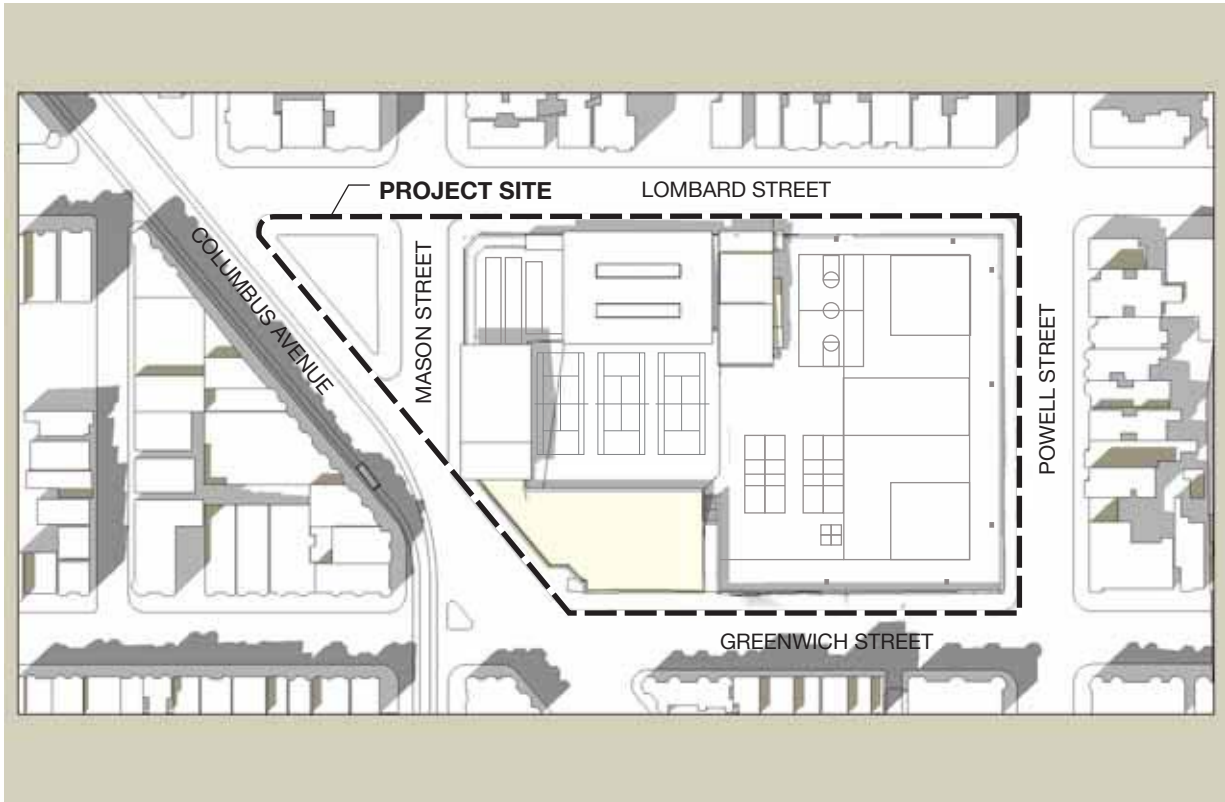
Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

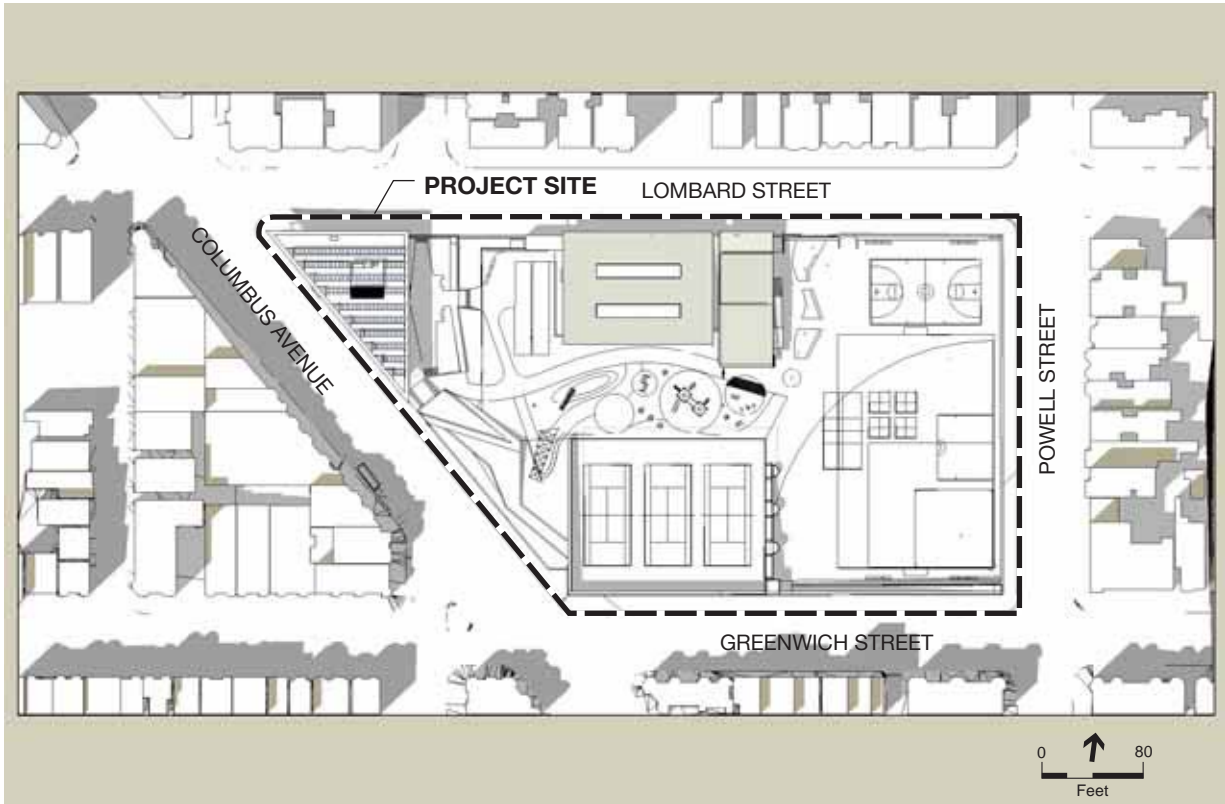
2008.0968E: North Beach Public Library . 206352.01

Figure 36

March 21 / September 21, 12 Noon
Existing and Master Plan Conditions



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 37
 March 21 / September 21, 3 pm
 Existing and Master Plan Conditions

the playground cast shadow on the tennis courts and multipurpose hardscape area. Buildings on nearby properties do not cast shadow on the project site.

Similar to the noon hour, with the proposed project, overall shadow on existing recreational area of the site would slightly decrease. The shadow from the existing library would no longer be present on the site's tennis courts. New shadow would be cast by the proposed library onto the southern Lombard Street sidewalk, but it would not be experienced for an extended duration by users of the street. New shadow would also be cast onto the newly created open space in the Mason Street right-of-way. Other passive open spaces would be unshaded and available to visitors to the playground. The impact would be less than significant.

Shadows cast by the Greenwich Street retaining walls would remain and fall on the resurfaced multipurpose hardscape area. Shadows cast by the existing children's play area retaining walls would be removed. The tennis courts would generally be shaded around the courts' southern and western edges similar to existing conditions. These shadows are not expected to substantially affect use of the courts.

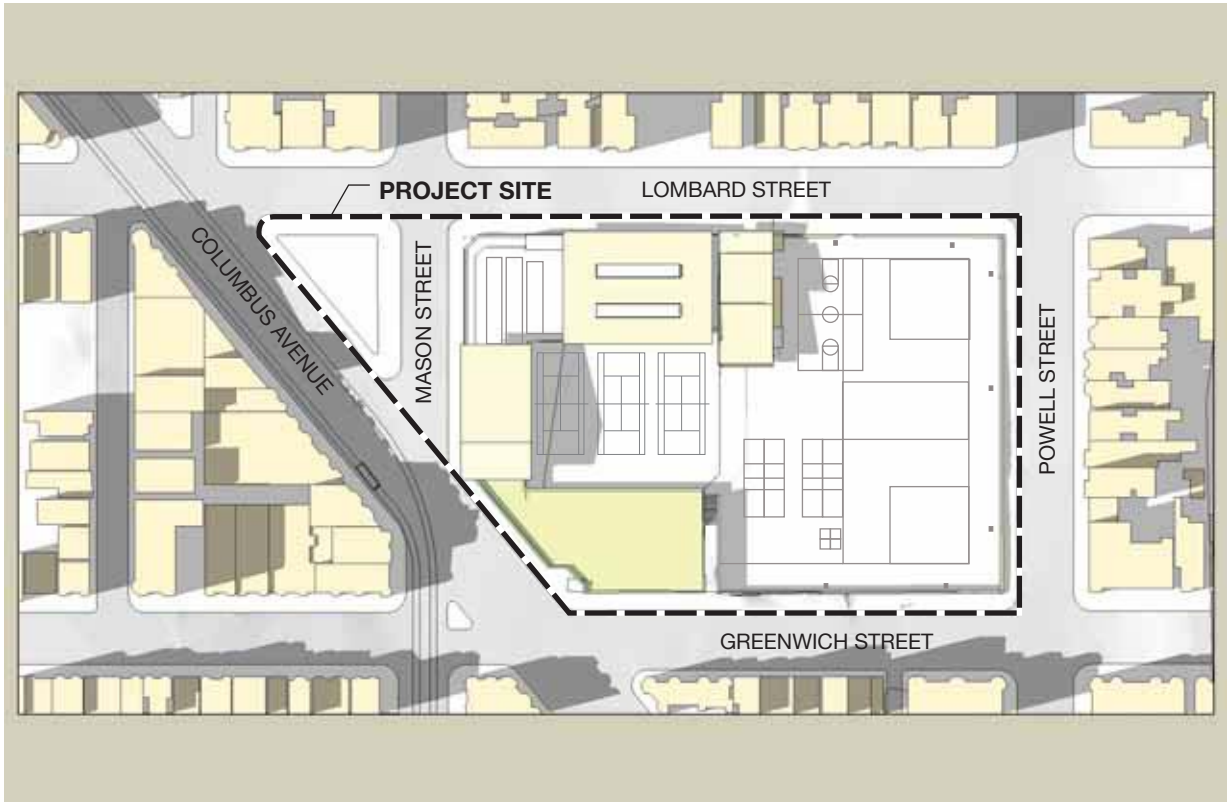
As under existing conditions, the shadows cast by the pool and clubhouse would continue to fall on the Lombard Street sidewalk and a sliver of the multipurpose hardscape area, which would be redesigned under Phase 2 of the project. These shadows would not change, and therefore would not affect use of the site compared to existing conditions. Shadows cast by buildings on nearby properties would not reach the project site.

5:00 p.m.

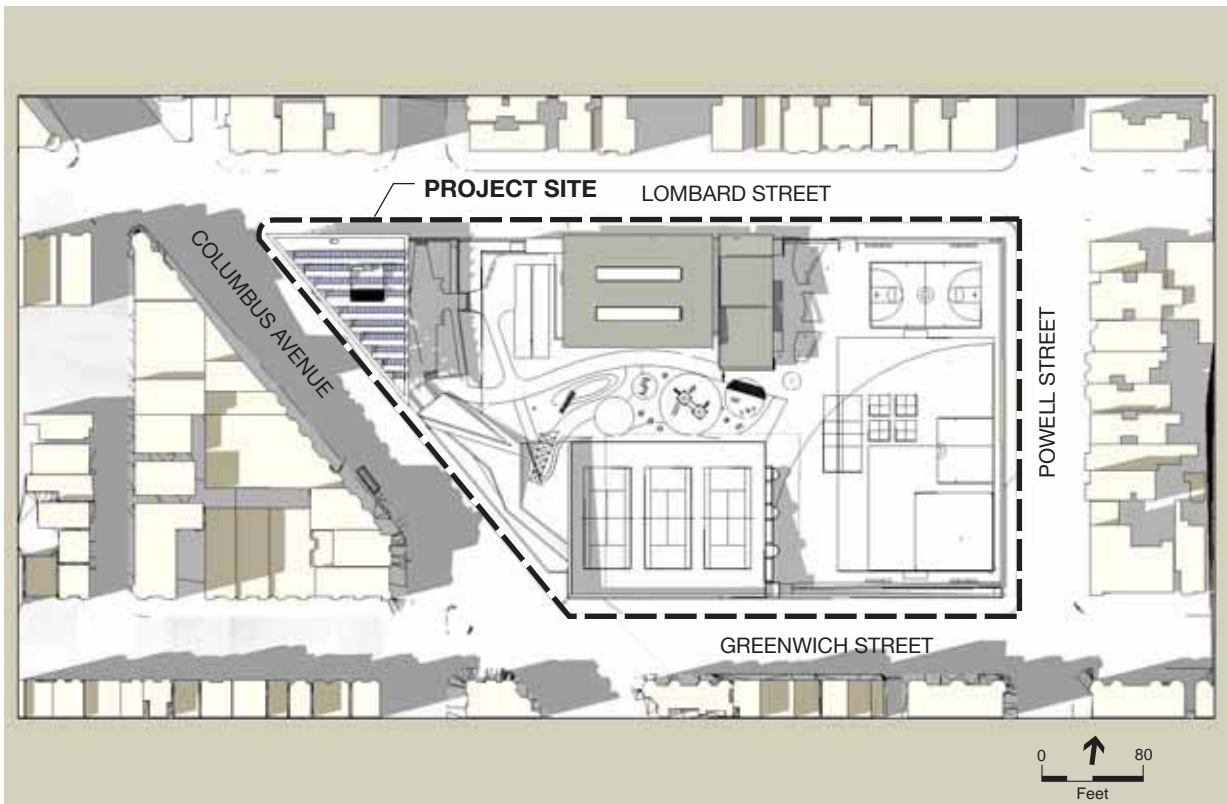
As shown in **Figure 38** on page 185, at 5:00 p.m., shadows are cast eastward. The existing library casts shadow across the westernmost tennis court, the North Beach Pool and Clubhouse casts shadow across most of the basketball court in the multi-purpose hardscape area, and the retaining wall for the children's play area casts shadow across some of the multipurpose hardscape area, including a portion of the volleyball courts. In addition, buildings to the west, across Columbus Avenue, cast shadow on the Columbus Avenue and Mason Street sidewalk, as well as portions of the parking lot and children's play area.

With the proposed project, the shadow from the existing library would no longer be present. The proposed children's play area would not be shaded during late afternoon hours in Spring or Fall. New shadow would be cast by the new library onto the southern Lombard Street sidewalk, as well as onto the newly created open space in Mason Street. Similar to conditions at 3:00 p.m. (above), other open space areas would be available within the project site for passive recreation, so the impact would be less than significant.

Shadows cast by the Greenwich Street retaining wall would continue to fall on the multipurpose hardscape area. The existing children's play area retaining walls would be removed, thereby removing the shadow. Removal of the existing branch building would reduce shading on the tennis courts. Whereas the westernmost court was full shaded on under existing conditions, roughly a third of the court would be shaded at this hour under project conditions. The



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 38

March 21 / September 21, 5 pm
Existing and Master Plan Conditions

children's play area would not be shaded. The shadows cast by the pool and clubhouse would be unchanged, and they would be cast onto the multipurpose hardscape area. Shadows cast by buildings on nearby properties would also be unchanged and would not adversely affect the project site.

Summary

In March and September, overall shadow on the project site would slightly increase at the 9:00 a.m. hour and decrease at the noon, 3:00 p.m. and 5:00 p.m. hour. In the afternoon and late afternoon hours, the proposed library would shade the newly created open space in Mason Street.

The tennis courts would experience minor increases in shadow in the morning and late afternoon, particularly along their southern and western sides. Shadow on the bocce courts would not change. Other areas of the project site would experience similar shade to existing conditions, and these conditions would not be expected to result in adverse impacts to use of the project site.

June 21st

9:00 a.m.

As shown in **Figure 39** on page 187, at 9:00 a.m. shadows extend westward. The existing library casts shadow on the Mason Street sidewalk and street, the North Beach Pool and Clubhouse casts shadow onto the bocce court area, and the retaining wall on the eastern side of the playground casts shadow on the multipurpose hardscape area. Buildings on nearby properties do not cast shadow on the project site.

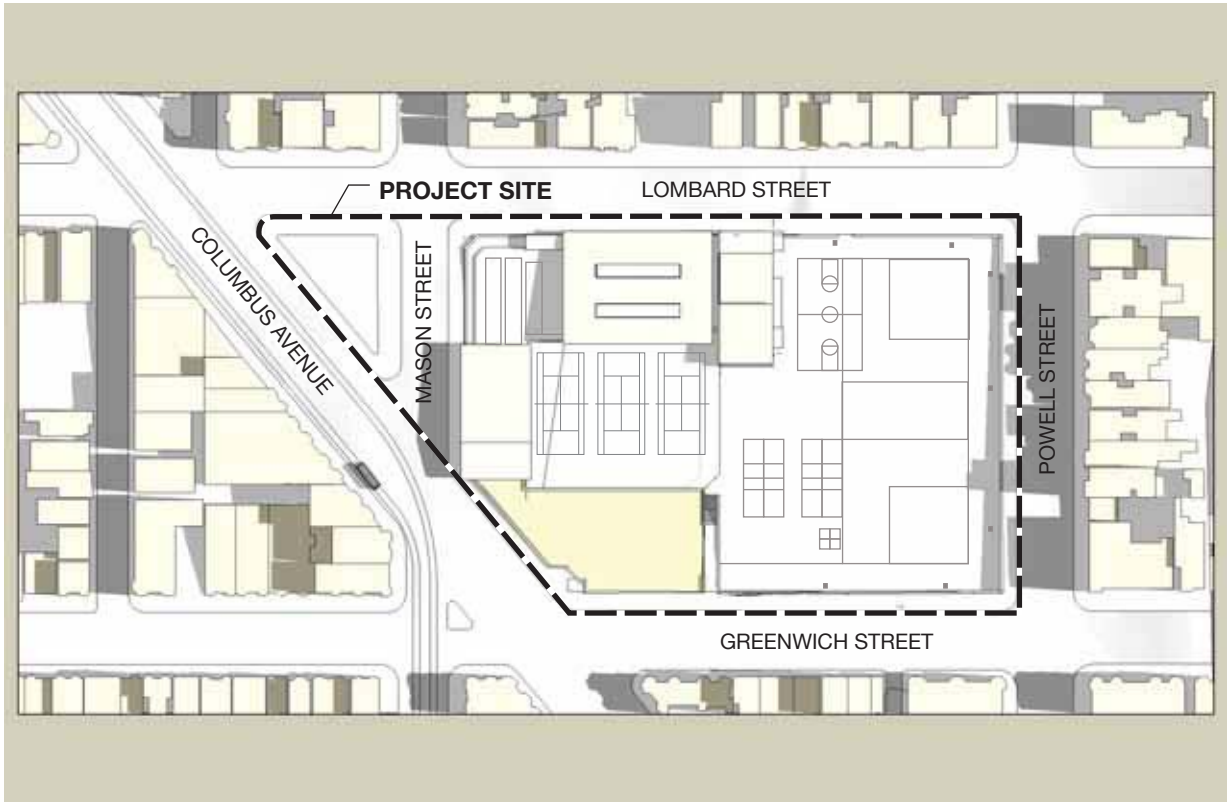
With the proposed project, overall shadow across the existing Joe DiMaggio Playground features would be similar to existing conditions. The shadow from the existing library on Mason Street would no longer be present, and the proposed library would cast shadow onto the northeastern Columbus Avenue sidewalk and street, as well as onto the southern Lombard Street sidewalk.

Shadows cast by the retaining wall on Powell Street would remain on the resurfaced multipurpose hardscape area. The tennis courts, and the adjacent park entrance at the intersection of Mason Street and Columbus Avenue, could experience a slight increase in shade, depending on the ultimate design of any new retaining walls, ramps, or stairways in the project's Phase 2. These shadows would be limited in extent and would not adversely affect use of these playground elements. The relocated children's play area would not be shaded, similar to existing conditions.

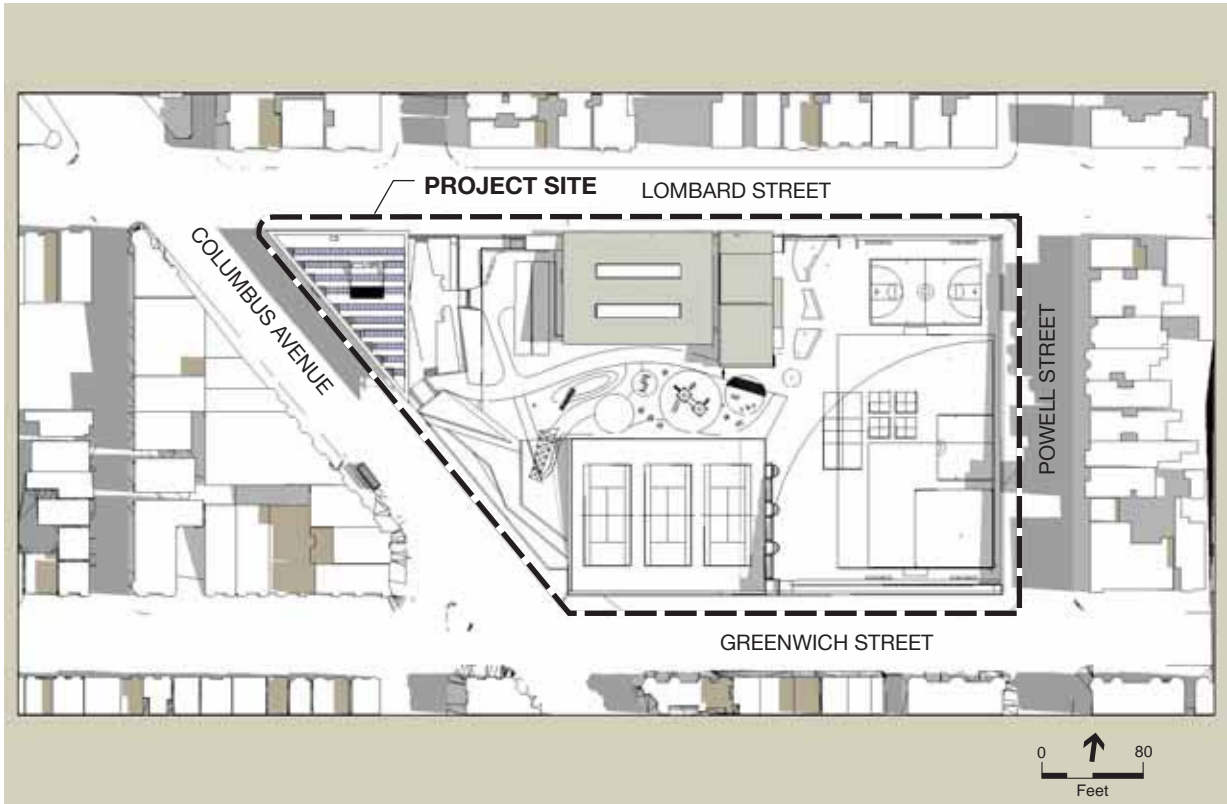
The shadows cast by the pool and clubhouse would continue to fall on a portion of the bocce courts. Shadows cast by buildings on nearby properties would continue to shade a small portion of the softball field in the multipurpose hardscape area.

12:00 p.m.

As shown in **Figure 40** on page 188, at noon, shadows are cast northward, and they are shorter than they are at 9:00 a.m. The existing library casts shadow on a small portion of the bocce court area, the North Beach Pool and Clubhouse casts a minimal amount of shadow on the



Existing Conditions

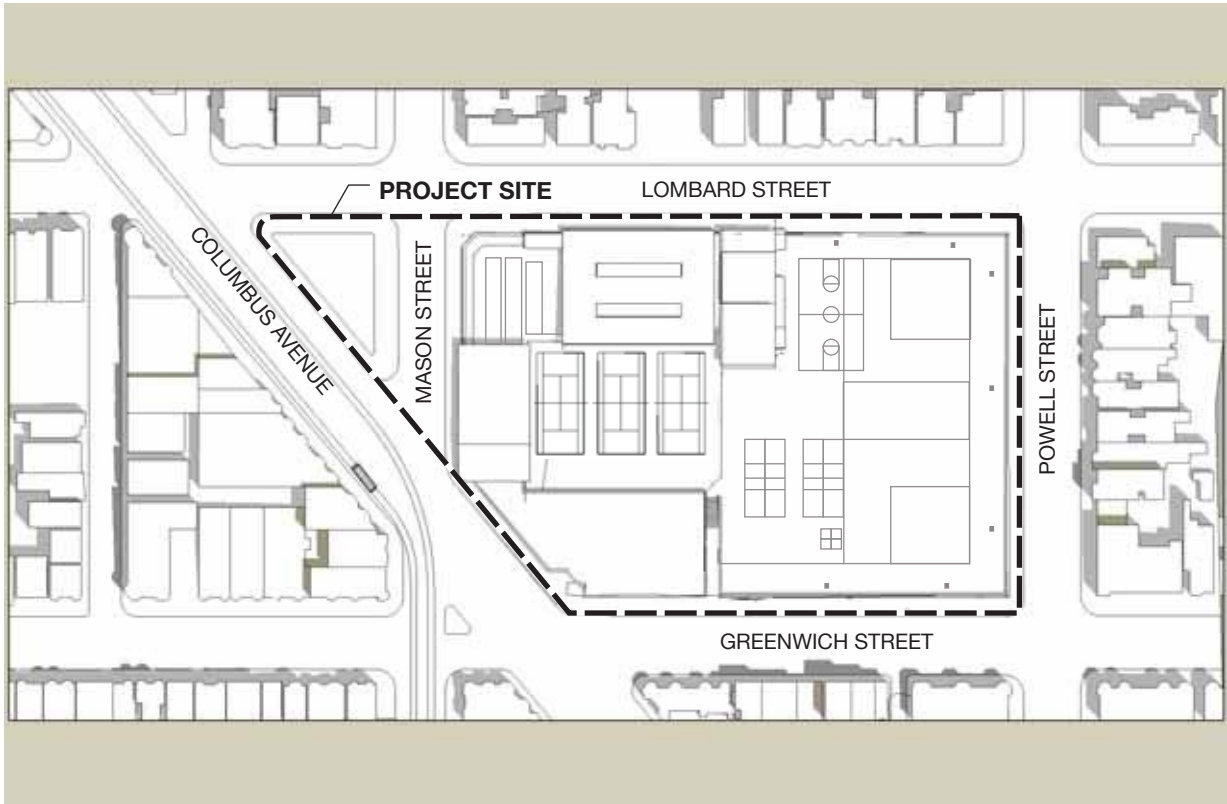


Proposed Project Conditions

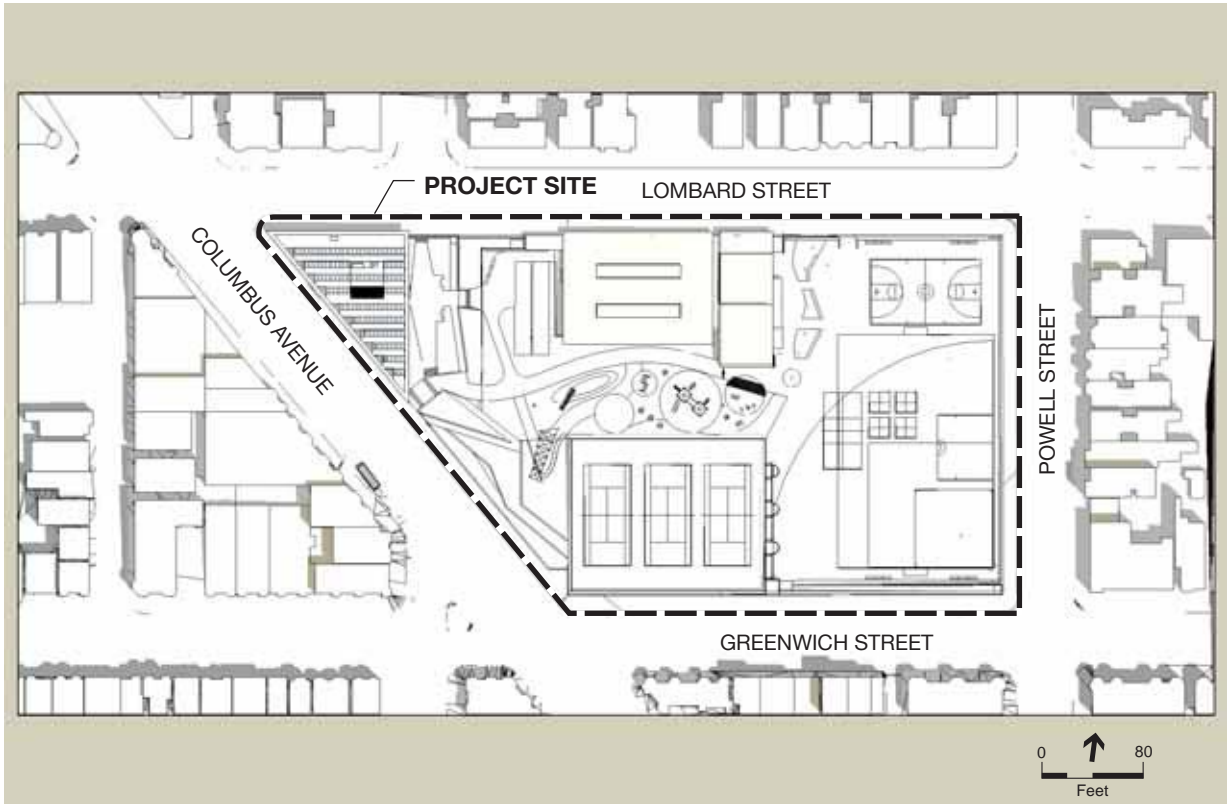
SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 39
 June 21, 9 am
 Existing and Master Plan Conditions



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 40

June 21, 12 Noon
Existing and Master Plan Conditions

Lombard Street sidewalk, and the retaining walls on the southern side of the playground cast minimal shadow on the tennis courts and multipurpose hardscape area. Buildings on nearby properties do not cast shadow on the project site.

Given the limited extent of noon shadows in June, the overall shadow on the existing recreational areas would not change with the proposed project. The shadow from the existing library would no longer be present along Mason Street, and new shadow would be cast by the new library onto the southern Lombard Street sidewalk in a manner that would not adversely affect use of the street.

Shadows cast by the Greenwich Street and Powell Street retaining walls would remain, although they would be short and would not extend into active play areas. The shadows cast by the pool and clubhouse onto the Lombard Street sidewalk and the bocce court area would be minimal during summer midday and would not adversely affect use of the site.

3:00 p.m.

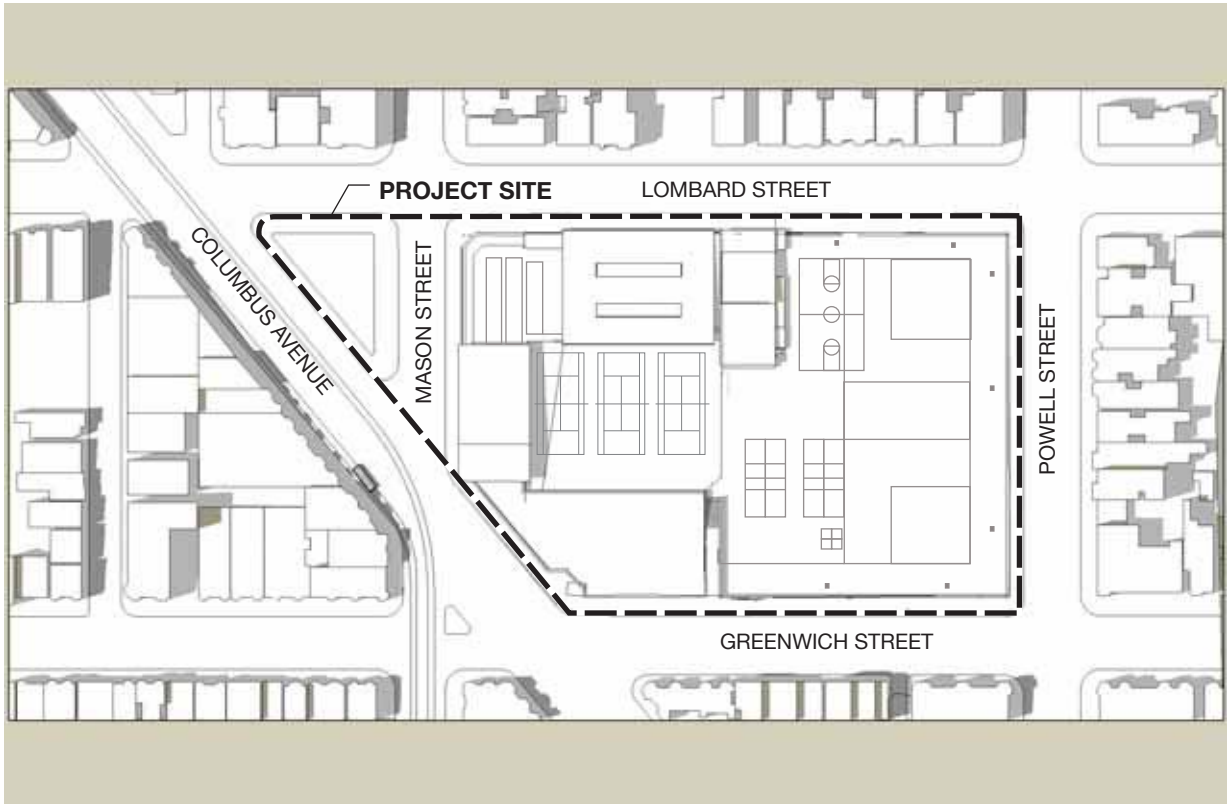
As shown in **Figure 41** on page 190, at 3:00 p.m., shadows are cast eastward, and they are longer than they are at noon. The existing library casts shadow on a portion of the westernmost tennis court, the North Beach Pool and Clubhouse casts shadow on the multipurpose hardscape area, and the retaining walls on the southern side of the playground cast shadow on the multipurpose hardscape area. Buildings on nearby properties do not cast shadow on the project site.

With the proposed project, total shadow across existing recreational uses would be similar to existing conditions. The shadow from the existing library would no longer be present, and the proposed library would shade a narrow band of the Mason Street open space immediately adjacent to the library's eastern wall. As under existing conditions, the Greenwich Street and Powell Street retaining walls would not cast shadow onto the project site. Some shadow could be cast eastward from a retaining wall at the park's main entrance, but it would be minimal and would not adversely affect use of the tennis courts. The children's play area and multi-purpose hardscape area would be generally free of shade at this time, as under existing conditions.

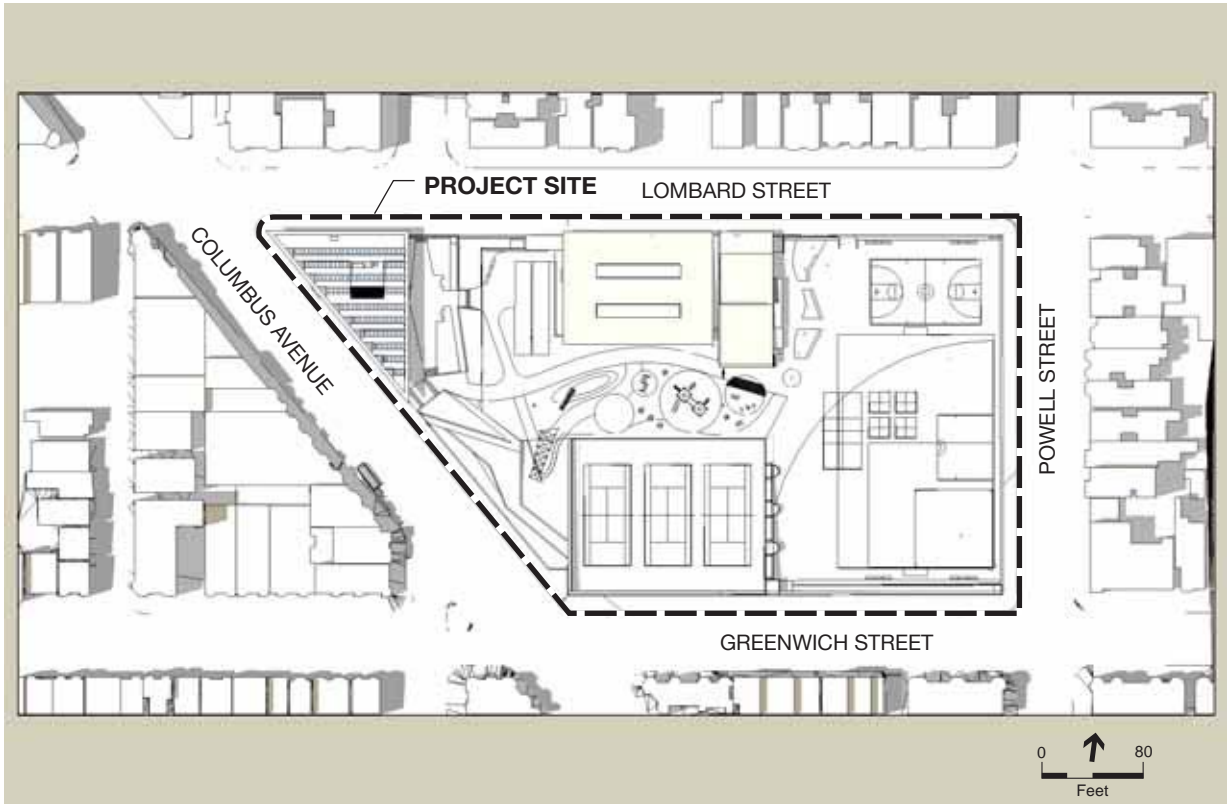
The shadows cast by the pool and clubhouse would continue to be cast eastward, onto a sliver of the redesigned multipurpose hardscape area. These shadows would not change, and therefore would not affect use of the site compared to existing conditions. Shadows cast by buildings on nearby properties would not reach the project site.

5:00 p.m.

As shown in **Figure 42** on page 191, at 5:00 p.m., shadows are cast eastward, and they are longer than they are at 3:00 p.m. The existing library casts shadow across most of the westernmost tennis court, the North Beach Pool and Clubhouse casts shadow across the multipurpose hardscape area, and the retaining wall for the children's play area casts shadow across some of the multipurpose hardscape area. Buildings on nearby properties do not cast shadow on the project site.



Existing Conditions

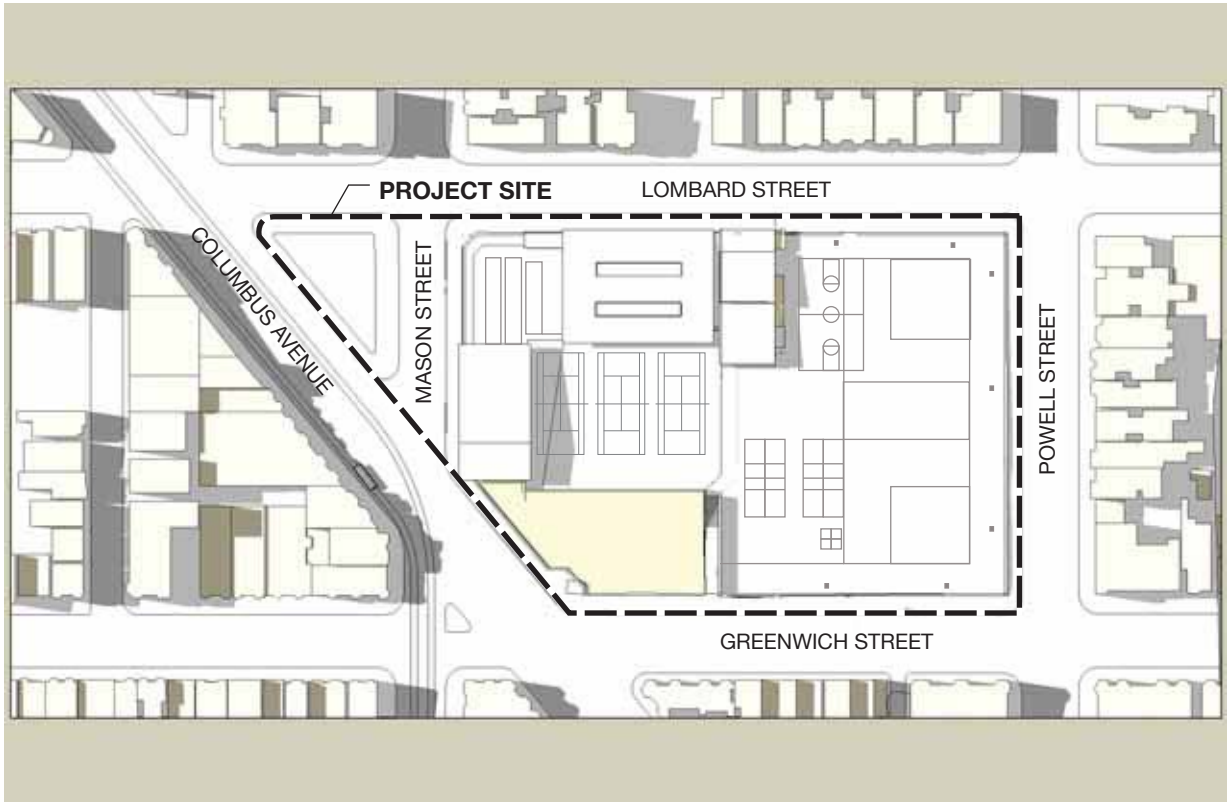


Proposed Project Conditions

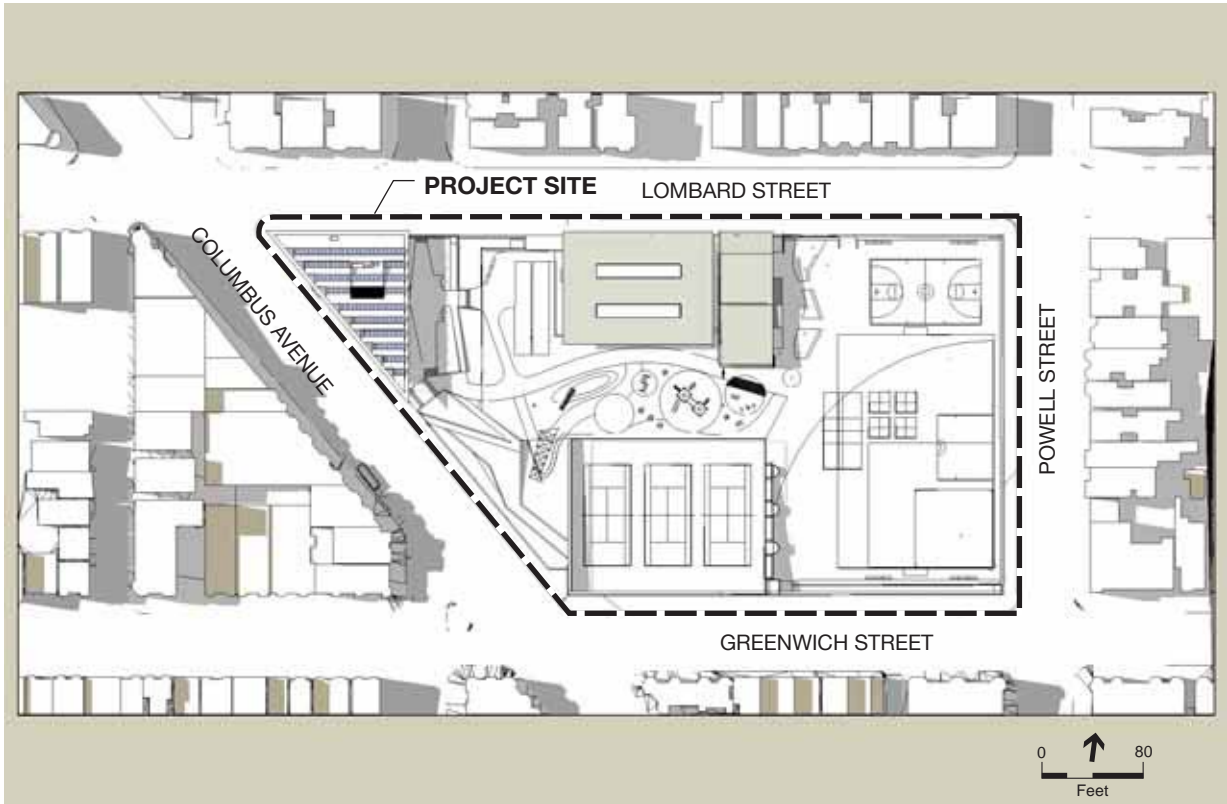
SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 41
 June 21, 3 pm
 Existing and Master Plan Conditions



Existing Conditions



Proposed Project Conditions

With the proposed project, there would be an overall net decrease in shadow on existing recreational areas. The shadow from the existing library would no longer be present, and the proposed library would shade the newly created open space along the Mason Street right-of-way. These shadows are not expected to adversely affect use of the Mason Street open space.

As under existing conditions, the Greenwich Street and Powell Street retaining walls would not cast shadow onto the project site. The relocated tennis courts could be partially shaded by a retaining wall at the playground's entrance, and the multipurpose hardscape area could be shaded by a staircase or entrance ramp as shown in the figures, depending on the ultimate design of the playground in Phase 2. This shadow would not be expected to adversely affect use of these features.

The shadows cast by the pool and clubhouse would be unchanged. Similar to March and December, they would be cast eastward onto a sliver of the redesigned multipurpose hardscape area. The use of these areas, and the shadow falling on them, would not change from existing conditions. Therefore, there would be no impact. Shadows cast by buildings on nearby properties would not extend to the project site.

7:00 p.m.

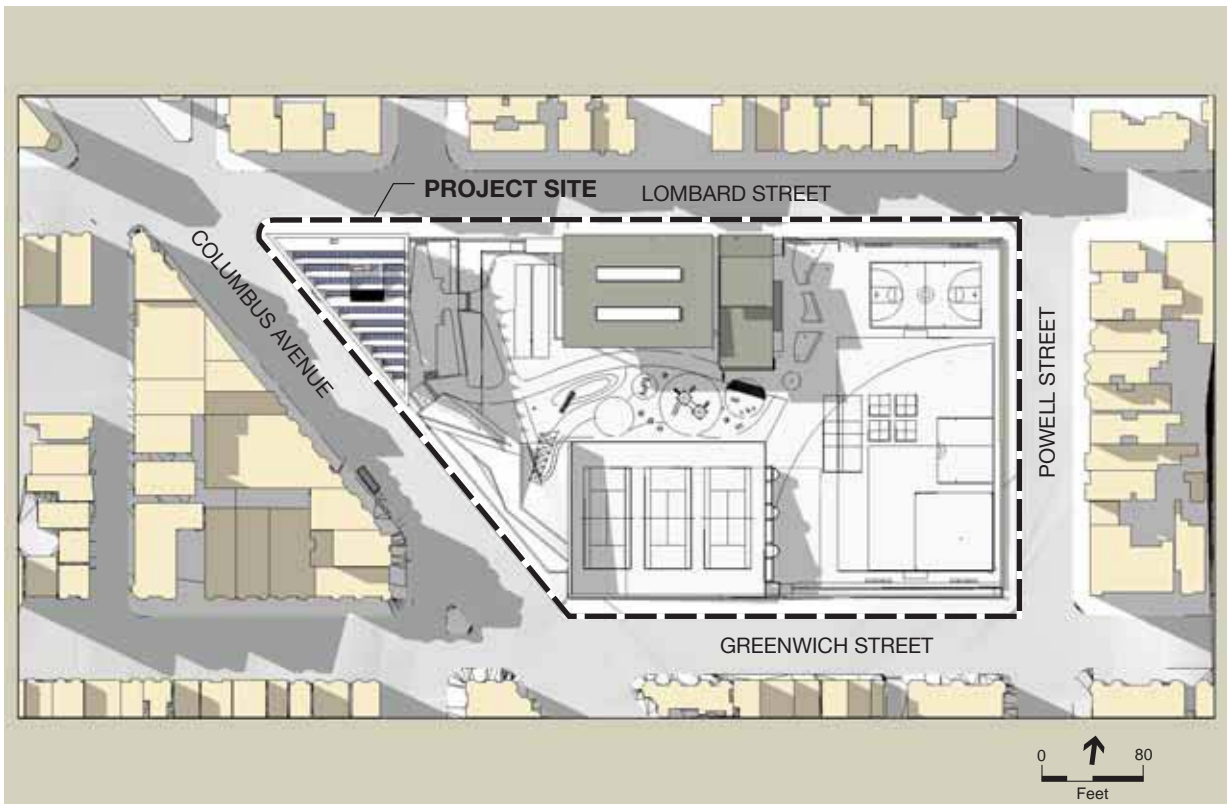
As shown in **Figure 43** on page 193, at 7:00 p.m., shadows are cast southeastward, and they are much longer than they are at 5:00 p.m. The existing library casts shadow onto the tennis courts and children's play area, the North Beach Pool and Clubhouse casts shadow across a large portion of the multipurpose hardscape area, and the retaining wall for the children's play area casts shadow across some of the multipurpose hardscape area. Buildings on nearby properties also cast shadow on Lombard Street, Columbus Avenue, Mason Street, the existing parking lot, the bocce courts, the pool and clubhouse, and the multipurpose hardscape area.

The overall shadow across the project site's recreational area would decrease under project conditions. Demolition of the existing library would reduce shadows on the area of the existing tennis courts, which would be the new children's play area. The proposed library would shade the newly created open space on Mason Street almost in its entirety, as well as the children's play area, and a portion of the westernmost relocated tennis courts.

As under existing conditions, the Greenwich Street and Powell Street retaining walls would not cast shadow onto the project site. Depending on the ultimate design of the park entrance, approximately half of the westernmost tennis court could be shaded by a retaining wall at this hour. This shading would be less extensive than the current shadow cast by the existing library building on the westernmost court at that hour. If a stair or ramp is constructed east of the tennis courts, as shown in the figures, it could shade the multipurpose hardscape area, similar in extent to that cast by the existing children's play area. This shadow would be limited in extent and duration and would not adversely affect use of the multipurpose area.



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 43

June 21, 7 pm

Existing and Master Plan Conditions

The shadows cast by the pool and clubhouse would be unchanged, but they would fall on a portion of the redesigned multipurpose hardscape area, as well as a portion of the relocated children's play area. The areas designed for active use would not be shaded, and the areas that are shaded would not substantially affect their use. This shading would not be expected to adversely affect the use of these recreation features. Shadows from nearby buildings would only reach the Lombard Street sidewalk adjacent to the project site, as under existing conditions.

Summary

In June, overall shadow across existing recreational uses would remain the same until late in the day, when shading would decrease compared to existing conditions, most prevalent in the late afternoon and evening hours. The relocated tennis courts would experience a net decrease in shadow, and the children's play area would experience a net increase in shadow cast from the pool and clubhouse at 7:00 p.m. The proposed Mason Street open space would be shaded in the late afternoon and evening. These conditions would not be expected to adversely affect use of the project site.

December 21st

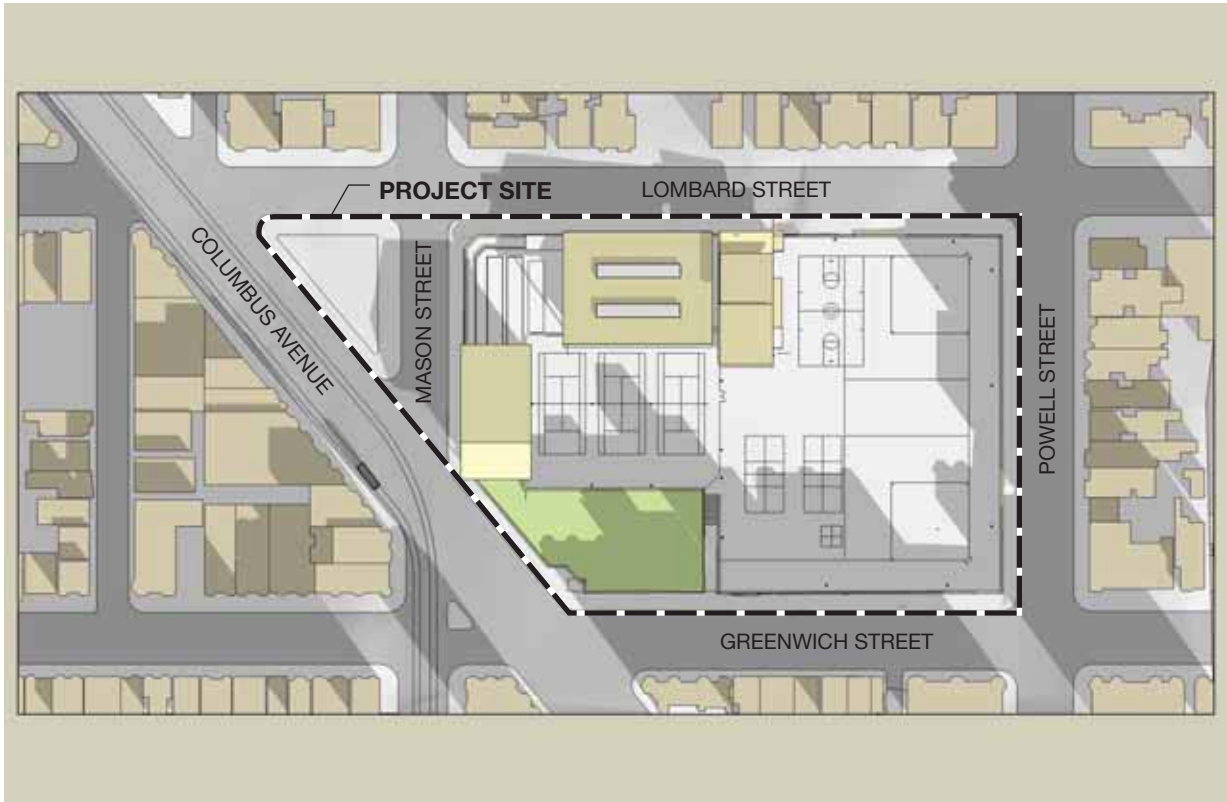
9:00 a.m.

As shown in **Figure 44** on page 195, at 9:00 a.m. shadows extend northwestward. The existing library casts shadow across the Mason Street sidewalks and the bocce court area, the North Beach Pool and Clubhouse casts shadow on across Lombard Street sidewalk, and the retaining walls on the southern and eastern sides of the playground cast shadow across half of the tennis courts and some of the multipurpose hardscape area. In addition, buildings on surrounding properties cast shadow on the Powell Street and Greenwich Street sidewalks, the existing children's play area, the tennis courts, and portions of the multipurpose hardscape area.

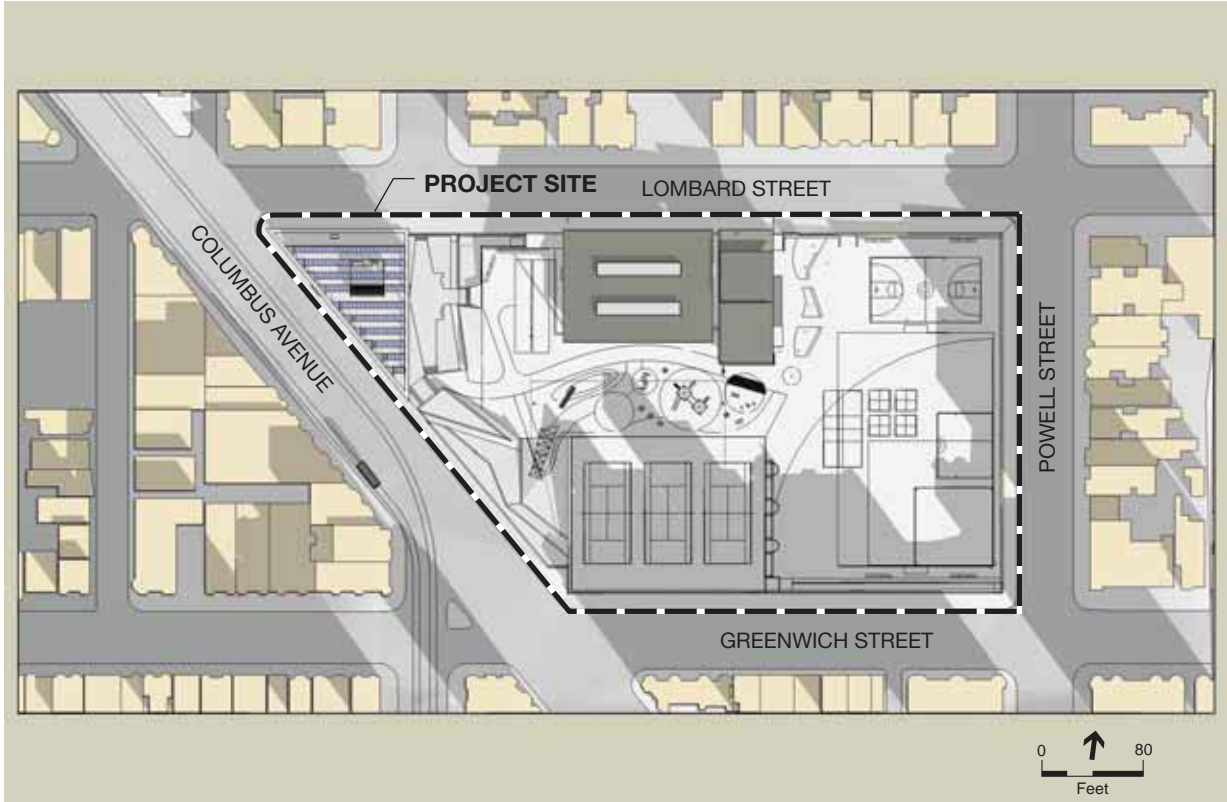
Overall shadow on existing recreational areas would be similar under the proposed project. The shadow from the existing library would no longer be present, thereby reducing shade on the bocce courts and Mason Street right-of-way. New shadow would be cast by the new library across Lombard Street to nearby buildings and the northern end of Newell Street. This shadow would not substantially affect use of the street because it would not be experienced for an extended duration of time.

Shade cast by the Greenwich Street and Powell Street retaining walls would remain on the resurfaced multipurpose hardscape area. Compared to existing conditions, the relocated children's play area would experience a net decrease in shadow. Shadow cast by the existing children's play area retaining wall would be removed. The relocated tennis courts would experience a net increase in shadow due to a combination of the Greenwich Street retaining wall and the buildings on nearby properties. This shadow would not be expected to adversely affect use of the courts, and it would almost completely recede by the noon hour (see below).

The shadow cast by the pool and clubhouse would continue to shade Lombard Street and a portion of the bocce courts. Shadows cast by buildings on nearby properties would fall on the



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 44

December 21, 9 am
Existing and Master Plan Conditions

relocated tennis courts, which would experience a net increase in shadow. Finally, as under existing conditions, the courts and fields of the multipurpose hardscape area would be partially shaded at this hour. These changes are not expected to adversely affect use of playground features.

12:00 p.m.

As shown in **Figure 45** on page 197, at noon, shadows are cast northward, and they are shorter than they are at 9:00 a.m. The existing library casts shadow on the bocce courts, the North Beach Pool and Clubhouse casts shadow Lombard Street, and the retaining walls on the southern side of the playground cast shadow on the tennis courts and multipurpose hardscape area. Buildings on nearby properties also cast shadow on the multipurpose hardscape area.

With the proposed project, there would be a net decrease in total shadow on existing recreational features. The shadow from the existing library would no longer be present on the bocce courts, and new shadow would be cast by the new library across Lombard Street sidewalk. It would not substantially affect use of the street.

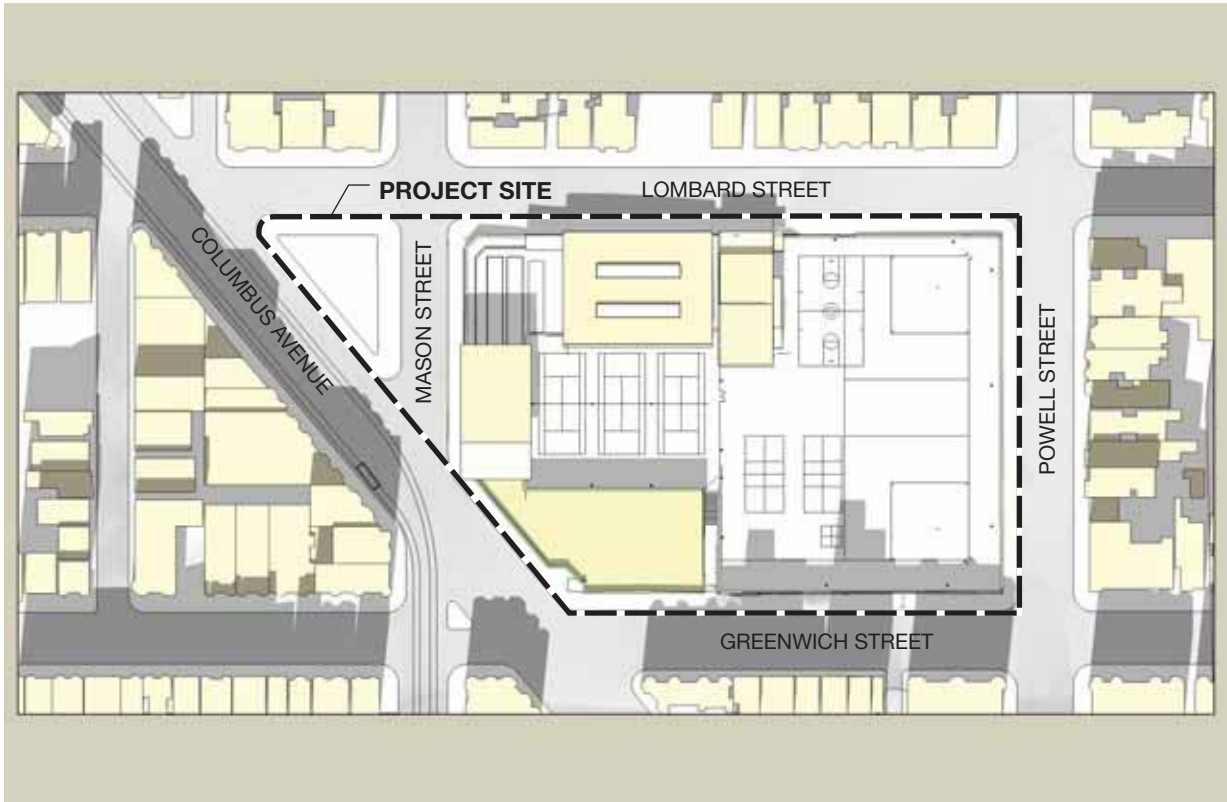
The children's play area would remain un-shaded. The Greenwich Street retaining wall would continue to shade the multipurpose hardscape area. It would also shade the relocated tennis courts, though they would experience shadow length and extent similar to existing conditions. This shadow would minimally reach in-bound areas of the tennis courts and would not adversely affect use of the facilities.

The shadows cast by the pool and clubhouse would be unchanged. They would shade the Lombard Street sidewalk. Shadows cast by buildings on nearby properties would also remain unchanged, falling onto the softball field in the redesigned multipurpose hardscape area. This shadow would not be expected to adversely affect use of the area.

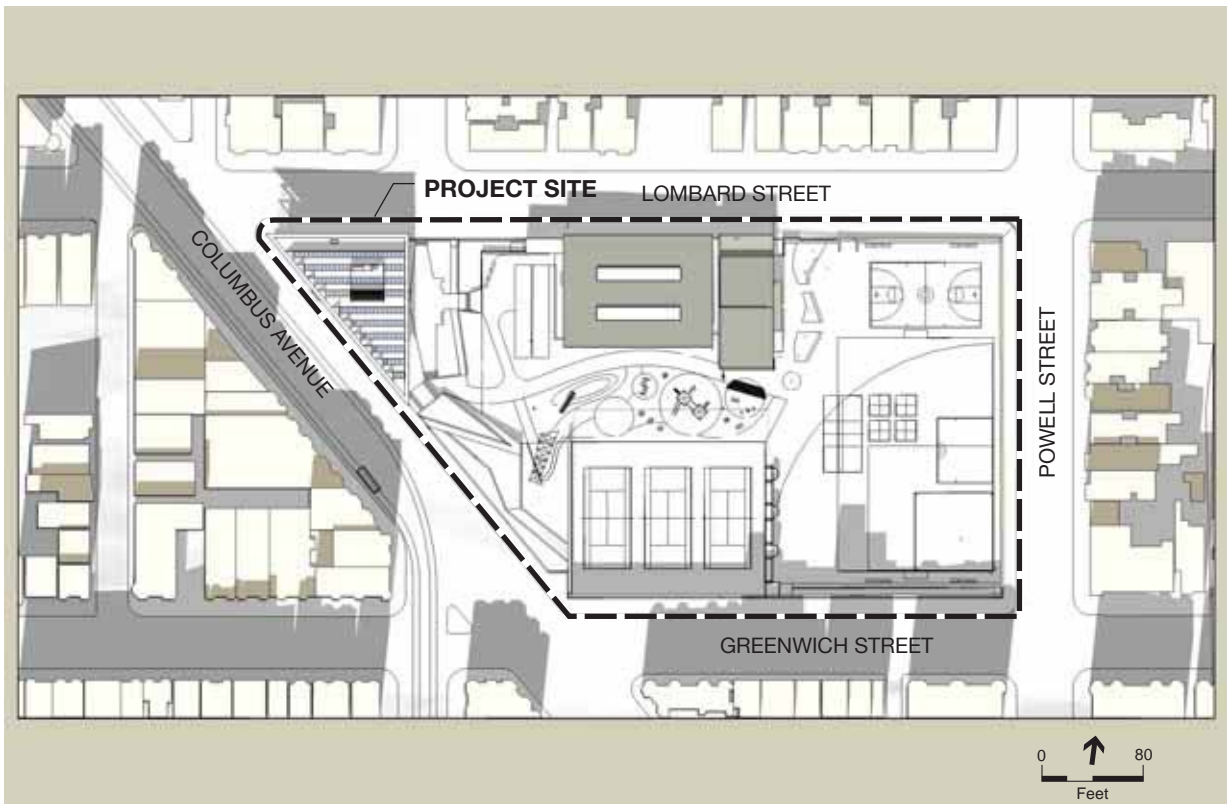
3:00 p.m.

As shown in **Figure 46** on page 198, at 3:00 p.m., shadows are cast northeastward, and they are longer than they are at noon. The existing library casts shadow on a portion of the bocce courts and tennis courts, the North Beach Pool and Clubhouse casts shadow on Lombard Street and a portion of the multipurpose hardscape area, and the retaining walls on the southern side of the playground cast shadow on the tennis courts and multipurpose hardscape area. Buildings on nearby properties cast shadows onto the existing parking lot, the existing library, the multipurpose hardscape area, and Lombard Street, Greenwich Street, Powell Street, Mason Street, and Columbus Avenue.

With the proposed project, there would be a net decrease in total shadow on the existing recreational footprint of the site. The shadow from the existing library would no longer be present, and new shadow would be cast by the new library across Lombard Street and the newly created open space in Mason Street. Other passive open spaces would be unshaded and available to visitors to the playground. There would be a net decrease in shadow on the tennis courts and



Existing Conditions



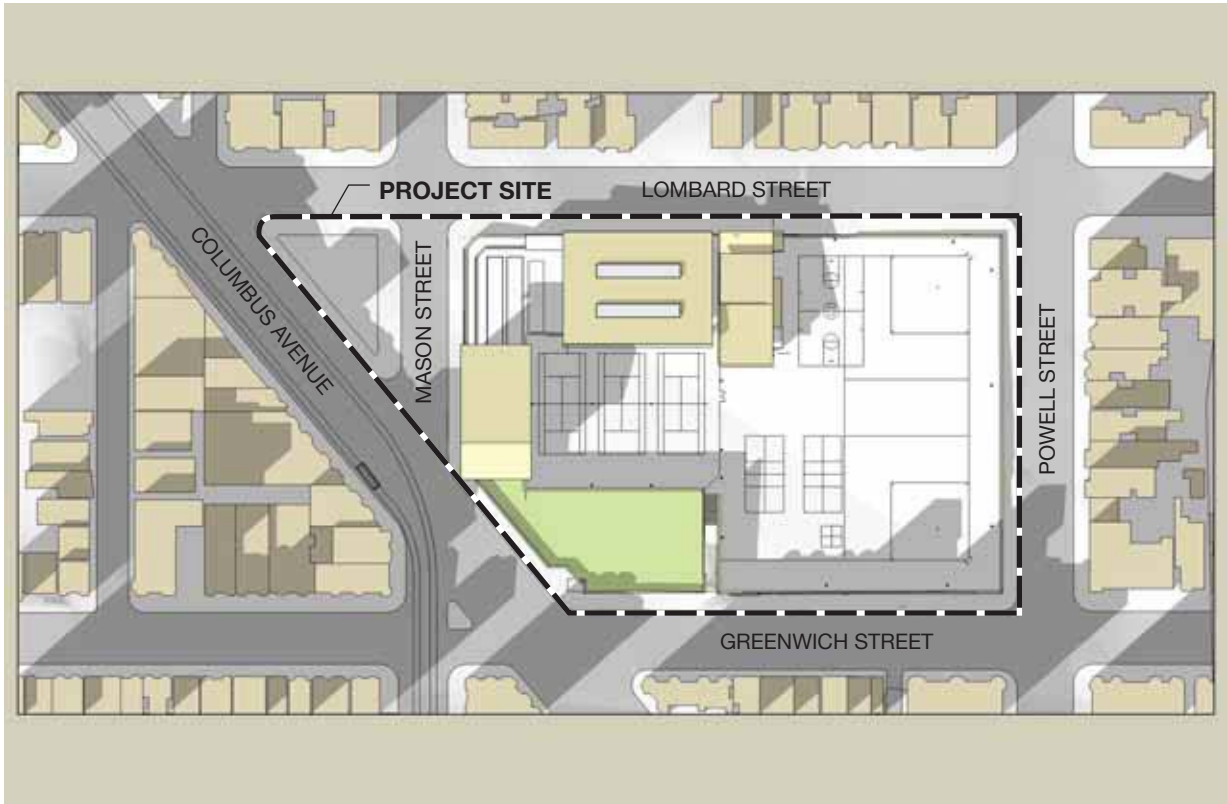
Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

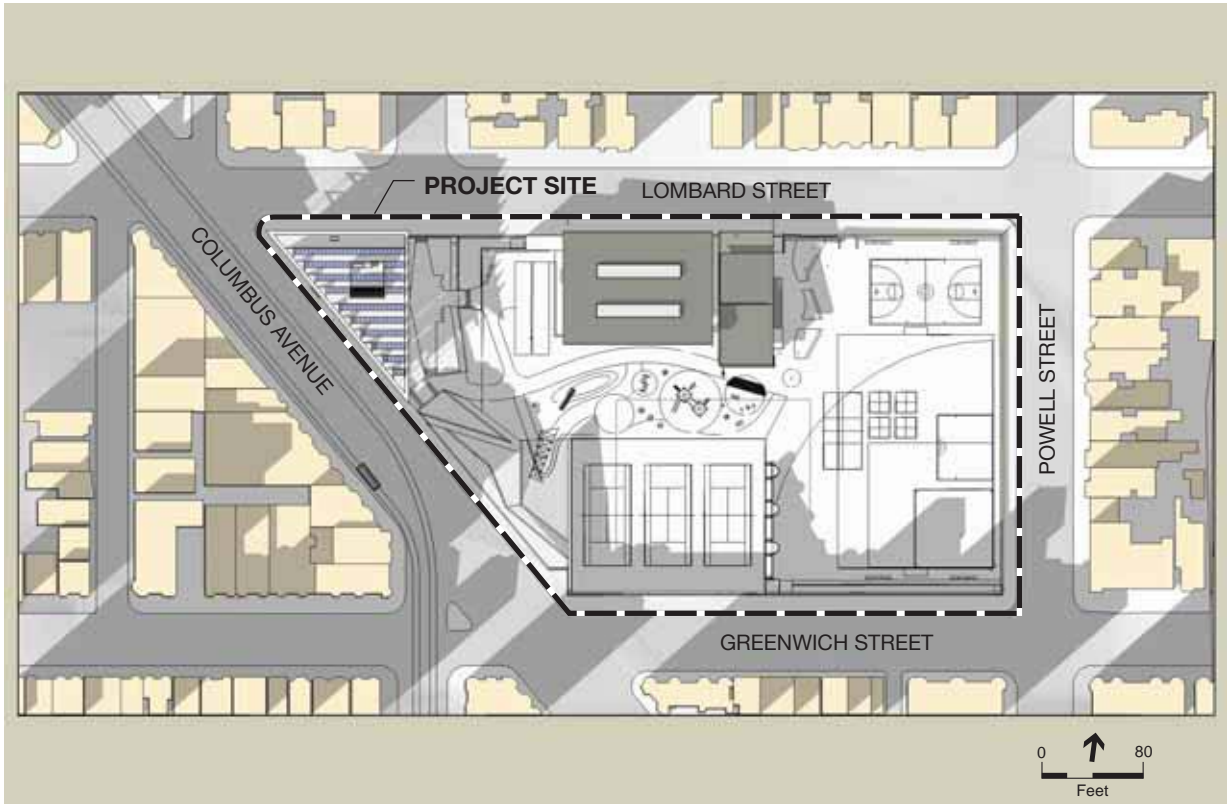
2008.0968E: North Beach Public Library . 206352.01

Figure 45

December 21, 12 Noon
Existing and Master Plan Conditions



Existing Conditions



Proposed Project Conditions

SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 46

December 21, 3 pm
Existing and Master Plan Conditions

bocce courts as compared to existing conditions. Depending on the ultimate design of Phase 2 of the proposed project, new shade could be cast by a retaining wall near the park's main entrance or a new ramp or staircase from Greenwich Street. These changes would not be expected to adversely affect use of the playground features.

The shadows cast by the pool and clubhouse, as well as shadows from buildings on nearby properties, would fall onto the softball field in the redesigned multipurpose hardscape area. This shade would not be expected to adversely affect use of this feature.

5:00 p.m.

The sun sets at 4:54 p.m. on December 21st. Therefore, no shadow is cast.

Summary

In December, overall shadow on the existing Joe DiMaggio Playground would decrease at the noon and 3:00 p.m. hour. In the morning, the relocated children's play area would experience a net decrease in shadow. Also, in the afternoon, the relocated tennis courts would experience a net decrease in shadow. The newly created Mason Street open space would experience shadow in the afternoon. Other elements of the project site would experience similar shade to existing conditions. These changes would not adversely affect use of the project site.

Mason Street Narrowing Variant

Shadow cast in the Mason Street Narrowing Variant would be the same as that cast by the proposed project. Under the variant, however, during the fall, winter, and spring afternoon and evening hours, the shadow would be cast on Mason Street—a street open to vehicular traffic—and its sidewalks as opposed to onto park space. Thus, the shading on Mason Street would not affect areas that may have some sort of recreational use as under proposed project conditions. Sidewalks would be shaded instead of paths leading into and through the park. Similar to shading conditions analyzed for the proposed project, shadow impacts of the variant would also be less than significant.

Cumulative Impacts

Impact WS-2: Implementation of the proposed project, in combination with other foreseeable projects in the vicinity, would not result in an increase in the total amount of shading in the neighborhood above levels that are common and generally accepted in urban areas. (Less than Significant)

The geographic scope of cumulative shadow impacts is more limited than that of cumulative land use impacts. Of the projects described in the cumulative impact analysis in Section 4.A, Land Use and Recreation, the Pagoda Palace Theater (about 680 feet southeast of the project site), 1255-1275 Columbus Avenue (1,690 feet northeast of the project site), the Northeast Embarcadero Study (2,375 feet east of the project site), and the Pier 27 Cruise Terminal (also 2,375 feet east of the project site) would involve construction of above-ground buildings and possible landscaping elements that could cast shadows on existing open space areas. These projects are too far from the

project site to result in cumulative shadow impacts, because shadow cast by the proposed library and by these cumulative projects would not overlap. Therefore, the proposed project would not contribute shadow in a cumulatively considerable manner. The proposed project, in combination with other foreseeable future projects, would therefore have a less-than-significant cumulative impact.

Mason Street Narrowing Variant

As with the proposed project, there are no other projects known by the Planning Department proposed in close enough proximity to the project site to result in cumulative shadow impacts. Implementation of the Mason Street Narrowing Variant instead of the proposed project, in combination with other foreseeable projects, would similarly have a less-than-significant cumulative impact.

Conclusion

On balance, the proposed project would result in an overall net decrease in shadow duration and shadow area across the existing Joe DiMaggio Playground due primarily to the proposed removal of the existing branch library building. However, the project would cast new shadow on certain recreational areas at specific times of day and year.

New shadow would be cast by the proposed library across Lombard Street and the proposed Mason Street open space in the afternoon and evening hours, year-round (3:00 p.m. and 5:00 p.m. in March and September, 5:00 p.m. and 7:00 p.m. in June, and 3:00 p.m. in December). Given that the proposed new building would not exceed 40 feet in height, the proposed project would not be subject to Planning Code Section 295. New shadow cast by the project would fall primarily on an area that is currently not in use as open space. The effect would not be such that the proposed Mason Street open space would be substantially and adversely affected.

In addition, the project would remove shadow cast from the existing library. The shadow cast by the existing library across the bocce courts at the midday hours would be removed. In March and September, the relocated tennis courts would experience a net increase in shadow in the morning, and a net decrease in the evening. They would also experience a net decrease in shadow at 7:00 p.m. in June and 3:00 p.m. in December. The relocated children's play area would experience a net increase in shadow cast from the pool and clubhouse at 7:00 p.m. in June, but it would experience a net decrease in shadow at 9:00 a.m. in December.

Although shade would slightly change on other elements of the project site, these changes would not adversely affect use of these elements. Therefore, the proposed project would result in a less-than-significant impact to shadows.

Other projects proposed and approved in the surrounding area would cast new shadows, but the shadows from these projects would be too far away to add cumulative shading effects on Joe DiMaggio Playground. Additionally any individual projects would be or would have been required to demonstrate that they would not shade public open spaces in a manner that would result in adverse effects. Together with the shadow of the proposed project the cumulative

shadow effects of the new potential projects would not result in a significant cumulative shadow impact.

CHAPTER 5

Other CEQA Considerations

A. Growth Inducement

Growth inducement under CEQA considers the ways in which proposed and foreseeable project activities could encourage and facilitate other activities that would induce economic or population growth in the surrounding environment, either directly or indirectly. The Initial Study (Appendix A, page 26) concluded that the project would not induce substantial population growth, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), or displace a large number of people or create a substantial demand for additional housing.

The proposed project is an expansion of established, neighborhood-serving civic uses. It would be located in an urbanized area and would not substantially alter existing development patterns in North Beach specifically or in San Francisco in general as to induce population growth. Given the location of the project site in an established urban neighborhood, the project would not necessitate or induce the extension of municipal infrastructure. As stated in Chapter 2, Project Approvals, the proposed project seeks to establish an easement which would reserve rights to access existing utility lines within the Mason Street right-of-way.

As stated in the Project Description, the increase in library and playground space would be expected to moderately increase the total visitors to the project site. As shown in **Table 4**, on page 67, based on counts at the project site, the new library would be expected to result in 302 additional visitors from the library's established service area through an 8-hour weekday, and the increased open space is estimated to add about 16 visitors during the peak hour of playground usage. No change in library or park staffing is expected as a result of the project. While potentially noticeable to immediately adjacent neighbors, the increase in library and park visitors would not result in a substantial impact on the residential or employee populations in San Francisco.

In Phase 1, the expanded uses would result in a net increase in peak average hourly on-site population of up to about 57 people, and the second phase is not anticipated to result in a measurable net increase of population. As stated above, there would be no net increase in the site's employee population. In addition, given that the existing library would remain open while the new library is under construction, there would be no temporary displacement of library employees. Those employees that currently live in San Francisco (or nearby communities) are

expected to continue to do so, and the project would thus not generate demand for new housing for government employees.

Therefore, neither the library nor the park and playground components of the proposed project would result in a substantial population increase or induce a substantial amount of growth.

B. Significant Environmental Effects that Cannot Be Avoided if the Proposed Project Is Implemented

In accordance with Section 21067 of the CEQA, and with Sections 15040, 15081 and 15082 of the State CEQA Guidelines, potential impacts that could not be eliminated or reduced to an insignificant level are limited to historic architectural resources impacts.

Cultural Resources

The proposed project would result in a significant impact to historic architectural resources. As stated in Section 4.C, Cultural Resources, the existing North Beach Branch Library appears individually eligible for the National Register of Historic Places / California Register of Historic Resources under Criterion A (Events) and Criterion C (Architecture), as well as eligible as part of a potential Multiple Property Listing. As such, the building is considered a historical resource, and its demolition would result in a significant and unavoidable impact, both individually and cumulatively.

Although Mitigation Measures M-CP-2a through M-CP-2b would reduce these impacts, they would not mitigate them to a less-than-significant level. Therefore, these impacts would be significant and unavoidable.

C. Significant Irreversible Environmental Changes That Would Result if the Proposed Project Is Implemented

In accordance with Sections 15126.2(c) and 15127 of the CEQA *Guidelines*, an EIR for a project that involves adoption of a plan or policy, or an ordinance such as would be required for rezoning of the proposed new branch library site, must identify any significant irreversible environmental changes that could result from implementation of the proposed project. This may include current or future uses of non-renewable resources, and secondary or growth-inducing impacts that commit future uses of non-renewable resources, and secondary or growth-inducing impacts that commit future generations to similar uses. According to the CEQA *Guidelines*, irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

In general, such irreversible commitments include resources such as energy consumed and construction materials used in construction of a proposed project, as well as the energy and

natural resources (notably water) that would be required to sustain a project and its inhabitants or occupants over the usable life of the project. This latter commitment of resources to project operation essentially assumes that library and park users would not require a similar commitment of resources for library and park space unless the project were constructed. Such a condition is unlikely because other library and recreational space is, and will continue to be, available in the City and because the proposed project would not increase employment or population. However, the assumption that the proposed project's operation would cause this commitment of resources is consistent with similar conservative assumptions underlying the rest of the analyses in the EIR (e.g., that trips generated by the increased library space in the proposed project would not occur in the North Beach neighborhood to the existing library unless the project were constructed).

The proposed project would incrementally intensify development at the project site and in the vicinity by increasing total library space by 3,170 square feet and total public open space by 12,010 square feet. As noted elsewhere in this EIR, the project would generally be consistent with land use and development patterns in the built-out urban environment that characterizes the North Beach neighborhood in terms of building height. As discussed in the Land Use and Recreation, Aesthetics, and Transportation and Circulation sections in this EIR, the proposed library building, however, would extend 19.5 feet into the existing Mason Street right-of-way, which would create an irreversible loss of the roadway's original width and function primarily for vehicular circulation. With the project, it would be used for pedestrians and cyclists. The project would also irreversibly alter some existing northerly and southerly views on Mason Street.

The project would commit future generations to an irreversible commitment of energy, primarily in the form of fossil fuels (unless substantially replaced at some point in the future) for heating and cooling of the building, for automobile and truck fuel, and for energy production for lighting, computers, and other equipment in the building and in the park. The project would also require an ongoing commitment of potable water for building employees and library users. Additionally, the project would use fossil fuel during demolition of the existing library, parking lot, tennis courts, and children's play area in construction of the proposed project. Construction would also require the commitment of construction materials, such as steel, aluminum, and other metals, concrete, masonry, lumber, sand and gravel, as well as water. Because the project would comply with the San Francisco Green Building Ordinance and is intended to be LEED™ Silver certified, it would be expected to use less energy and water over the lifetime of the proposed building than the existing structure, and would not use energy or water in a wasteful manner. For example, the project is designed to use regional materials in construction, accommodate rooftop solar panels, and incorporate natural daylighting into interior spaces. These features would reduce the overall energy demand of the building.

D. Areas of Known Controversy and Issues to Be Resolved

On April 29, 2009, the Planning Department issued a Notice of Preparation of an Environmental Impact Report (NOP). Individuals, groups, and agencies that received these notices included

owners of properties within 300 feet of the project site, tenants of properties adjacent to the project site, and other potentially interested parties, including various regional and state agencies.

On the basis of public comments on the NOP, potential areas of controversy and unresolved issues for this project include the demolition of the existing North Beach Branch library, which for purposes of this EIR is considered a California Register-eligible historic resource (discussed on EIR page 135); effects on traffic, vehicular circulation, and pedestrian circulation and safety related to the proposed closure and vacation of a portion of Mason Street (discussed on EIR page 97); the proposed project's aesthetic effects, related in particular to the proposed library's siting on the triangular parcel, potential to obstruct existing views, and to potentially adversely affect the existing character of the neighborhood (discuss on EIR page 69); the location, arrangement, size, functionality, and amount of open space facilities proposed on the project site, such as the softball diamond (discussed on EIR Project Description, page 37, and in Land use and Recreation page 80 and page 92); as well as the project's consistency with the *General Plan*.

CHAPTER 6

Alternatives

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6(a), an Environmental Impact Report (EIR) must describe a reasonable range of alternatives to the project that would reduce or eliminate significant impacts of the project. The “range of alternatives” is governed by the “rule of reason,” which requires the EIR to set forth only those alternatives necessary to permit informed public participation and an informed and reasoned choice by the decision-making body (CEQA *Guidelines* Section 15126.6(f)).

A reasonable range of alternatives for comparison must include those alternatives that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant effects of the project (CEQA *Guidelines* Section 15126.6). CEQA generally defines “feasible” to mean an alternative that is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors. The following may also be taken into consideration when assessing the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, *General Plan* consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (Section 15126.6(f)(1)).

CEQA also requires that the No Project Alternative be evaluated, with its impacts, as part of the EIR (CEQA *Guidelines* Section 15126.6(e)). Additionally, CEQA *Guidelines* (Section 15126.6(e)(2)) require that an environmentally superior alternative be identified among the alternatives considered. The environmentally superior alternative is generally defined as the alternative that would result in the least adverse environmental impacts to the project site and surrounding area. If the No Project Alternative is found to be the environmentally superior alternative, the EIR must identify an environmentally superior alternative among the other alternatives.

CEQA *Guidelines* Section 15126.6(c) also requires an EIR to identify and briefly discuss any alternatives that were considered by the Lead Agency but were rejected as infeasible during the scoping process. In identifying CEQA alternatives, primary consideration was given to alternatives that would reduce significant impacts while still meeting most of the basic project objectives. Those alternatives that would have impacts identical to or more severe than the proposed project, or that would not meet most of the project objectives, were rejected from further consideration.

This chapter identifies alternatives to the proposed project and discusses environmental impacts associated with each alternative. Project decision-makers could adopt any of the following

alternatives, if feasible, instead of approving the proposed project (or the Mason Street Narrowing Variant), if that alternative would substantially reduce or eliminate significant environmental impacts identified for the proposed project or variant, the alternative is determined feasible, and the alternative would achieve most of the project objectives. The determination of feasibility would be made by City decision-makers based on substantial evidence in the record, which shall include, but would not be limited to, information presented in the Draft EIR and comments received on it.

Alternatives were selected that would reduce identified impacts of the proposed project. The proposed project would result in a significant unavoidable impact, both individually and cumulatively, on historical resources through demolition of the existing North Beach Branch Library building at 2000 Mason Street. No other significant impacts were identified in the analyses in Chapter 4.

All of the alternatives discussed below could be constructed with Mason Street vacated, Mason Street narrowed (as in the Mason Street Narrowing Variant), or Mason Street open as under existing conditions. For the purposes of drafting alternatives for comparison, scenarios with the street vacated or fully open were chosen for each alternative. If the Mason Street is vacated under an alternative, it is assumed that the vacated would be developed as some sort of recreational open space.

As stated in the “Approach to Analysis” at the beginning of Chapter 4, SFRPD also classifies recreation spaces as “active” or “passive” recreation areas, and this EIR analyzes the proposed project’s impacts to recreation facilities using these definitions.¹¹¹ Active recreation areas are those designated primarily for active use and generally include the following: buildings or structures for recreational activities; community gardens; athletic fields, courses, or courts; children’s play areas; dog play areas; and bike paths. Passive recreation areas are defined as those designated primarily for passive use, including landscaped areas, natural areas, ornamental gardens, non-landscaped green spaces, concessions, hardscape areas not striped for athletic fields or courts, stairways, decorative fountains, picnic areas, water bodies, and trails.

The feasibility of development of open space with active uses or passive uses is discussed for each alternative. Where components of a specific alternative precludes one or more open space options, reasons are provided that explain why a specific alternative may be infeasible.

A. Alternatives Selected for Consideration

This chapter compares four identified alternatives—including the required No Project Alternative, a Preservation and Rehabilitation Alternative, a Preservation and Southerly Expansion Alternative, and a Three-Story Library (701 Lombard Parcel) Alternative—to the proposed project (and the Mason Street Narrowing Variant). In accordance with CEQA

¹¹¹ Mauney-Brodek, Karen, *Memorandum: 2008.0968-North Beach Library and Joe DiMaggio Playground Master Plan Project Data Needs*, To: Planning Department, MEA, SFRPD, June 30, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Guidelines Section 15126.6(d), the comparison of the impacts of the identified alternatives is intended to be less detailed than the discussion of the impacts of the proposed project. The measurements included in the description of alternatives are based on conceptual-level discussions held during the planning process and have evolved over time. Massing diagrams and site plans are included to supplement narrative descriptions. They are not meant to represent detailed design measurements, but instead to provide the public and decision-makers a general basis for comparison among alternatives.

1. No Project Alternative

Description

Under this alternative, the project site would remain as it currently exists. This alternative would include what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure (CEQA *Guidelines* Sec. 15126.6(e)).

Under this alternative, the Mason Street right-of-way would not be vacated, the proposed library on the triangular parcel would not be constructed, the existing branch library building would remain in place and operational, and the Joe DiMaggio playground would not be renovated and its existing features would remain in their current locations. Minimal maintenance of the library and playground would be expected to occur over time, but neither facility would be substantially improved or altered. The existing library would be evaluated by the appropriate City agencies for safety and accessibility. Depending on their analysis, the library would then need to reassess potential renovation scenarios, given its existing seismic hazard rating, and there is a possibility that it would eventually be closed due to deteriorated or unsafe building conditions.

There are no current plans for development of the triangle parcel—701 Lombard Street—other than the proposed project. Therefore, the No Project Alternative assumes continued operation of the commercial surface parking lot in the future. As noted, the triangle parcel had been previously acquired through eminent domain by the City and County of San Francisco and transferred to the Recreation and Park Department. A No Project Alternative does not preclude the use of triangle parcel for some other use, such as open space or some other use consistent with the parcel's North Beach Neighborhood Commercial Use District (NCD) land use designation, however, beyond that it would be too speculative to assume anything more specific.

Objectives

The No Project Alternative would not meet most of the project sponsors' objectives. It would not expand the library or provide enough space for library programs or collections—programs would continue to take place outside of the library because of lack of ADA accessibility. It would not increase accessibility or address existing accessibility or seismic safety deficiencies, or incorporate energy-efficient upgrades of internal building systems. This alternative would also not result in an increase in the amount of open space, nor would it enhance connectivity between park amenities or create an integrated recreational facility. The No Project Alternative would

meet some objectives, including maintenance of all existing playground features and minimization of disruption in library service.

Impacts

Under this alternative, the current arrangement and types of land uses on both sites would not change. The commercial parking uses would continue at 701 Lombard Street for at least the foreseeable future. The existing library and recreational facilities would remain at Joe DiMaggio Playground. Mason Street would remain open to vehicular traffic. The library and playground would operate as they do today, with periodic maintenance. No new public open space would be provided on the Mason Street right-of-way. This alternative would yield 12,010 less square feet of recreational/open space than the proposed project because it would not result in demolition of the existing branch library (not freeing up the associated footprint of the existing library for open space), and not develop the Mason Street right-of-way as open space.

Under this alternative, the visual and aesthetic setting at and around the project area would not change. The No Project Alternative would not result in changes to view corridors because no library building would encroach on the Mason Street right-of-way; close range northerly and southerly views within the Mason Street corridor would not be affected. Street trees proposed for removal under the project would remain on Columbus Avenue and Mason Streets and would continue to be visible in direct views of the site and surroundings (including Coit Tower) from off-site public vantage points, such as from across Columbus Avenue in southeasterly directions.

This alternative would neither displace residents nor housing units, similar to the proposed project. It would not result in any increase in visitors or employment at the project site and like the proposed project, would have no impact to Population and Housing. The No Project Alternative would avoid the project's direct significant adverse impact to an historic architectural resource because the existing branch library would not be demolished. It would also avoid the cumulative impact to a potential Multiple Property Listing (MPL). Also, as no excavation would occur under the No Project Alternative, this alternative would avoid the project's significant, though mitigable, effect on archeological resources. Mitigation Measures M-CP-1, M-CP-2a and M-CP-2b that protect against accidental discovery of archeological resources and require building historic building documentation and commemoration would not be required.

Pedestrian, bicyclist, and vehicular circulation around and through the project site would be similar to existing conditions, and both on-street and off-street parking capacity would remain unchanged. Mason Street would not be vacated, and traffic would not be diverted to other local streets and intersections. Improvement measures I-TR,-1, I-TR-2, I-TR-3, and I-TR-4, which would remove on-street parking spaces to facilitate traffic operations on Lombard Street at Columbus Avenue, move the bus stop along Columbus Avenue, and restrict the hours of construction vehicle movement, would not be implemented. The No Project Alternative would also result in no changes to existing ambient noise levels or air quality.

Because this alternative would not result in the construction of a new building on the site, there would be no changes to existing wind or shadow conditions. The less-than-significant effects

associated with shadow cast by the proposed new library would not occur, and the existing library would continue to cast shadow on surrounding uses. If the 701 Lombard Street parcel were ultimately developed as a park, it would not be shaded for most of the year (see **Figure 35** through **Figure 46**, on page 180 through page 198). Shadow from existing buildings on nearby properties would shade the parcel during the afternoon in the late fall and early winter months.

Regarding Biological Resources, this alternative would not disturb any existing biological resources on the project site. Mitigation Measure M-BI-1, which would reduce potential impacts to breeding birds, would not be required.

This alternative would not change the demand for utilities or public services at the project site from existing conditions. Due to the building's non-compliance with the San Francisco ADA Transition Plan and Uniform Physical Access Strategy and current San Francisco Building Code standards, the SFPL could be required to renovate or close the building in the future. If it is renovated, portions of the usable space could be temporary closed or permanently altered.

This alternative would also not alter the number, type or configuration of play features on the Joe DiMaggio Playground. Therefore, current basketball, children's play area, four-square and softball uses would remain the same as in existing conditions.

As stated in the Project Description, the existing library does not meet seismic safety standards. A seismic assessment in 1995 assigned the building a seismic hazard rating of a 3, meaning it would be subject to "major damage" from a major seismic event, both structural and non-structural, "which would pose appreciable life hazards to occupants." There have been at least two building code changes that resulted in more stringent requirements for design and detailing of structural systems.¹¹² The No Project Alternative would not result in renovation of the existing library to meet Building Code requirements. Although there would be no impact because there would be no change from existing conditions, this alternative would extend the period of time during which library employees and patrons would be exposed to risk in connection with occupancy of a building that has been determined to be seismically unsound.

There would be no change to the existing drainage patterns, and this alternative would not include construction of any housing in the 100-year flood zone. There would be no effects to hydrology and water quality. Also, there would be no change to the project site or any hazardous materials therein. The asbestos-containing materials and lead-based paint in the existing library would remain in their current state, and risk of exposure would remain as it is under existing conditions. The wooden children's play area equipment would continue to be monitored periodically by the SFRPD Arsenic-Hazard Assessment (A-HA) program. If potential exposure pathways were found to exist, the existing children's play area equipment would be removed or repaired to close those pathways. Any in-situ petroleum contaminants beneath the surface at 701 Lombard Street would remain undisturbed. Mitigation Measures M-HZ-1, which would reduce potential impacts from

¹¹² Hirsch, Ephraim G, *Existing North Beach Library*, letter to Leddy Maytum Stacy Architects, August 24, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

exposure to petroleum hydrocarbons and metals would not be required because no soils disturbing activities would occur under the No Project Alternative and Mitigation Measure M-HZ-2, which would reduce potential impacts related to discovery of underground storage tanks, would not be required.

Finally, there would be no impact to mineral and energy resources. Operations under the No Project Alternative (existing building) would not incorporate energy-efficient systems that would be incorporated into the proposed project to attain LEED™ Silver Certification. Finally, like the proposed project, the No Project Alternative would have no impact on Agricultural Resources.

2. Preservation and Rehabilitation Alternative

Description

This alternative is intended to avoid the significant and unavoidable impacts to historic architectural resources by retaining the existing North Beach Branch Library building within its existing footprint at its current 2000 Mason Street site. Under the Preservation and Rehabilitation Alternative, the existing library would be renovated to meet existing State Historic Building Code (SHBC) requirements related to seismic stability and to meet ADA accessibility requirements.

As stated in the 1995 North Beach Library Seismic Assessment, the existing library has major structural deficiencies.¹¹³ These deficiencies include the lack of a shearwall along the northern wall, the inability of the sawtooth western façade to resist east-west lateral forces, the possible failure of the fireplace wall, the lack of inter-connecting ties between foundation piles, and inadequately braced non-structural elements.

The existing library building was assigned a Seismic Hazard Rating of 3 on a 1-to-4 scale, meaning it would be subject to “major damage,” both structural and non-structural, “which would pose appreciable life hazards to occupants.”^{114, 115} Seismic improvements could include foundation improvements, new steel braced frames, new concrete walls, creation of a roof diaphragm, window replacement, diagonal bracing and other structural elements.¹¹⁶ There was a caveat in the seismic evaluation that “actual strengthening...may lag the schematic design by several years and...may be required by law to meet higher standards...” There have been two California Building Code changes (in 2004 and 2007) since publication of the Branch Facilities Plan.¹¹⁷ The San Francisco Building Code amends the CBC, and incorporated the most recent

¹¹³ San Francisco Department of Public Works, *Final Report: Seismic Evaluation of North Beach Branch Library*, prepared by E.G. Hirsch and Associates, October 1995. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

¹¹⁴ *ibid.*

¹¹⁵ San Francisco Seismic Hazard Ratings estimate the potential damage to a building resulting from seismic activity. The ratings are as follows: 1) minor damage 2) moderate damage 3) major damage, 4) partial/total collapse.

¹¹⁶ San Francisco Public Library, *Branch Facilities Plan – North Beach Branch*, available online: <http://67.115.155.34/news/blip/northbeachinfo.htm>, accessed November 3, 2008.

¹¹⁷ Hirsch, Ephraim G, *Existing North Beach Library*, letter to Leddy Maytum Stacy Architects, August 24, 2009. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

editions of the CBC in 2007. These changes resulted in both a major increase in the design for seismic forces and more stringent requirements for the design and detailing of structural systems and components, particularly for moment-resistant steel frames. In addition, the building would require asbestos abatement, a fire sprinkler system, interior security lighting, and roof repair, as stated in the Branch Facilities Plan. The ADA accessibility improvements would include construction of an elevator between the different floors of the library, to the east of the existing stairway to the lowest level. It is assumed that these improvements would comply with the *Secretary of Interior's Standards for Rehabilitation*.

The existing branch library would not be expanded to accommodate additional program areas. According to preliminary estimates by the project architect, the new elevator and ADA accessibility improvements would require an interior area of about 9 by 12 feet on three of the library's levels (at the lower level, at the main level behind the circulation desk, and on the upper program room to the east of the fireplace), for a total of about 220 square feet of total floor area. This new elevator system could be placed within the existing building, where it would reduce the total programmable library square footage, thereby requiring a commensurate reduction in collection size, staff space, seating areas, and/or other programmable space within the library. Operation of the library across its existing four levels would continue the operational conditions discussed in Chapter 2, Project Description, under "Project Background." Additionally, an interior lift system would require an overrun that would extend about 2 feet above the existing roofline.

If an elevator system were affixed to the existing branch building's exterior, its exterior tower would require an area of approximately 10 feet by 22 feet for a total of about 220 square feet. The shaft of an external elevator tower would touch down at ground level along the library's eastern wall and would encroach on the outdoor recreation space, by the same approximately 10 feet by 22 feet area. The elevator tower and its associated circulation area would encroach on the use of the westernmost tennis court. Because even partial encroachment of the play space would render the court unusable, the existing court would either be moved to another area on the site or eliminated. Based on a preliminary test-fit analysis, a replacement tennis court, at standard dimensions of 120 feet by 60 feet (including surrounding spaces) would be too large to be incorporated into the 701 Lombard Street parcel with or without the closure and vacation of Mason Street. In addition, incorporation of such a tennis court would limit access to the utility lines that run in the bed of Mason Street, and any fencing surrounding the tennis court would interrupt views along the Mason Street view corridor. Thus, the Preservation and Rehabilitation Alternative would result in consequences to the site's land use and recreational program—primarily associated with the potential loss of one of the playground's three tennis courts, should this alternative and an exterior elevator system be ultimately chosen.

Moreover, under this alternative, the proposed library would not be constructed, and the Joe DiMaggio playground would not be renovated and its features would remain in their current locations, as with the No Project Alternative. Minimal maintenance of the playground would be expected to occur over time, but it would not be substantially improved or altered. However, this

would not preclude the playground's eventual renovation in the future, through a separate specific planning process.

The triangle parcel at 701 Lombard Street would remain under the jurisdiction of SFRPD and would continue to function as a commercial parking lot for the foreseeable future. There are no current plans for development of the triangle parcel other than the proposed project. As with the No Project Alternative, however, this alternative does not preclude the use of the triangle parcel as an open space or some other land use consistent with the North Beach Commercial District in the future. If open space at 701 Lombard Street were developed, it could be in conjunction with Mason Street as it currently exists, Mason Street narrowed, or Mason Street fully vacated.

In terms of construction effects, the existing library would be closed for a period of for a period of 12 to 18 months during renovation. During that time, SFPL could place a temporary bookmobile at or near the project site, or patrons could travel to another branch within the library system. This would contrast to the proposed project, under which full library services would be provided (the new building would be constructed prior to the existing building's demolition), and services would be interrupted for about 2 weeks during the move from the existing library to the proposed library.

Objectives

This alternative would not meet most of the project sponsors' objectives. It would retain a library that, according to SFPL, is inefficient to operate. It would not expand the library (it would result in a reduction of usable floor area between approximately 4 percent and 10 percent), and therefore would not meet objectives to increase collection size, programmable space, or to provide a program room. As stated in the Project Background, the branch ranks 25th out of 27th in square footage out of all system branches. Further reduction in the North Beach Branch's square footage in conjunction with addressing interior circulation challenges without a commensurate expansion of building space or new facility would not meet the SFPL's project goals and objectives. It would not increase the library's civic presence along Columbus Avenue, and it would not increase open space. Unlike the No Project Alternative, it may not maintain all existing playground elements because it could require displacement of one tennis court for construction of the elevator tower. Also, construction of the elevator tower, either within or outside of the building, would partially interrupt, at least temporarily, library services during its installation. The alternative would not enhance "connectivity between park features," although the renovation could be undertaken to meet energy-efficiency guidelines. This alternative, however, would meet the objective of providing library compliant with seismic standards. According to SFPL, ADA accessibility would be improved but substandard.

Impacts

Existing land uses, including open space and recreation, would generally remain in an arrangement similar to current conditions. The commercial parking lot would continue at 701 Lombard Street for at least the foreseeable future or eventually developed with a use permitted under the North Beach NCD (e.g., such as open space or other public or permitted

neighborhood commercial use). If, for example, open space and passive recreational uses were ultimately developed on the parcel with Mason Street's geometry left in existing conditions, about 4,119 square feet of open space use could be developed under this alternative. If Mason Street were narrowed as described in Chapter 2, Project Description, about 7,260 square feet of open space / passive recreation area would result. If Mason Street were fully vacated, 13,800 square feet of open space could be available for programming. Also, because the existing library building would be retained, this alternative does not assume the library footprint would be available for open space on the playground. This alternative would not further *General Plan Recreation and Open Space Policy 2.4*, which calls for the gradual removal of non-recreational uses from parks, and would not allow for the consolidation of recreational space to the same degree as the proposed project. For further information regarding Open Space Policy 2.4 and its relation to the proposed Master Plan, please see the Land Use and Recreation section of this EIR, page 82. Similar to the proposed project, this alternative would neither disrupt nor divide North Beach or have an adverse effect on the vicinity.

This alternative could result in the possible displacement or elimination of one of the site's three tennis courts, which could not be relocated to another portion of the project site given its size and lack of space to accommodate it on the adjacent 701 Lombard Street parcel. Therefore, implementation of this alternative may have more substantial effects on existing recreational facilities than the proposed project.

Regarding aesthetics, the location, height and massing of buildings on the sites would not change, except for the possible addition of an elevator tower within or behind (on the east side of) the existing library. Landscaping would be designed to complement the surrounding open spaces and sidewalks. Therefore, depending on whether open space or passive recreation uses were developed at 701 Lombard Street or adjacent within the roadway, there would be limited changes in the project site, and no change to close-range views along the Mason Street view corridor associated with a building as described for the library under the proposed project. Aesthetic effects would be less-than-significant and less substantial than those under the proposed project.

Also, the Preservation and Rehabilitation Alternative would not displace residents or affect existing housing supply. It is not assumed to result in an increase in visitors or permanent employment at the project site. This alternative would temporarily increase construction-related employment, but not to such magnitude where construction of additional housing resources would be required. The addition of the elevator tower, and possible commensurate reduction in programmable library space, would not be expected to reduce library or park patronage or employment.

This alternative would preserve and rehabilitate the existing branch library structure. It could include some subsurface excavation associated with seismic and foundation improvements to the building, which could result in a significant-but-mitigable effect on archeological resources similar to the proposed project. Mitigation Measure M-CP-1, which would reduce impacts associated with accidental discovery of archaeological resources, would be required. In addition, the elevator tower required to provide ADA accessibility would extend about two feet above the

existing building's slanted roofline, which would alter the characteristics of the historic building, though not to an extent that would materially impair the historic resource.¹¹⁸

Despite the structural improvements for seismic safety, most of the exterior and interior structure would be maintained in its current form. Almost all of the character-defining features described in Section 4.C, Cultural Resources, would be retained, including the one-story height with double-height main reading room, the asymmetrical gable roof, park-like landscaping, pergola structures, a mixture of natural materials, the interior fireplace, and strong vertical fenestration patterns. This alternative would therefore avoid the project's significant and unavoidable impact to historical architectural resources and Mitigation Measures M-CP-2a, which would require a HABS-level recordation for the library building, and M-CP-2b, which would require installation of an interpretive display of the library building on the project site, would not be required.

Regarding transportation, if Mason Street were not vacated and no new structure would be built, this alternative would, similar to the project, result in less-than-significant effects to transportation and circulation. Improvement Measures I-TR-1, I-TR-2, which would remove on-street parking spaces to facilitate vehicle flow on Lombard Street at Columbus Avenue, would not be implemented. Improvement Measure I-TR-3, which would move the bus stop on Columbus Avenue, would not be implemented. Improvement Measure I-TR-4, which would restrict the hours of construction vehicle movement, could be implemented. In the case that Mason Street were narrowed or fully vacated, like the proposed project, effects would be less than significant as described in Section 4.D, Transportation and Circulation.

The Preservation and Rehabilitation Alternative would result in temporary and periodic noise increases during seismic and other related construction work, as well as construction-related pollutant and greenhouse gas emissions. Operational air quality effects, including greenhouse gas emissions, would be less than significant. Adherence to the San Francisco Noise Ordinance, San Francisco Construction Dust Control Ordinance, and as all of the appropriate and feasible construction-related measures recommended by the BAAQMD would ensure these impacts would be less than significant. Given construction noise impacts would occur within and around the existing building, they would be partially muffled by the building's walls. Therefore, noise generated by construction of this alternative would not be substantial and similar to the temporary and intermittent noise impacts of the proposed project, would be less than significant.

Regarding potential wind effects, this alternative would require construction of an elevator, either within or adjacent to the existing building, to comply with the ADA Transition Plan. This structure would not be expected to adversely affect existing wind conditions, and the impact would be less-than-significant. The new elevator would require mechanical space about two feet above the existing roofline. This new structure would cast minimal additional shadow on Lombard Street and Mason Street sidewalks in the morning during spring, fall and winter. It would also cast shadow on the Joe DiMaggio Playground, in the afternoon and evening hours

¹¹⁸ Frye, Tim, Memorandum: *2000 Mason Street – The North Beach Branch Library DEIR Preservation Alternatives, Case No. 2008.0968E*, San Francisco Planning Department, June 20, 2010. This document is included in Appendix C of this EIR.

throughout the year. This new shadow would not adversely affect use of these facilities, and the impact would be less-than-significant.

This alternative would not permanently change the demand for utilities or public services at the project site from existing conditions. It would require a staging area within the Greenwich Street or Mason Street right of way, which could require temporary relocation, or removal and replacement, of existing trees planted in the sidewalk. The existing planting beds on the western wall of the library could be temporarily removed during construction. The existing seven sycamore trees (plane trees) on the east side of Mason Street could be removed subject to Bureau of Urban Forestry approval, but the Bureau of Urban Forestry would require tree replacement upon completion of renovations. Similar to the proposed project, this alternative could have an impact to breeding birds. Mitigation Measure M-BI-1, which would reduce impacts to nesting birds, would be required.

Regarding geology and soils, this alternative would rehabilitate the library to meet current SHBC requirements for seismic safety. The SHBC, on a case-by-case basis, seeks reasonable alternatives or reasonable levels of equivalency for situations where strict compliance with the California Building Code would negatively affect an historic resource's historic appearance.¹¹⁹ The impact on geology and soils would be less-than-significant. Depending on the ultimate design achieved through the SHBC process, the rehabilitated building could meet different seismic standards from those that would be met by the proposed project.

There would be no permanent change to the site's existing drainage patterns, and this alternative, like the project, would not include construction of any housing in the 100-year flood zone. Rehabilitation of the Joe DiMaggio Playground or the 701 Lombard Street parcel could occur at some future date, and this work could entail the installation of more pervious surfaces, thereby increasing stormwater absorption compared to existing conditions. This alternative would result in less-than-significant impacts related to hydrology and water quality, similar to those of the proposed project. Also, this alternative would involve the removal of asbestos-containing materials and lead-based paint in the existing library. The wooden children's play area equipment would not be disturbed. Existing handling and disposal requirements for these hazardous building materials would ensure that impacts are reduced to less-than-significant levels. Any in-situ petroleum contaminants beneath the surface at 701 Lombard Street could potentially be disturbed if the site were graded for recreational use; thus, similar to the proposed project, Mitigation Measures M-HZ-1 and M-HZ-2 would be required to reduce impacts to less-than-significant levels.

There would be no impact to mineral resources under this alternative. Renovations would consume energy above current levels associated with branch operations, but the impact would be less than significant. The rehabilitated building would be unable to incorporate as many efficiency measures as the proposed project due to existing building conditions and systems.

¹¹⁹ California State Parks Office of Historic Preservation, *State Historic Building Code*, available online: http://www.parks.ca.gov/?page_id=21410, accessed April 25, 2010.

Finally, this alternative would have no impact on Agricultural Resources, similar to the proposed project.

3. Preservation and Southerly Expansion Alternative

Description

The intent of this alternative is to avoid the significant and unavoidable impacts to the historical architectural resources that would result from implementation of the proposed Master Plan, while simultaneously allowing expansion of the existing library to further SFPL's programmatic goals. Under the Preservation and Southerly Expansion Alternative, an approximately 4,300 square foot, single-story addition to the existing library would be built to its south, in the location of the existing outdoor (currently closed) reading area and a portion of the children's play area. The existing library would be renovated.

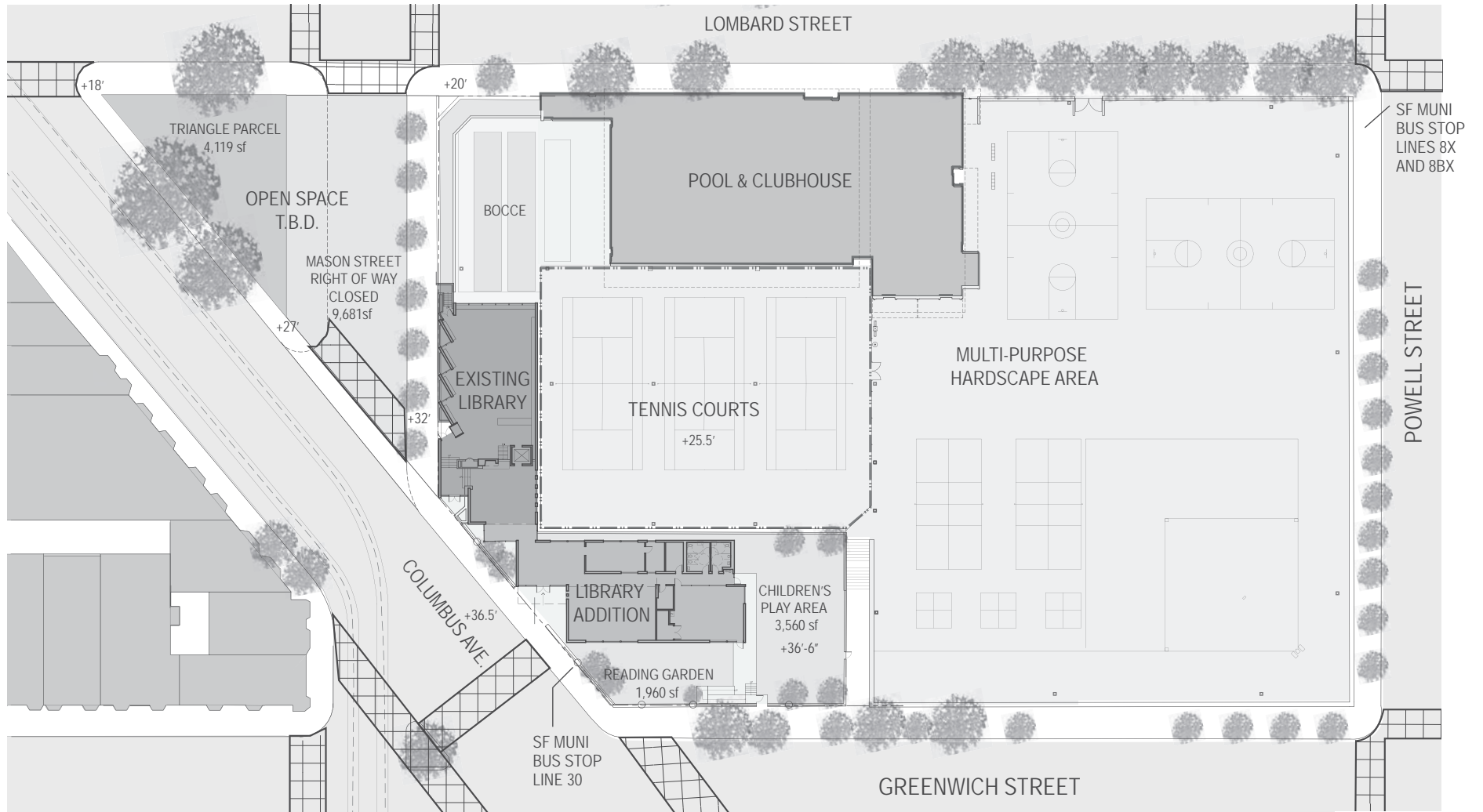
Each of these project components is described below and shown on **Figure 47** through **Figure 51** on pages 218 through 225. Construction of the library under this alternative assumes library expansion on parkland. Therefore, this alternative could require SFRPD approval.

Library Addition

An approximately 4,300-square foot, single-story addition would be built to the south and southeast of the existing library, in the location of the western portion of the children's play area and closed reading garden. A 1,960-square-foot outdoor children's reading garden would be located to the south of the addition, and a 3,560-square-foot, renovated children's play area would be located to the east of the addition. **Figure 47**, on page 218, depicts the site plan of this alternative.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* guide the rehabilitation and expansion of historical resources, and these standards would apply to any proposed expansion of the existing library. Standard #9 states, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The design of the branch addition would therefore be intended to be differentiated from the existing building but compatible with massing, size, scale and features.

For example, the exterior of the addition could be clad in a scored cement plaster (stucco) with an integral color. Other exterior materials could include a painted metal panel on the southern façade of the addition, and a painted aluminum storefront-type connector with the existing library (see discussion of these architectural elements, below). The existing primary library entrance would be converted into an emergency exit, and the new main entrance would be located along the southwestern façade of the addition, set back about 8 feet from Columbus Avenue. The addition would feature a shallow-angle shed roof to echo the roofline of the existing library. Two sets of large, floor-to-ceiling aluminum frame window walls would be located on the southern façade of



+18' Spot Elevation



the addition, providing views from the children's area and the program room to a new outdoor children's reading garden to the south, at the corner of Columbus Avenue and Greenwich Street (see **Figure 48** on page 220). Smaller groupings of aluminum frame windows would be located on the northern façade of the addition, with views toward the tennis courts and pool/clubhouse to the north. The eastern façade would include an emergency exit and one large aluminum frame, floor-to-ceiling window (see **Figure 49** on page 221).

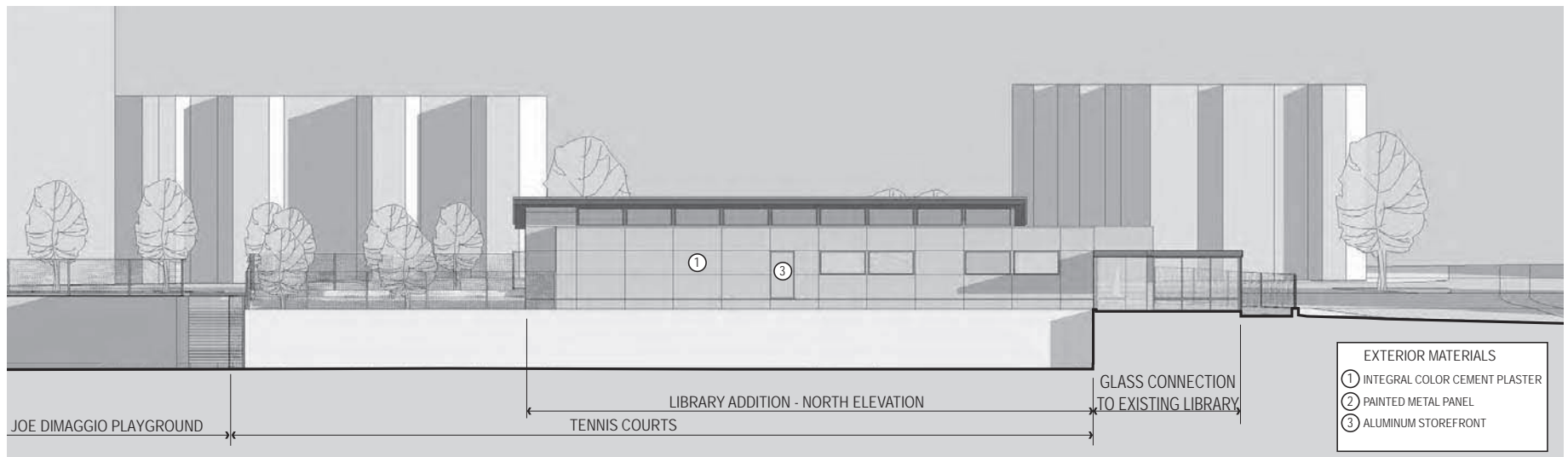
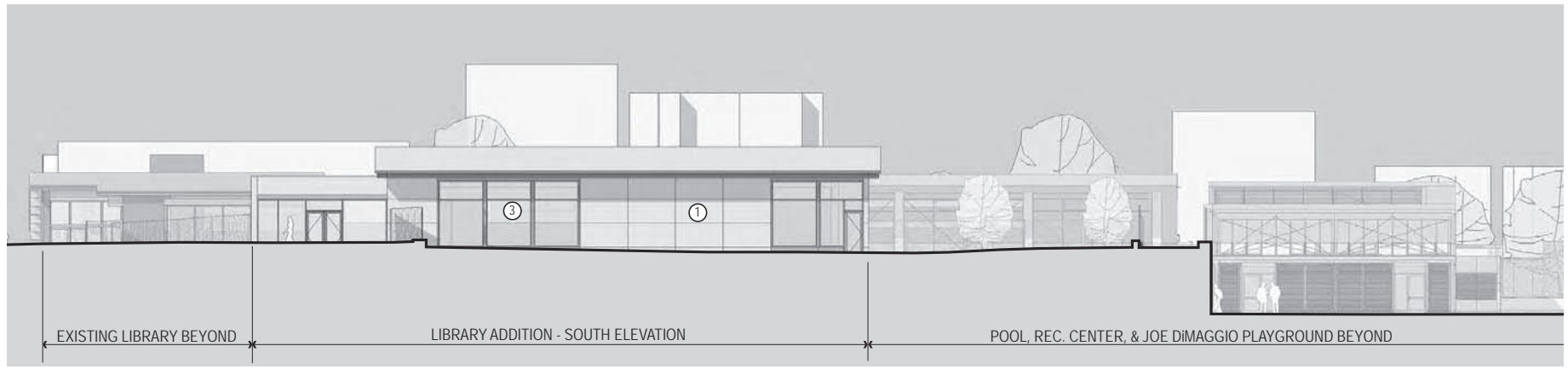
The connection point between the existing library and the proposed addition would require the removal of the sliding patio doors, outdoor reading room area, and the pergola at this location. It could also require a modification to the existing opening or the removal of any masonry. The connection is proposed to have a flat built-up roof with a painted aluminum transparent window wall system compatible in color and finish to the existing library. In order for the addition to appear subordinate to the existing library, the roofline of the new addition would "tuck in" below the existing library roof line, eave, and rafters at the south façade of the historic building. The joint between the new addition and the library would be clearly delineated.

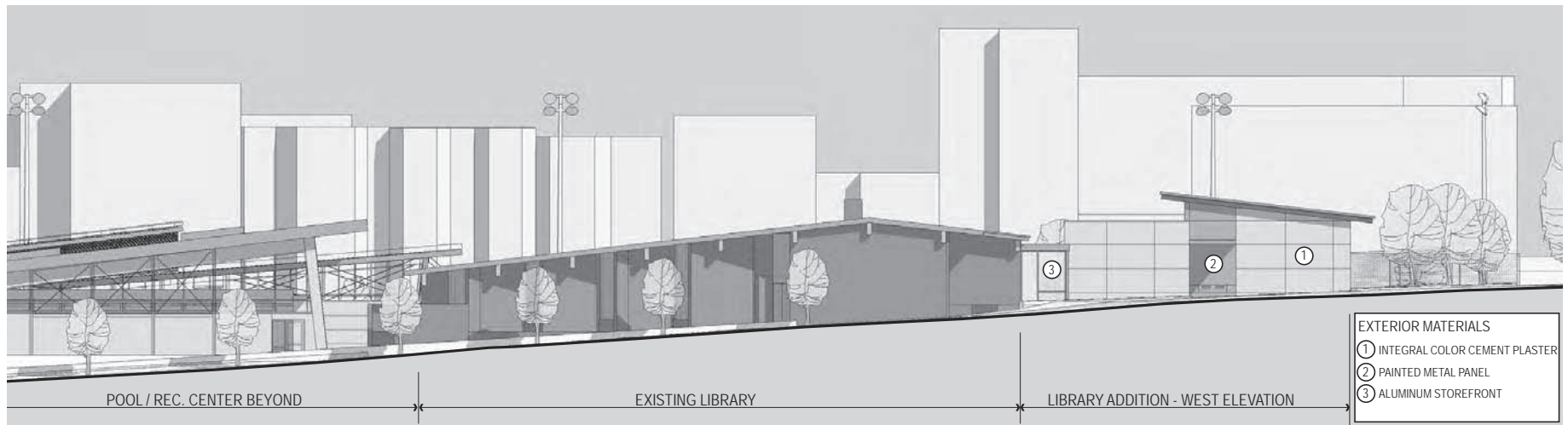
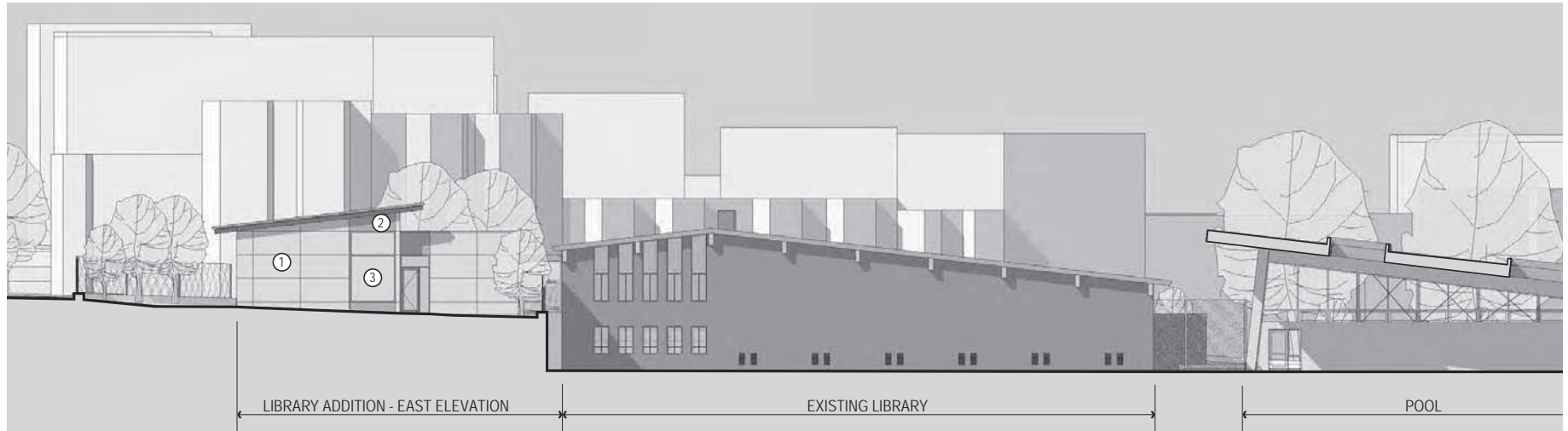
All attachments between the connection and the historic library are proposed to be executed according to the *Secretary of the Interior's Standards* in order to be reversible and avoid damaging historic fabric. A central hallway running west-to-east would organize the interior spaces of the addition (see **Figure 50** on page 223). These interior spaces could include a 950-square-foot children's reading area, a 760-square-foot program room, a circulation desk, a staff work room and office, a mechanical room, and restrooms. The connecting space between the addition and the existing library would house the self-check and copier machines, as well as the reserve stacks.

Existing Library

The existing library would be renovated to meet existing SHBC requirements related to seismic stability and to meet ADA accessibility requirements. Seismic improvements would include foundation improvements, new steel braced frames, new concrete walls, creation of a roof diaphragm, and other structural elements. Both the rehabilitation and expansion would be completed in accordance with the *Secretary of the Interior's Standards*. In addition, the building would require asbestos abatement, a fire sprinkler system, interior security lighting, and roof repair, as stated in the Branch Facilities Plan. The ADA accessibility improvements would include construction of an elevator between the different floors of the library, to the east of the existing stairway to the lowest level.

The interior of the existing library would be reorganized to include a 470-square-foot reading area for teens in the upper level of the existing library. The existing fireplace on this upper level would be retained and existing shelving in front of this architectural element would be removed to reveal it (the fireplace would not be used, however). The 2,200-square-foot adult reading area would continue to comprise the majority of the main level of the existing library. The circulation desk and the staff work area would be eliminated on this level and replaced with additional adult reading areas and a reference librarian's desk. As noted above, the circulation desk and staff work area would be located in the new addition.





EXTERIOR MATERIALS	
①	INTEGRAL COLOR CEMENT PLASTER
②	PAINTED METAL PANEL
③	ALUMINUM STOREFRONT



SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 49

Preservation & Southerly Expansion Alternative - East and West Elevations

To provide for disability access among levels between the existing library and the proposed addition, a new elevator would be constructed within the shell of the existing library, where three of the four levels meet at the southeastern corner of the area currently used as staff space.

According to preliminary estimates by the project architect, the new elevator and ADA accessibility improvements would require an interior area of about 9 by 12 feet on three of the library's levels (lower level, existing main level behind the circulation desk, and existing upper level east of the fireplace), for a total of about 220 square feet of total floor area. Thus, operation of the library across its existing four levels would continue the operational conditions discussed in Chapter 2, Project Description, under "Project Background." Additionally, an elevator would require an overrun that would extend about 2 feet above the existing roofline. Existing staircases in the western side of the building, near the existing entrances, would remain, and the original entry would not provide for handicapped access, which would instead be provided via the new entrance on Mason Street. The existing lower level would also be renovated to contain a staff lounge, mechanical and electrical spaces, the elevator machine room, and a small staff restroom.

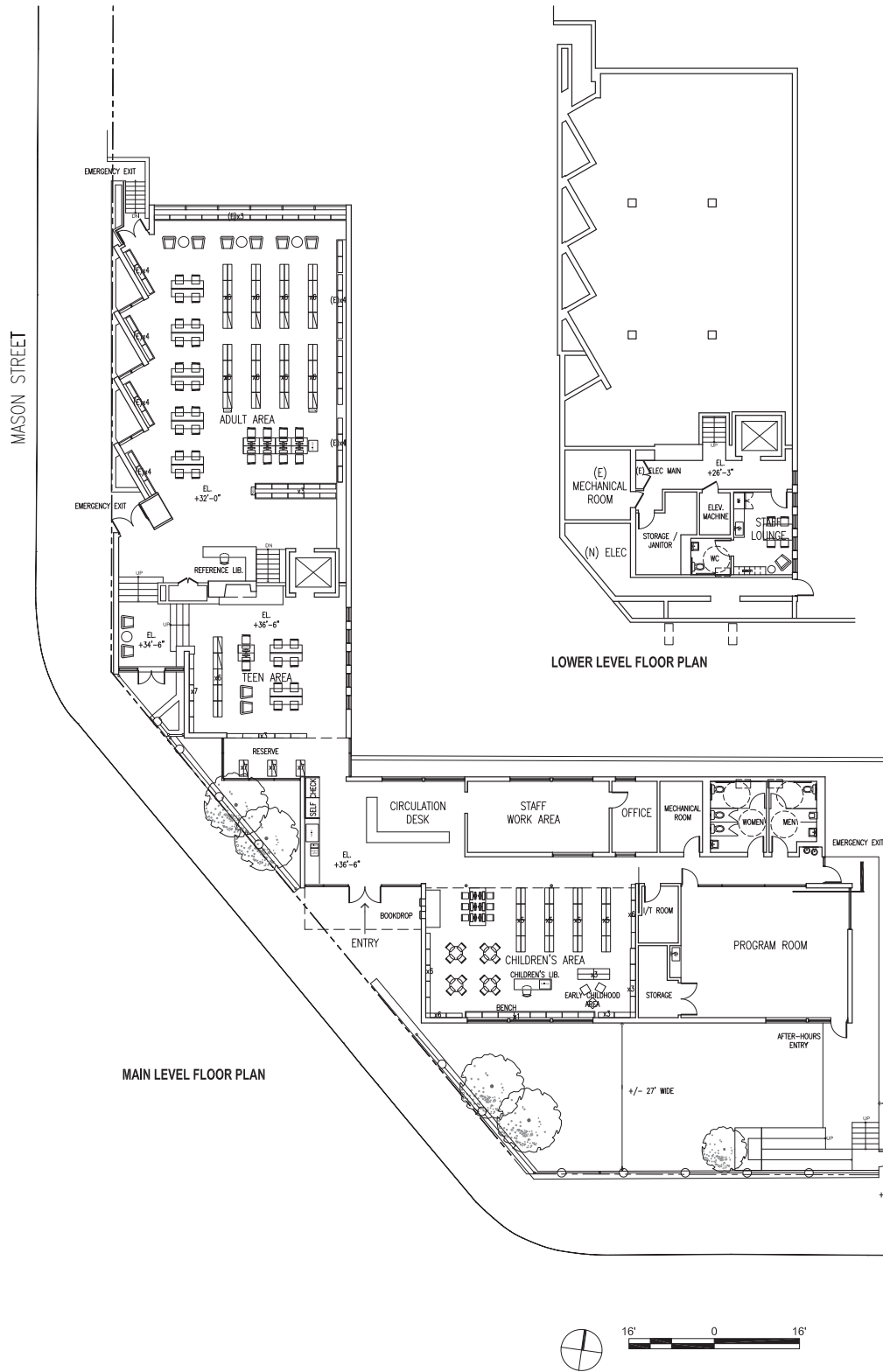
In total, the renovated and reorganized interior of the existing library combined with the addition would contain space for approximately 2,565 linear feet of shelving, 19 computers, and 54 seats. This compares with the proposed project's approximately 2,565 linear feet of shelving, 19 computers, and 58 seats. Total publicly accessible floor area in the library under this alternative would be approximately 4,380 square feet, compared to about 4,055 square feet under the proposed project.

The existing library would be closed during construction of the southerly expansion and would remain closed during renovation of the existing structure, for a total time of 18 to 24 months. During that time, SFPL would offer bookmobile service at or near the project site, or patrons could travel to another branch within the library system. This would contrast to the proposed project, under which full library services would be interrupted for about 2 weeks during the move from the existing library to the proposed library.

Other Components of the Alternative

To provide for the most conservative analysis, Mason Street would be vacated and closed to vehicular traffic under the Preservation and Southerly Expansion Alternative similar to the proposed project. The triangle parcel at 701 Lombard Street, and the vacated Mason Street right-of-way, would remain sloped and be renovated as public recreational open space, including recreational uses to be determined by SFRPD in conjunction with community input once funding is identified. It should, however, be noted that this alternative could feasibility be implemented with Mason Street's geometry unchanged (i.e., as under existing conditions) or narrowed as described in the Project Description.

The remainder of the existing Joe DiMaggio Playground would be renovated, as with the proposed project, although the individual features would remain in their current locations. The tennis courts and bocce courts would remain in their current location. The multipurpose hardscape area would be renovated, and it would include a softball field, four-square courts, volleyball courts, and basketball courts as under the proposed project. The children's play area



SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 50
 Preservation & Southerly Expansion Alternative Floor Plan

would be on a separate level from the remainder of outdoor recreational elements. The remaining portion of the children's play area would be about 3,560 square feet, and the outdoor reading garden south of the new library would be about 1,960 square feet, compared to the existing 9,900-square-foot play area. Together, the triangle parcel and the closed Mason Street right-of-way would provide 13,800 square feet of new open space, resulting in a net gain of about 9,300 square feet of recreational space, compared to the approximately 12,010 square feet of net new open space with the proposed project.¹²⁰

Figure 51, on page 225, presents the project architect's rendering of an aerial view of the playground, showing the proposed Southerly Expansion Alternative in context.

As with the proposed project, a variant of this alternative would leave Mason Street open to vehicular traffic.

Objectives

This alternative would meet several of the project sponsors' objectives. It would expand the North Beach Library and ensure that library elements are accessible, although the library would not stay open during construction. It could provide a welcoming facility, although operation of the expanded library would continue to be across the existing library's four levels. This alternative would meet SFPL's objective of providing enough space for the desired expansion of linear shelving, seating, and computers; the provision of a program room, as well as mechanical, electrical, information technology, and custodial functions; and construction of an ADA-compliant, LEED™-Silver-accredited facility. However, the library would require 13 percent more built square footage than the proposed project, and it would require additional staffing for the separate levels. Staff areas would be scattered, and new staff would have to be hired. According to SFPL, operations would not be cost-effective. The civic presence on Columbus Avenue would be increased, but access between the 701 Lombard Street parcel and the remainder of the Joe DiMaggio playground would continue to be impeded by the existing library. The playground would be renovated, but park features would not be reorganized and would remain disjointed. Park features, including the children's play area, would be displaced and substantially reduced, which would not meet the project sponsors' objectives. Overall open space would increase, depending on the ultimate disposition and programming of the 701 Lombard Street parcel, which would meet the sponsors' objectives.

Impacts

With a footprint of 8,900 square feet for the existing library and the expansion, the vacation of Mason Street, as well as the elimination of 4,525 square feet of children's play area occupied by

¹²⁰ The proposed project would result in a greater amount of net new open space because it would develop a new library in a two-story building, whereas this alternative would construct a single-story addition to the existing library.



Figure 51
Preservation & Southerly Expansion Alternative Axonometric View

the library expansion, this alternative would result in 9,275 net square feet of new recreation / open space.¹²¹

Although there would be new recreational space at the location of 701 Lombard Street and the vacated portion of the Mason Street right-of-way, this space was deemed not preferable or feasible for active recreational use, such as a playground, according to SFRPD and SFPL during the Master Planning process. To use the site for active recreational use, the grade change across the site would require either filling along Lombard Street enclosed by a retaining wall, or excavation along Columbus Avenue and Mason Street supported retaining walls (see **Figure 3**, page 33, for site elevations). These retaining walls could be as tall as 9 feet, could require additional fencing, and may block access to the street, creating a barrier between the sidewalk and the triangle parcel.

Access between playground elements would also be restricted. Although the spaces would be merged with Joe DiMaggio Playground to create one contiguous block, access to recreational facilities east and west of the library would be provided at separate entrances because the expanded library would prohibit east-west through-access between features. The ability to visually survey the park would be reduced with this scheme compared to the proposed project because the library building would occupy a large portion of the middle the site if Mason Street is fully vacated and the vacated area 701 Lombard Street are fully used for open space. (See Section 4.B, Aesthetics, for a discussion of the proposed project's impacts on views.)

This alternative would require closure of the entirety of the existing children's play area during library construction, and it would almost halve the size of the children's play area upon completion, thereby eliminating about 4,525 square feet of that specific recreational program area. The nearest public space with a children's play area is located at Washington Square Park, which is one block southeast of the Joe DiMaggio Playground children's play area. Demand for these facilities could spill over and possibly crowd this or other locations.

Regarding aesthetic effects, the library addition would not encroach on the existing Mason Street right-of-way, and the addition would be designed in a manner to complement the existing library. As described above, the addition would be subordinate to the existing library because the roofline of the new addition would "tuck in" below the existing library roof line, eave, and rafters at the south façade. Sight lines across the site would be limited by retention of the existing library building, and triangle parcel would remain visually disconnected from the rest of the park.

¹²¹ Under this alternative, the programming of the portion of the project site west of the library would be independent of the renovations on the Joe DiMaggio Playground. With full vacation of Mason Street, it would result in 9,275 square feet of open space (4,119 square feet at the existing 701 Lombard Street parcel, plus 9,681 square feet in the existing Mason Street right-of-way, minus 4,525 square feet of the existing children's play area that would be displaced by the southerly expansion, or $4,119 + 9,681 - 4,525 = 9,275$). With a Mason Street narrowing (as with the proposed project), the alternative would result in 7,260 square feet of open space ($4,119 + 7,260 - 4,252 = 6,854$). If Mason Street remained fully open, the alternative would result in a loss of 406 square feet of open space ($4,119 - 4,525 = -406$). The scenario with the full vacation of Mason Street would result in the most open space and the most substantial change from existing conditions.

Under this alternative, the triangle parcel is assumed to be used for some sort of passive open space use and no building would be located on that parcel. Thus, this alternative would not result in the same level of short-range view obstruction on the few blocks north (such as at Chestnut Street or Filbert Street) and south of the site along Mason Street associated with the branch library and its eastern façade that would extend about 19.5 feet beyond the existing site line and established streetwall along Mason Street. If Mason Street were narrowed or not vacated, existing views of the roadway would continue in the corridor.

This alternative would result in less visual cohesiveness than of the proposed project, because coupled with a possible closure and greening of Mason Street and the 701 Lombard Street parcel, the site would have less strongly defined visual edges, and easterly views from Mason Street or Columbus Avenue sidewalks would be “walled” by masses and composition of three buildings on the site (Pool/Clubhouse, existing branch and addition) that could foreshorten views and limit visual permeability into and across the site. Also, if Mason Street were only partially vacated or left completely open, the open space at the 701 Lombard Street parcel would be further visually disconnected from the remainder of the Playground. Nonetheless, similar to the proposed project the Preservation and Southerly Expansion Alternative would not result in adverse aesthetic effects related to visual character and views.

The Preservation and Southerly Expansion Alternative would not displace residents or adversely affect housing resources, and would result in similar increases in visitors to the project site as the proposed project. It could result in a slight increase in employment at the project site, given the increased SFPL staffing needs required to serve the multiple-level building. Nonetheless, effects related to population, housing and growth inducement would be less than significant.

Regarding cultural resources, the Preservation and Southerly Expansion Alternative would retain the existing library building, requiring exterior changes to the building only on the southern façade to connect it to the new addition located on Greenwich Street; seismic and other Building Code upgrades to the building that would be triggered by this alternative; and interior renovations and remodeling to implement a new layout and program space. This alternative would preserve and rehabilitate the existing library structure in accordance with the *Secretary of the Interior’s Standards*, including the entire exterior facades on the western, northern, and eastern frontages of the building, so the character of the library would be substantially retained in its current form.¹²²

This alternative could include some subsurface excavation associated with the proposed seismic and foundation improvements to the building, which could result in significant but mitigable effect on archeological resources similar to the proposed project and similarly, this EIR identifies Mitigation Measure M-CP-1, which would reduce impacts associated with accidental discovery of archaeological resources.

¹²² Frye, Tim, *Memorandum: 2000 Mason Street – The North Beach Branch Library DEIR Preservation Alternatives, Case No. 2008.0968E*, San Francisco Planning Department, June 20, 2010. This document is included in Appendix C of this EIR.

As in the Preservation and Rehabilitation alternative, the elevator tower required to provide ADA accessibility for the existing branch and its addition would penetrate and extend about 2 feet above the existing building's slanted roofline, which would alter one character-defining feature of the historic building, although not in a substantial adverse manner that would materially impair the historic resource. The character of the library would be substantially preserved in its current form, and the impact to historical resources would be less than significant. This alternative would avoid the proposed project's significant and unavoidable individual and cumulative impacts to historic architectural resources and no Mitigation Measures would be required.

Regarding transportation, this alternative assumes the vacation of Mason Street, thereby re-routing traffic through nearby intersections. As with the proposed project, this alternative would result in less-than-significant impact on intersection levels of service at all of the study intersections and on transit, pedestrian and bicycle circulation. Improvement measures I-TR,-1, I-TR-2, I-TR-3, and I-TR-4, which would remove on-street parking spaces to improve traffic operations on Lombard Street at Columbus Avenue, move the bus stop location on Columbus Avenue, and restrict the hours of construction vehicle movement, could be implemented. If Mason Street were narrowed or left in its current configuration, effects would be less substantial than those of the proposed project, but would also be less than significant.

Construction and Operational noise impacts would be kept at an insignificant level by adherence to existing regulations, as would air quality and greenhouse gas impacts. Additionally, these impacts could also be of a shorter duration because this alternative would not include noise or other construction impacts generated by demolition of the existing library.

Wind impacts would be less than significant. As shown in the elevations in **Figure 48** and **Figure 49**, on pages 220 and 221, the highest point of the roofline of the expansion would be a few feet taller than the existing library, and the expansion would be shorter than nearby buildings. It would not be expected to cause significant adverse wind effects.

This alternative would result in new shadow that would be cast northward onto the tennis courts and eastward onto the multipurpose hardscape area during the midday, afternoon, and evening hours year-round. This new shadow would not substantially affect these recreational facilities, but it would be more extensive than under the proposed project. The reduced children's play area would receive shadow from the library expansion during the afternoon and evening hours, year-round, when shadows extend eastward. This would differ from existing conditions, under which the children's play area is shaded by the library only during summer evening hours. The new children's play area would also be shaded by buildings on nearby properties during morning hours in late fall and early winter, similar to existing conditions.

As with the proposed project, the vacated portion of Mason Street, as well as 701 Lombard Street, would serve as new recreational open space. At the times of day that the multipurpose hardscape area would be shaded by the library's southerly expansion, the new open space would be primarily free of shadow. Although the new open space is assumed not to accommodate the same active recreational fields and courts as the multipurpose hardscape area, new shadow on the active spaces of the multipurpose hardscape area would not preclude their use.

Under this alternative, the total library and recreational space would expand compared to existing conditions and to the project, potentially resulting in a slight increase in demand for wastewater, water, and other utility services. Increases could also result in demand for police and fire services, but not to a substantial degree. The impacts would be less than significant, and they would be similar to those under the proposed project. However, the expansion would physically alter the park and result in a decrease in 4,525 square feet of children's play area. Overall recreation space would expand if Mason Street were narrowed or fully vacated, but it would decrease if Mason Street were left fully open as under existing conditions.

Regarding biological resources, this alternative would require the removal of 11 sycamore trees, three Brisbane Box trees, and two planting beds containing a variety of flowers from the existing children's play area (see Initial Study, Appendix A, page 61). None of these trees were determined to provide habitat for nesting birds or special-status species. The diameter of the 14 trees ranges from 5 to 16 inches, and some trees may therefore be "Significant Trees" pursuant to Department of Public Works (DPW) Code Section 8.06. A Tree Disclosure Statement would be prepared by the project sponsors to determine whether any of the trees are Significant Trees. Removal of "significant" trees would require a tree removal permit from the Department of Public Works.

This alternative would not require the removal of the existing street trees surrounding the 701 Lombard Street parcel to allow construction of a new building, as would the proposed project. Although it is possible that the trees could be removed to facilitate construction of open spaces, the trees could also be retained. Mitigation Measure M-BI-1, which would protect breeding birds, would be required and would reduce potential impacts to nesting birds. Therefore, effects on biological resources would be less than significant and similar to those under the proposed project.

This alternative would rehabilitate the existing library to meet current SHBC requirements for seismic safety and accessibility, and the library expansion would be constructed to meet current code requirements. Therefore, this alternative would result in less-than-significant impacts related to geology and soils, although the rehabilitated building would meet a different seismic standard than would a new structure under the proposed project.

Regarding hydrology and water quality, the Preservation and Southerly Expansion Alternative could result in a slight change to existing drainage patterns at the project site. The permeable surfaces at the children's play area would be covered by the expansion, resulting in a decrease in stormwater absorption. Conversely, the impermeable surfaces at the 701 Lombard Street parking lot could be replaced by site landscaping, some of which would be permeable. This alternative would not include construction of any housing in the 100-year flood zone. This alternative would result in less-than-significant impacts related to hydrology and water quality, comparable in magnitude to those of the project.

This alternative would involve the removal of asbestos-containing materials and lead-based paint in the existing library, as well as the arsenic-treated wood in the children's play area. It would result in shallow excavation at the 701 Lombard Street parcel, which could expose petroleum

chemicals. Mitigation Measures M-HZ-1, which would reduce impacts associated with exposure of petroleum hydrocarbons, and M-HZ-2, which would reduce impacts associated with discovery of underground storage tanks, would be required, and they would impacts to less-than-significant levels, similar to those under the proposed project.

There would be no impact to mineral resources. Regarding energy resources, this alternative would result in the construction and operational consumption of energy, but impacts would be less than significant.

This alternative would have no impact on agricultural resources, similar to the proposed project.

4. Three-Story Library (701 Lombard Parcel) Alternative

Description

Under this alternative, a new branch library would be constructed at the 701 Lombard Street parcel without expansion or modification of its existing lot lines. The branch library building would be three stories tall and would have a height of up to 40 feet. It would contain 9,016 square feet of floor area. The library would have two entrances: one would be located along Columbus Avenue and the other on Mason Street (see **Figure 52**, page 231).

The alternative would not require the 701 Lombard Street's existing lot lines to be altered to accommodate the proposed library. As such this alternative branch building would be built on the site's existing 4,119-square-foot footprint and not entail extension of the parcel's existing lot line 19.5 feet eastward as illustrated in **Figure 12** on page 79. This alternative could be implemented with either a full vacation of Mason Street or a Mason Street Narrowing Variant. Alternatively, Mason Street could be left in its current configuration (open to vehicular traffic). In the case that this alternative is implemented in conjunction with a full vacation of Mason Street, existing Lombard Street and Columbus Avenue sidewalk widths adjacent to the parcel would not change (15 feet on Lombard Street, 10 feet along Columbus Avenue). The width of the west Mason Street sidewalk would be about 16 feet, which would be additive to the 40-feet of street width that would serve as passive open space, as described below. In the case that a Mason Street Narrowing Variant were approved, sidewalks would be the same width along Lombard and Columbus Avenue; assuming the same 27-foot-wide street geometry were implemented for a Mason Street Narrowing Variant, this could yield a 29-foot-wide Mason Street western sidewalk for passive recreation/open space and pedestrian circulation – almost twice the width of existing conditions.

A library under this alternative would be about 9,016 square feet – about 516 square feet larger than the branch library's floor area analyzed for the Master Plan and about 70 percent larger than the existing North Beach branch. The library's first floor would accommodate a total of about 4,023 square feet and include an approximately 500-square-foot teen area; approximately 944-square-foot children's area adjacent to a children's librarian desk in the central portion of the floor, and an elevator along the library's east (Mason Street) wall; a staff work room containing about 567 square feet of space; as well as two stair wells, mechanical and electrical closets, and restrooms.

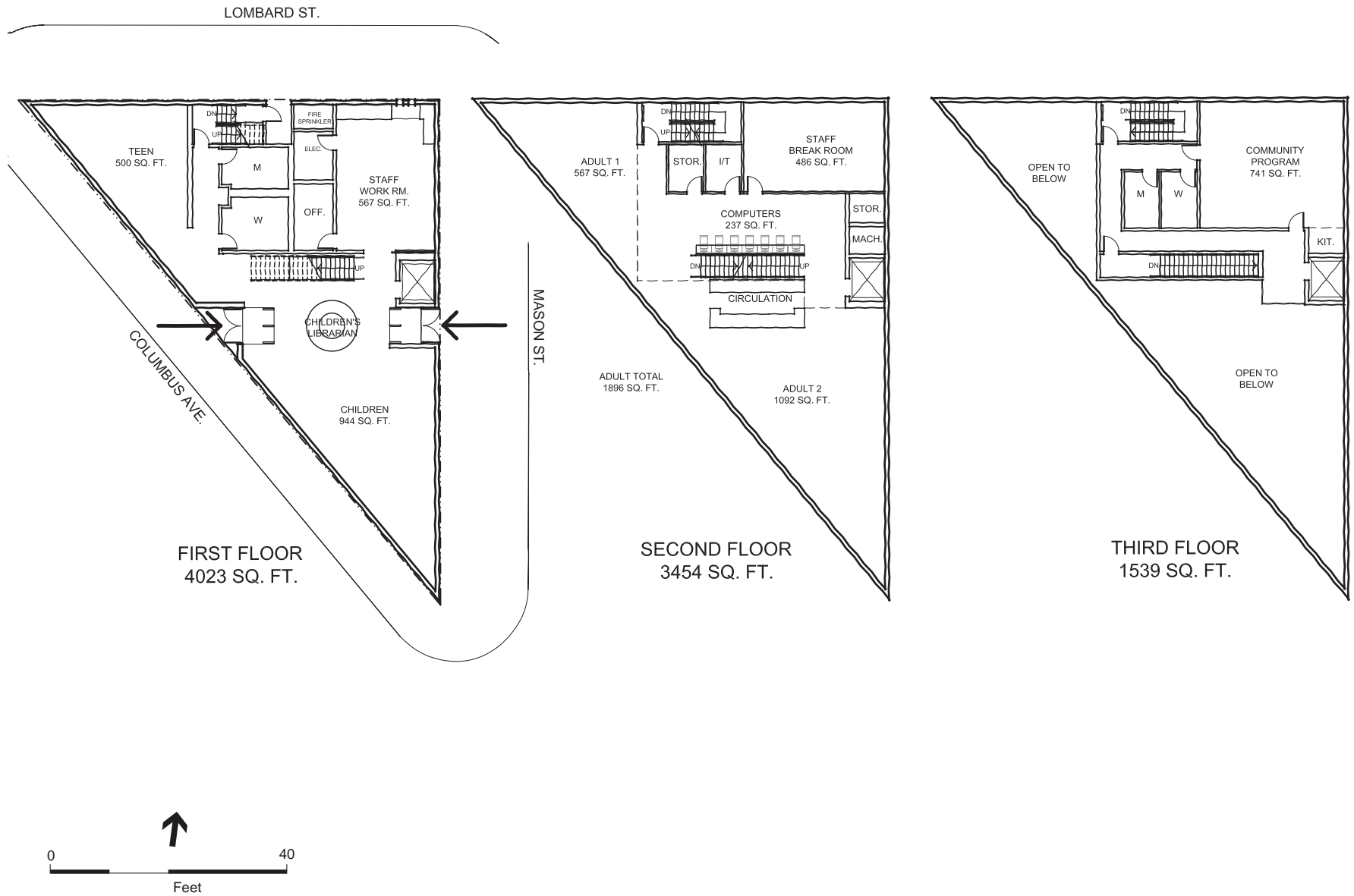


Figure 52
Three-Story Library (701 Lombard Parcel) Alternative Floor Plan

The second floor would have a total area of about 3,454 square feet. It would include about 1,896 square feet of adult program space in both the northwest and southeast portions of the floor. These spaces would be “double height” spaces, not covered by the floor above. In the central area of the second floor would be the circulation desk; behind it would be an approximately 237 square-foot space dedicated to computer work stations. Between the computer work area and Lombard Street wall, would be storage and computer equipment closets. An approximately 486-square-foot staff break room would be located in the library’s northeast corner.

The library’s third floor would contain about 1,539 square feet of space. Its primary function would be to accommodate an approximately 741-square-foot community room. The community room would be accessible via elevator or stairwell. Men’s and women’s restrooms would be located immediately adjacent to the community room. The rest of the floor would be open to below.

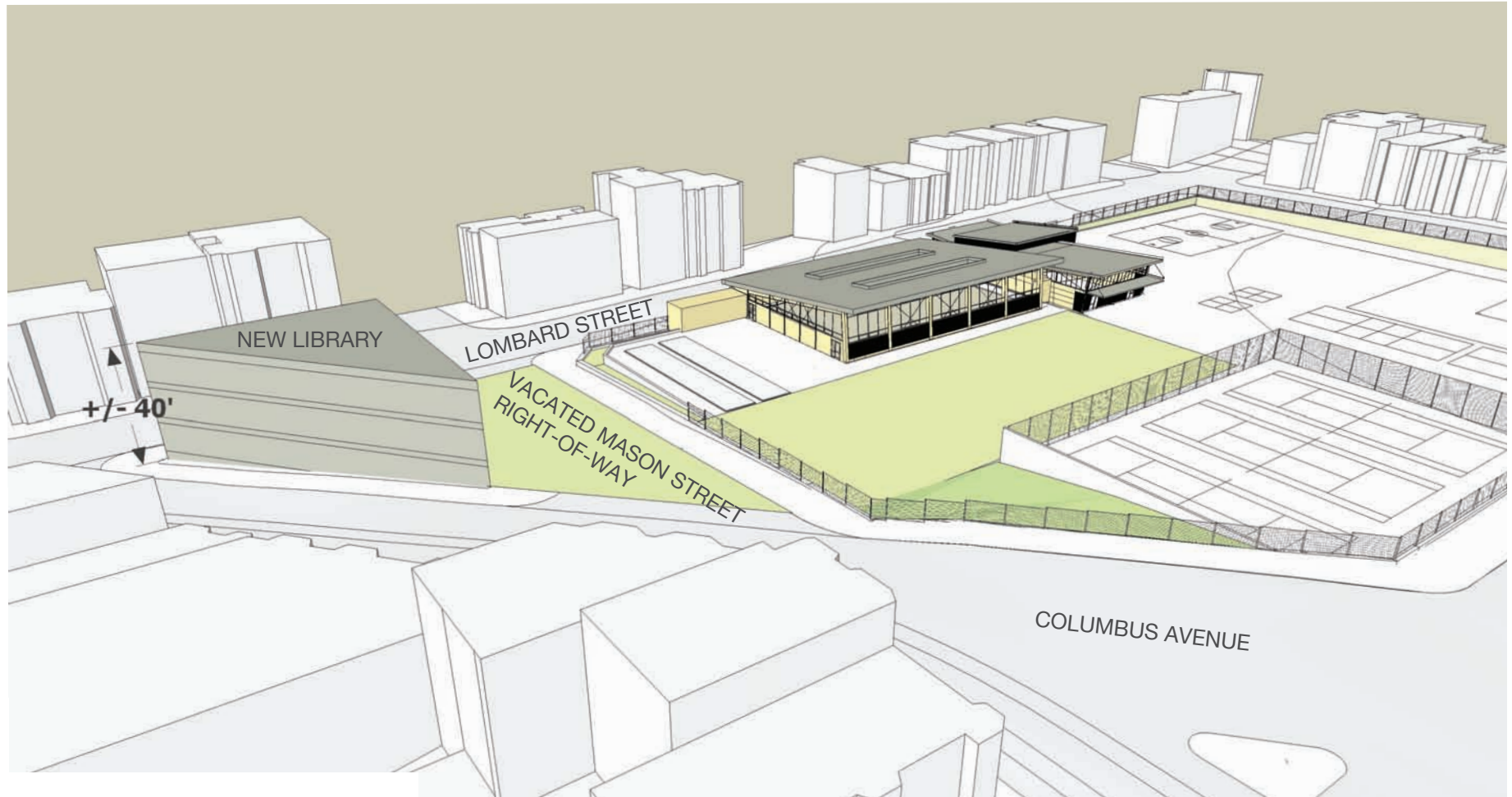
This alternative assumes similar construction sequencing as the proposed Master Plan. Thus, after construction of the new branch library, the existing branch building at 2000 Mason Street would be demolished and its footprint would be available for open space/recreational programming as set forth in the description in Phase 2 of Master Plan, described in detail on page 45 through page 47 in the Project Description.

Figure 53 on page 233, illustrates an axonometric view of the massing of the 701 Lombard Street branch library as it relates to the rest of the Joe DiMaggio Playground site and its surroundings. This figure portrays Mason Street adjacent to it, between Lombard Street and its intersection to its south with Columbus Avenue closed to vehicular traffic, similar to the proposed project, in order to demonstrate the greatest amount of potential physical change.

Objectives

This alternative would meet most of the project sponsor’s objectives. It would allow for a new library facility and expanded program area over existing conditions, and would also enable the library to increase its collection size within a new ADA-accessible structure that would comply with current building codes and seismic standards. The existing library would stay open during construction, minimizing service impacts. This alternative would increase the library’s civic presence along Columbus Avenue. This alternative would also meet objectives related to increasing open space/recreational facilities and connectivity between park amenities. According to SFPL, this alternative would not meet the objective to “develop a new branch that is cost effective to build and operate.” With a third level, more square footage for additional stairs and elevators (as opposed to additional programming space) would be required and additional staffing would increase long-term operational costs.

This alternative would not meet the objective of providing “key library program elements on one floor for the efficiency of staff and materials processing,” which, according to SFPL, would result in a library that’s not cost-effective to build and operate and result inefficient use of library staff and resources.



Impacts

The 701 Lombard Street parcel would be rezoned to a P, Public use district where a library would be a principally permitted use, as described in Section 4.A, Land Use and Recreation, in this EIR. Alternatively, the site could retain its existing North Beach NCD use district. In that case, a library within this lot configuration and height would be permitted with Conditional Use authorization. (Planning Code Section 722.82 conditionally permits public uses up to three stories within the North Beach Commercial Use District.)

In terms of land use, this alternative would convert the existing commercial surface parking lot on the parcel to a library (public) use. It would, like the project, result in the elimination of up to 20 parking spaces currently on the site once the library is constructed. The library would be 40 feet tall, which would be 10 feet taller than the proposed project and 14 feet taller than the existing branch building at 2000 Mason Street. This alternative, similar to the branch proposed in the Master Plan, would comply with the parcel's existing height limit of 40-X. Like the proposed project this alternative would not physically divide an existing community, conflict with land use plans or policies, or disrupt or divide the neighborhood.

Under this alternative, the recreational uses of the playground would be renovated and reorganized on one contiguous parcel, resulting in a net increase of 14,081 square feet of open space. If a Narrowing Variant were implemented, the project would result in approximately 6,025 square feet of new passive recreation/open space use. If no changes to Mason Street were adopted, new open space upwards of 4,400 square feet could be created on the 2000 Mason Street parcel, at the location of the former branch library.

A 40-foot-tall library at 701 Lombard Street would generally be in keeping with the visual character of the area. Like the project, it would result in a new building where none currently exists. It would be taller than the proposed branch library. It would also be taller than the buildings immediately surrounding the site which are generally two to three stories (about 30 feet tall). A three-story branch at this location would neither substantially nor adversely degrade the character of the project site or area.

A three-story library would be clearly visible from public vantage points surrounding it. In particular, from public view points along the west side of Columbus Avenue and Lombard Street looking eastward, it could potentially obscure views of Coit Tower and the steeple of Saints Peter and Paul Church to a greater degree than that of the proposed two-story branch given that it would be 10 feet taller than the library proposed as part of the Master Plan. However, because this alternative assumes construction of the branch within the parcel's existing lot lines, project effects to the Mason Street view corridor, illustrated in **Figure 24** through **Figure 29**, on pages 114 through 121, would not occur. In both northerly and southerly views along Mason Street, a three-story building would be a less apparent element in the streetscape, as it would fit within the street wall of buildings along the sidewalk edge along either side of Mason Street. It would also be viewed in the context of vegetation and utility poles along the rights-of-way. Depending on what, if any, open space treatment were implemented on Mason Street, views of passive green space and seating, similar to the elements included in the Master Plan, may be

visible in northerly and southerly views of the Mason Street view corridor. In general, this alternative's effect on views would be less substantial than that of the proposed project, although, like the proposed project, it would result in less-than-significant aesthetics effects.

The Three-story Library (701 Lombard Parcel) Alternative would not displace residents or adversely affect housing resources, and it would be expected to result in similar increases in library patronage and visitors to the project site as the proposed project. According to SFPL, this alternative would require additional SFPL staffing over existing or Master Plan conditions – a three-story library would require library staffing on two levels, as shown on **Figure 52** on page 231; SFPL assumes this alternative would require 15 employees, with no more than eight people working at one time, as opposed to maintaining the existing staffing level of 12 employees with no more than six people working at one time for the proposed project. Nonetheless, effects related to population, housing and growth inducement would be less than significant, similar to the Master Plan.

With respect to cultural resources, the Three-story Library Alternative assumes that the existing branch building at 2000 Mason Street would be demolished. This alternative would therefore not avoid, reduce or eliminate the Master Plan's significant impact related to the demolition of a potential historic resource identified in this EIR, nor would it reduce, avoid or eliminate the Master Plan's considerable contribution to a cumulative impact related to the loss of the existing branch as a contributor to a potential multiple property listing. Mitigation Measure M-CP-2a: HABS-level Recordation, as well as M-CP-2b: Interpretive Display, identified for the proposed project, would be required should this alternative be selected.

This alternative would include subsurface excavation at 701 Lombard Street associated with site preparation for the library's foundation, which could result in a significant, but mitigable effect to potential archeological resources. As with the Master Plan, Mitigation Measure CP-1, which addresses accidental discovery of archeological resources, would be required and would reduce this impact to a less-than-significant level.

If Mason Street were fully vacated under this alternative, traffic would be rerouted around the site to adjacent streets. As described in Chapter 4.D, Transportation and Circulation of this EIR, effects related to intersection level of service or circulation in general would not be significant, and neither would those effects be significant if this alternative were implemented. Improvement Measures I-TR-1, I-TR-2, I-TR-3, and I-TR-4, which would remove on-street parking spaces to facilitate traffic operations on Lombard Street, move the bus stop location on Columbus Avenue, and restrict the hours of construction vehicle movement, could be implemented. Under both the full Mason Street vacation and Narrowing Variant, the existing three spaces of on-street parking on along Mason Street's western curb would be eliminated, similar to the Master Plan. The seven spaces along Mason Street's eastern edge would also be eliminated under the variant, but seven new on-street spaces would be created, as with the proposed project. If Mason Street is left in its current condition, the number of parking spaces on Mason Street could remain as they are under existing conditions. In addition, three spaces on Lombard Street may also be removed should the Planning Commission make Improvement Measures I-TR-1 and I-TR-2 conditions of project

approval. Thus, in total this alternative could result in a net elimination of up to six on-street parking spaces, depending on what, if any, Mason Street roadway and open space treatments were adopted in conjunction with this alternative.

Construction and operational noise effects would be temporary and intermittent, and would be less than significant with adherence to the City's Noise Ordinance. This alternative would also have similar impacts related to air quality and greenhouse gases impacts associated with demolition and operation of the proposed library, and such effects would be less than significant.

Wind effects associated with this alternative would be similar to the proposed Master Plan. While this alternative would be about 10 feet taller than the existing library and taller than surrounding buildings, this height is not tall enough to create substantial increases in ground-level wind effects or to cause hazardous wind impacts. Similar to the proposed Master Plan, wind effects would be less than significant.

Like the proposed project, this alternative would result in new shadow on surrounding sidewalks and on the Joe DiMaggio Playground at various times throughout the year. Project shading effects would be incrementally greater than those of the proposed branch library, because a library building under this alternative would be 10 feet taller (though its footprint would not extend as far eastward) than a library proposed as part of the Master Plan. This alternative's potential shadow patterns would generally follow those illustrated on **Figure 35** through **Figure 46** of this EIR. If Mason Street is vacated, shading effects are expected to be greater than those of the project between mid-spring and mid-summer in the late afternoon/early evening hours when shadows from a 40-foot-tall library would reach the newly created Mason Street open space. If the street is partially vacated or remains unchanged from existing conditions, shadow would instead extend across roadway. Shadow from the new building could potentially extend beyond Mason Street to the bocce courts. At an hour before sunset on the summer solstice, this alternative shadows may reach the western most relocated tennis court. While this alternative may cast incrementally more shadow on discrete areas of the park than the proposed library, shadow effects would not be of such a magnitude as to substantially or adversely affect the usability of publicly accessible open space or an outdoor recreation facility.

As stated, the total library and recreational space would increase compared to existing conditions, which would result in a slight increase in demand for wastewater, water, and other utility services. Demand for police and fire services could also increase. The impacts would be less than significant, and they would be similar to those under the proposed project. As stated above, impacts to recreation would be less than significant.

This alternative would require the removal of the three mature street trees surrounding the 701 Lombard Street parcel, as well as the younger trees along Mason Street and in the existing playground. None of these trees were determined to provide habitat for nesting birds or special-status species. A Tree Disclosure Statement would be prepared by the project sponsor to determine whether any of the trees are Significant Trees. Removal of "significant" trees would require a tree removal permit from the Department of Public Works. The alternative would require implementation of Mitigation Measure M-BI-1, which would lessen potential impacts to

breeding bird. With this mitigation measure, biological resource impacts would be less than significant and comparable to those of the proposed project.

The new library building would be built to current seismic standards, and this alternative would result in less-than-significant impacts related to geology and soils. Regarding hydrology and water quality, the project would result in change to existing drainage patterns at the project site, although it would result in an overall increase in pervious surfaces thereby increasing stormwater absorption. This alternative would not include construction of any housing in the 100-year flood zone. This alternative would result in less-than-significant impacts related to hydrology and water quality, and impacts would be similar to those of the project.

This alternative would demolish the existing library, so it would require the removal of asbestos-containing materials and lead-based. The arsenic-treated wood in the children's play area would also be removed. Construction of the new library could expose petroleum chemicals. Mitigation Measures M-HZ-1, which would reduce impacts associated with exposure of petroleum hydrocarbons, and M-HZ-2 would reduce impacts associated with discovery of underground storage tanks. With these mitigation measures, impacts would be less-than-significant and similar to those under the proposed project.

There would be no impact to mineral resources associated with this alternative. Regarding energy resources, this alternative would result in the construction and operational consumption of energy. The new library would be built to LEED™ Silver standards, and impacts would be less than significant.

This alternative would have no impact on agricultural resources, similar to the proposed project.

Summary of Alternatives

In summary, the No Project Alternative would result in no impacts to all environmental topic areas, thereby avoiding the proposed project's significant and unavoidable impacts to historic architectural resources. However, this alternative would retain the existing building inefficiencies and programmatic challenges discussed in Chapter 2, Project Description, under "Project Background," and it would not meet most of the project sponsors' objectives.

The Preservation and Rehabilitation Alternative would avoid the proposed project's significant and unavoidable impact to historic architectural resources. This alternative would also result in a stabilized library building that meets SHBC requirements for seismic safety. However, a consequence of implementing this alternative would be displacement of the site's existing westernmost tennis court and / or less usable library space. Programmatic challenges of the existing library would persist. This alternative would not meet most objectives of the proposed project.

The Preservation and Southerly Expansion Alternative would avoid the proposed project's significant and unavoidable impact to historic architectural resources, but as a consequence would result in halving the size of the children's play area. The recreational space created by this

alternative at 701 Lombard Street was not deemed suitable for children's playground use by the community during the Master Planning process because streets are adjacent on multiple sides of the parcel. The size and shape of the triangle parcel generally preclude active use because the existing play area would need to be accommodated in a rectangular footprint, and it is not generally a site appropriate for active use according to SFRPD. Therefore, the 701 Lombard Street parcel would not offset the potential loss of the existing children's play area.

This alternative would also result in a stabilization of the existing library building, bringing the building up to SHBC requirements for public safety. It would also increase the total library square footage by about 21 percent more than the proposed project, thereby meeting the sponsors' goals of providing adequate shelving, computers and seats. The programmatic challenges involved in the current library's operation across multiple levels, including staffing, surveillance, and efficiency, would persist under this alternative. According to SFPL, this alternative would not be cost-effective to build. This alternative would meet most, but not all, of the project sponsors' objectives.

The Three-Story Library (701 Lombard Parcel Alternative) would reduce the project's less-than-significant impact to the Mason Street view corridor. However, it would involve demolition of the existing library, thereby resulting in significant and unavoidable impacts to historic architectural resources, both individually and cumulatively similar to the proposed Master Plan. If Mason Street is fully vacated, this alternative would increase the open space on the site about 17 percent more than the proposed project. The operation of a three-story library, however, would require additional SFPL staff and programmatic challenges that would be similar to those under existing conditions. This alternative would meet most, but not all, of the project sponsors' objectives. It would not meet objectives to develop a branch building that is cost-effective to build and operate.

A summary of the conceptual square footages of each evaluated alternative, as compared to the proposed project, is provided in **Table 9, Program Comparison for EIR Alternatives**, on page 239. **Table 10**, on page 240, displays the impacts of each alternative.

B. Environmentally Superior Alternative

The proposed project or its variant would result in significant and unavoidable effects to historic architectural resources, both individually and cumulative, due to the proposed demolition of the existing North Beach Branch Library building. The No Project Alternative, the Preservation and Rehabilitation Alternative, and the Preservation and Southerly Expansion Alternative would all avoid these significant impacts, as shown in **Table 10**. The Three-Story Library (701 Lombard Parcel) Alternative would not avoid these significant impacts.

The Preservation and Rehabilitation Alternative may potentially result in the potential loss of one of the site's three tennis courts through construction of an external elevator tower on the library's eastern elevation. Similarly, the Preservation and Southerly Expansion Alternative could result in displacement of more than half of the children's play area. A No Project Alternative would not

**TABLE 9
PROGRAM COMPARISON FOR EIR ALTERNATIVES**

	Existing Conditions	Proposed Project	Preservation and Rehabilitation Alternative	Preservation and Southerly Expansion Alternative	Three-Story Library (701 Lombard Parcel) Alternative
Library					
Total Floor Area (sq. ft.) ¹	5,330	8,500	5,330	9,620	9,016
Children's (sq. ft.)	500	950	475	950	944
Teens (sq. ft.)	170	435	150	470	500
Adult (sq. ft.)	1,850	1,910	1,300	2,200	1,896
Program Room (sq. ft.)	0	660	0	760	741
public area subtotal (sq. ft.)	2,520	3,955	1,925	5,290	3,844
Staff Work Areas (sq. ft.)	335	635	365	740	567
Staff Lounge (sq. ft.)	195	165	160	170	486
<i>Building Support Spaces</i> ² (sq. ft.)	2,280	3,745	2,880	4,330	4,119
Building Footprint (sq. ft.)	4,400	6,180	6,180	8,688	4,119
Linear Feet of Shelving ¹	2,231	+/- 2,565	+/- 2,000	+/- 2,565	+/- 2,565
Computers	5	19	7	19	19
Seats	42	58	26	54	58
Open Space					
Net Change (sq. ft.)	0	12,010	0 ³	9,275 ⁴	14,081 ⁴
Children's Play Area (sq. ft.)	9,900	13,700	9,900	3,560	13,700
Number of Tennis Courts	3	3	3	3	3

¹ All values are approximate and will continue to be refined until the construction of the library is complete.

² Building Support Spaces include building circulation, mechanical, electrical, and I/T spaces, storage, bathrooms, exterior walls, internal walls, and other similar spaces.

³ The Preservation and Rehabilitation Alternative assumes that the approximately 220 sf of interior or exterior space would be occupied by an elevator. For the purposes of comparison, this table shows the program comparison if the elevator is located inside the building. If the elevator is located along the building's eastern façade, there would be a net loss of about 220 sf of open space, with a commensurate decrease in Building Support Spaces and a commensurate increase in Building Footprint and interior public area.

⁴ Assumes full vacation of Mason Street. If Mason Street were narrowed, 7,260 square feet of open space would result. If Mason Street remained as under existing conditions and only the 701 Lombard Street parcel were developed as open space, then there would be a net loss of 406 square feet of open space.

**TABLE 10
COMPARISON OF IMPACTS OF ALTERNATIVES TO
SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT**

Impact Category	Proposed Project	No Project Alternative	Preservation and Rehabilitation Alternative	Preservation and Southerly Expansion Alternative	Three-Story Library (701 Lombard Parcel) Alternative
Land Use and Recreation	LS	N	LS ↑	LS ↑	LS
Aesthetics	LS	N	LS ↓	LS	LS
Population and Housing	LS	N	LS ↓	LS	LS
Cultural Resources	SU	N	LSM ↓	LSM ↓	SU
Transportation and Circulation	LS	N	N	LS	LS
Noise	LS	N	LS	LS	LS
Air Quality	LS	N	LS	LS	LS
Wind and Shadow	LS	N	LS ↓	LS ↑	LS ↑
Utilities and Service Systems	LS	N	N	LS	LS
Public Services	LS	N	LS	LS	LS
Biological Resources	LSM	N	LSM ↓	LSM	LSM
Geology and Soils	LS	N	LS	LS	LS
Hydrology and Water Quality	LS	N	LS	LS	LS
Hazards and Hazardous Materials	LSM	N	LS	LSM	LSM
Mineral and Energy Resources	LS	N	LS	LS	LS
Agricultural Resources	NA	NA	NA	NA	NA

Legend

LS	Less than significant or negligible impact; no mitigation required
LSM	Less than significant impact, after mitigation
SU	Significant and unavoidable adverse impact, after mitigation
N	No impact
NA	Not applicable
↑↓	Impact is more severe or less severe than project impact, after mitigation

result displacement or diminishment of recreational activity areas on Joe DiMaggio Playground; neither would the proposed project.

The environmentally superior alternative is that alternative (other than the No Project Alternative) that would result in the least substantial environmental effects of any alternative. Thus, this EIR identifies the Preservation and Rehabilitation Alternative as the environmentally superior alternative. The Preservation and Rehabilitation Alternative would avoid identified significant unavoidable impacts to historical resources by retaining the existing building, though as stated,

that significant impact is avoided but one of the site's tennis courts may be affected. It would not meet most of the project sponsors' objectives.

C. Alternatives Considered but Rejected

As stated in Chapter 2, Project Description, the Master Planning process explored several design options for renovation, expansion, or relocation of the library, including construction of a new library at the southwest corner of Powell Street and Lombard Street, other locations within the multi-purpose hardscape area, as well as construction of a new library at the current location, including schemes that included replacement in the same footprint as the existing library, replacement in a reoriented footprint, replacement in a smaller footprint with a two-story library, or replacement in a smaller footprint with an underground level extending eastward beneath the area of the existing children's play area. An option of a new library fully within the Mason Street right-of-way was also explored. These options were discussed in community forums weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality.¹²³ These options were rejected from exploration because they would require relocation of existing playground elements, block view corridors, cover major utilities that require access, require that funding for park renovation be in place at the time of library construction or expansion, and / or require substantial additional funding for library construction. In addition, some design options would result in inefficient or challenging library operations.

These alternatives considered and rejected focused primarily on the siting and design of the branch library; however, planning options and operational effects were also considered for the Joe DiMaggio Playground.

Other design options were discussed in more detail but were ultimately also rejected from further consideration. These options are described below. As with the alternatives evaluated above, references to square footages and other measurements included in the alternatives below are approximate and are used for general descriptive purposes only. They do not represent final detailed design calculations.

1. Preservation and Northerly Expansion Alternative

This alternative explored another approach to avoid the proposed project's significant impact to historic architectural resources. Under this alternative, a single-story, approximately 3,900-square-foot addition would be constructed to the north of the existing library, in the location of the existing bocce courts. To retain the tennis courts, children's play area, and multi-purpose hardscape area courts and fields, the bocce courts would not be relocated to another location on the existing Joe DiMaggio Playground. Also, as stated above under "Preservation and Southerly Expansion Alternative," the Recreation and Parks Department considers 701 Lombard Street

¹²³ See Joe DiMaggio Playground and North Beach Master Plan Report, Appendix B, *Previous Schemes from Community Meetings*, October 2008. This document is available for review as part of Case File 2008.0968E at the Planning Department, 1650 Mission Street, Suite 400.

parcel inappropriate for active recreational use; this determination is based on public feedback at community forums between 2003 and 2008. Relocating the bocce courts to that location would require excavation or fill, as well as construction of a retaining wall and fencing. This retaining wall would create a blank wall on the Lombard Street side of the parcel.

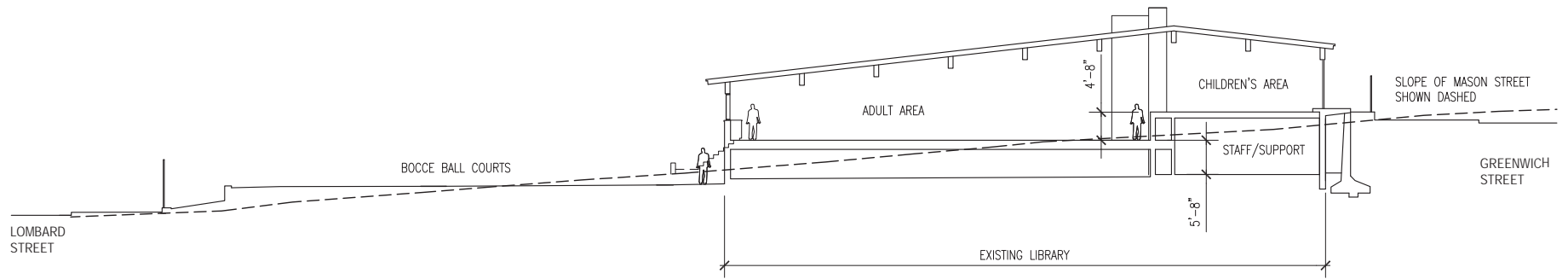
The proposed addition would connect to the existing library's northern façade. The two buildings would connect at a new entryway attached to the northern façade of the existing library. The addition would contain the circulation desk, as well as separate teen's and children's reading areas, the self-check station, staff areas and offices, restrooms, mechanical rooms, and an emergency exit onto Lombard Street. Although the expansion would be larger in total square footage to that under the proposed project (3,900 square feet for the alternative versus 2,850 square feet for the proposed project), operation of the expanded library under the alternative would still be across the existing library's four levels, resulting in the inefficiencies discussed in Chapter 2, Project Description, under "Project Background."

The elevation of the addition would depend on the location of the new main entrance. For example, if the new main entrance would be along Mason Street, then the floor of the addition would be 5.5 feet below the existing library's main floor and 6 feet above Lombard Street (see **Figure 54** on page 243). Alternately, the floor of the new addition could be level with the existing library's main floor and approximately 12 feet above Mason Street, potentially allowing for a lower level entrance accessible from Lombard Street (see **Figure 55** on page 244). Or, if it were that the addition required an entrance on Lombard Street, the addition would be approximately 12 feet below the existing library's main floor (see **Figure 56** on page 245). In all cases, lower levels would be connected via a staircase and elevator at the location of the existing library's northern façade.

As with the Preservation and Rehabilitation Alternative, the existing library would be renovated pursuant to the San Francisco Building Code for seismic safety and to provide access pursuant to the ADA Transition Plan and Uniform Physical Access Strategy, and an elevator would be constructed to the east of the existing stairway between the lowest level and the main level.

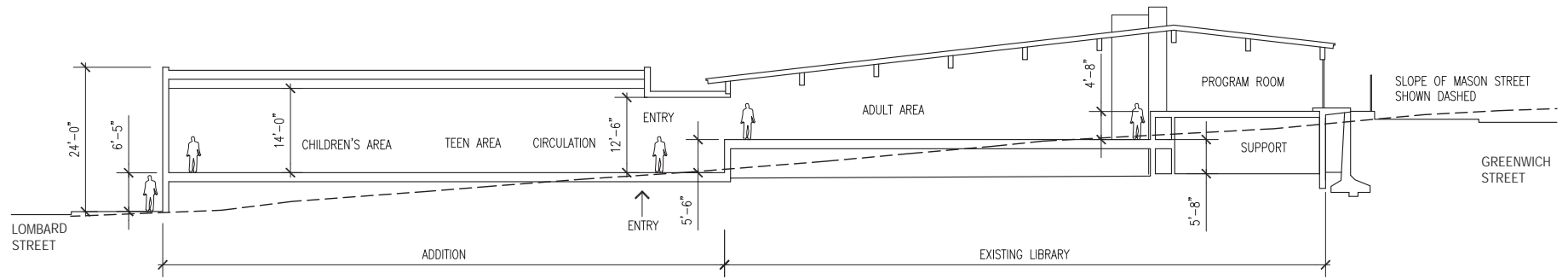
In addition to the building expansion, the existing library would be renovated as well. The adult reading area would comprise most of the main level, along with the reference desk. The existing upper level would be renovated as the program room, the lower level would contain restrooms and mechanical rooms, and all three levels would be connected by an elevator at the southeastern corner of the existing staff area (in the same location as included in the Preservation and Southerly Expansion Alternative).

The existing library would be closed during construction of the northerly expansion, and the library would remain closed during renovation of the existing structure, for a total time of 18 to 24 months. During that time, SFPL would offer bookmobile service at or near the project site, or patrons could travel to another branch within the library system. This would contrast to the proposed project, under which full library services would be interrupted for approximately 2 weeks during the move from the existing library to the proposed library.



LONGITUDINAL SECTION

EXISTING LIBRARY

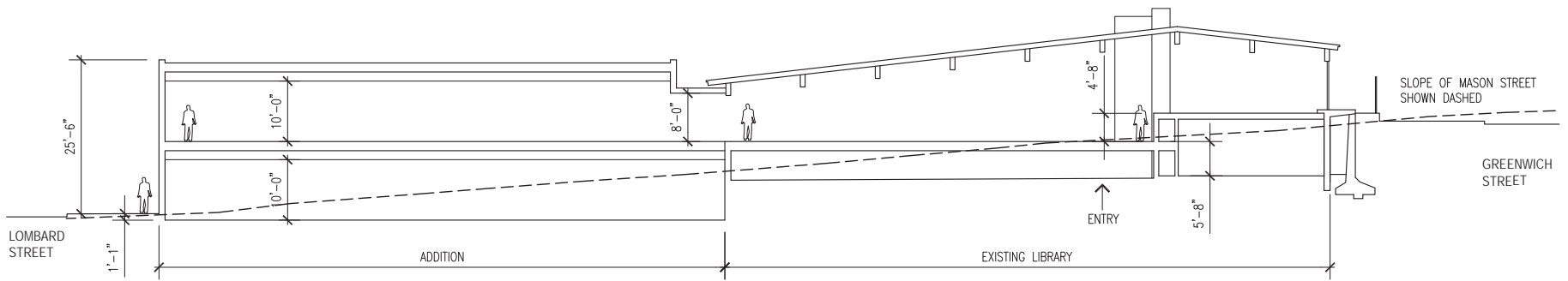


LONGITUDINAL SECTION

NORTH ADDITION

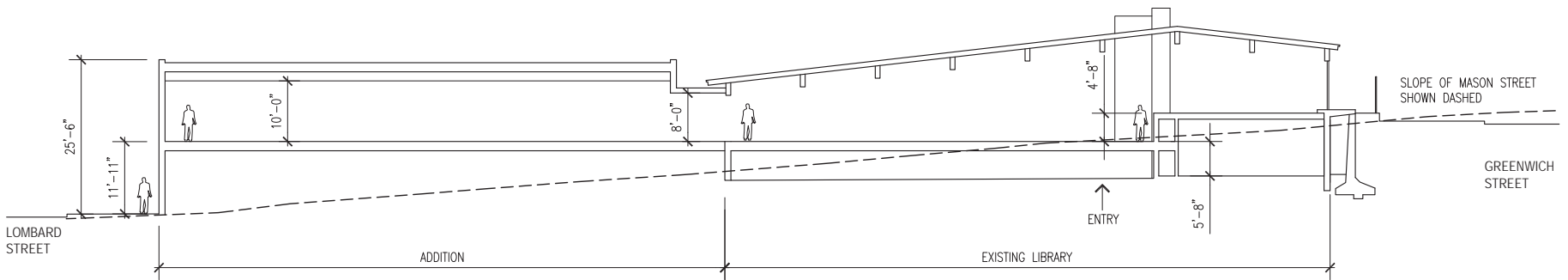
243





LONGITUDINAL SECTION

TWO STORY NORTH ADDITION

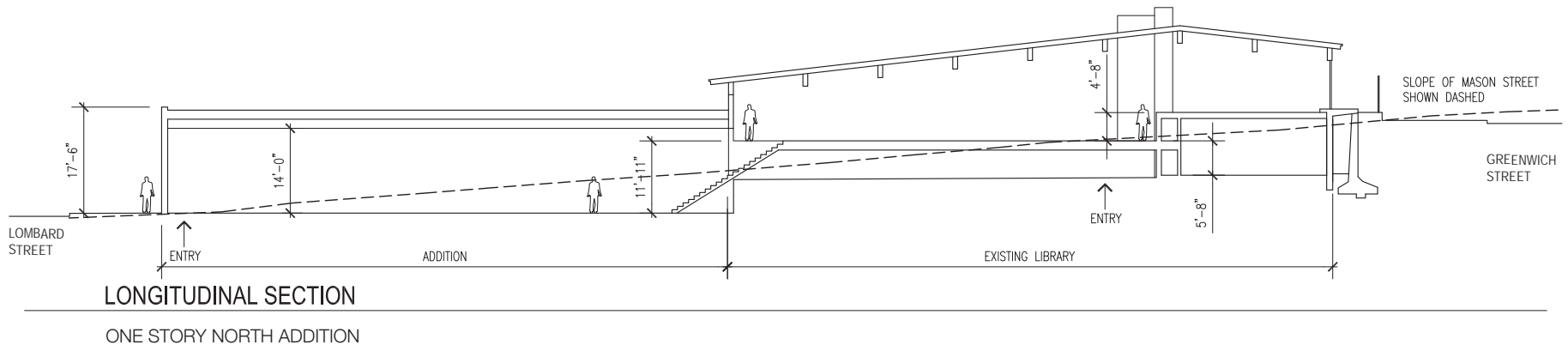


LONGITUDINAL SECTION

ONE STORY NORTH ADDITION, WITH CONTINUOUS MAIN/READING LEVEL

244





245



SOURCE: Leddy Maytum Stacy Architects

2008.0968E: North Beach Public Library . 206352.01

Figure 56
Preservation & Northerly Expansion Alternative Option 3

As with the proposed project, the Mason Street right-of-way would be vacated. This area, in combination with 701 Lombard Street, would be renovated to include public open space once funding is identified. The remainder of the space would be landscaped with grasses, trees, and softscape, though it would retain its current grade decrease from Greenwich Street to Lombard Street and therefore would not generally be compatible for the programming of active recreational uses.

This alternative was rejected from further consideration because it would not meet most of the basic project objectives. Although it would avoid the proposed project's significant impacts to historic architectural resources by preserving the existing library building, the expansion would not be visually subordinate to the existing library because it would be built to the lot line at both Mason Street and Lombard Street.

Although Mason Street would be vacated and converted to open space, this alternative would not achieve the same degree of integration and continuous access between and among playground and library features as would the proposed project, given that users of the recreational space at 701 Lombard Street or the library would be required to travel on the public right-of-way to reach other playground features because the larger library would divide the project site by adding a substantial amount of building mass along its western edge (see **Figure 57** on page 247). The library expansion would also diminish visual permeability into and through the site by creating a continuous building wall, reducing the ability to survey the site from Powell Street and Columbus Avenue. Consequently, for the aforementioned reasons, this alternative was rejected from further consideration.

2. Eastward Expansion Alternative

Under this alternative, the existing library would be enlarged through an approximately 4,200-square foot addition to the east, in the existing location of the tennis courts. Mason Street would be vacated, and both it and the 701 Lombard Street parcel would be renovated as public open space. The remainder of Joe DiMaggio Playground could also be renovated, with new playground equipment and resurfacing of the tennis courts and multipurpose hardscape area. The playground features would be rearranged. The expansion would occupy the space the entirety of the westernmost tennis court, as well as a portion of the middle tennis court, thereby displacing two tennis courts. These courts could not be relocated to another location on the project site without substantial reduction or elimination of some other existing recreational activity.

Under this alternative, the addition would be designed in accordance with *Secretary of the Interior Standards* to be subordinate to the potentially historic existing library. It was rejected from further consideration because it would result in removal of two tennis courts. Similar to the Preservation and Southerly Expansion Alternative, it would result in the displacement of at least one feature of the existing playground that could not be relocated onto 701 Lombard Street due to size and topographic constraints. In addition, the expanded building would be located directly adjacent to the existing pool and clubhouse, potentially shading the poolhouse windows and presenting design challenges associated with safe egress between the buildings. The existing bocce courts would be further disconnected from the remainder of the outdoor open space by the

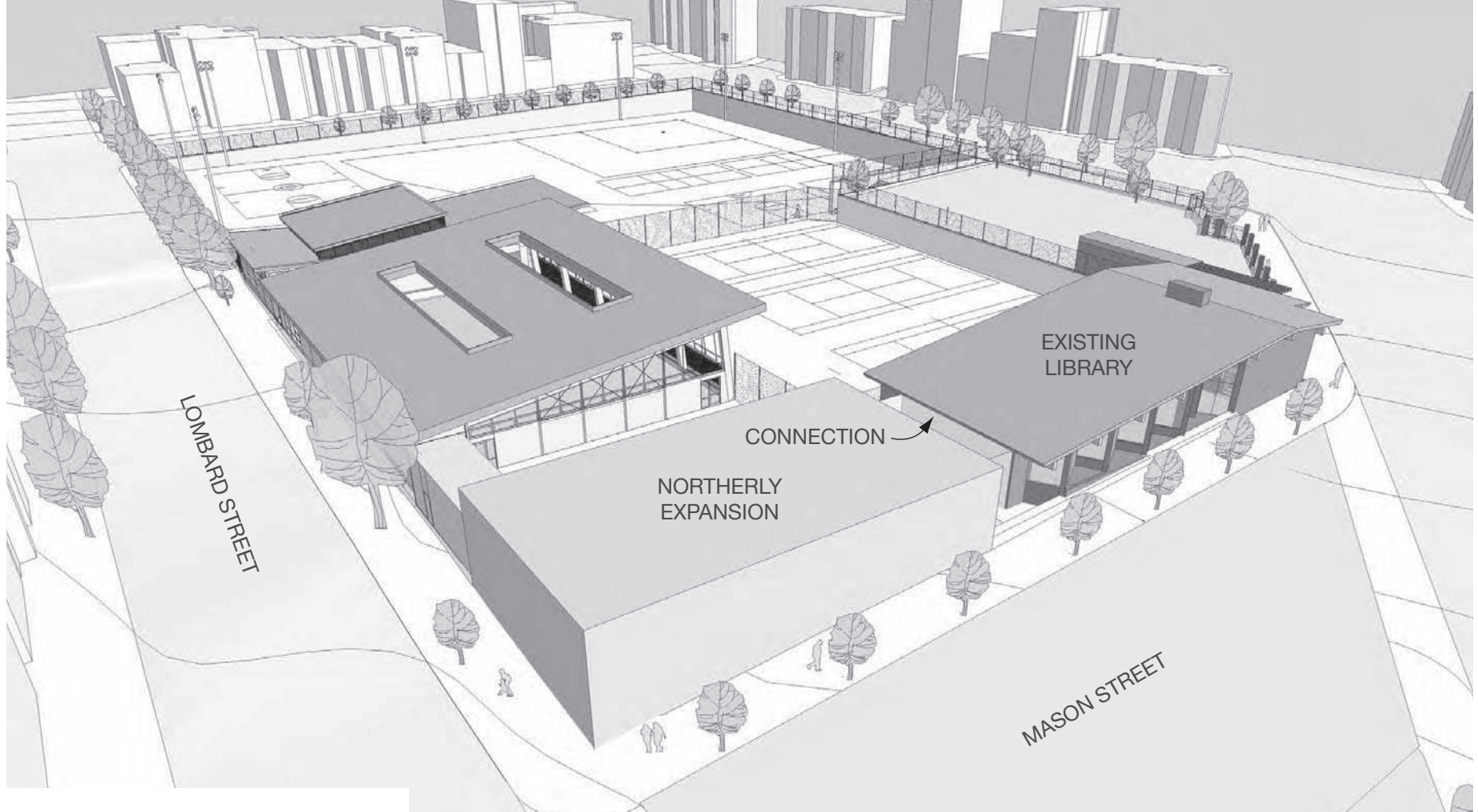


Figure 57
Preservation & Northerly Expansion Alternative Perspective View

eastward expansion. Operation of the expanded library would still be across the existing library's four levels, resulting in the inefficiencies discussed in Chapter 2, Project Description, under "Project Background." The alternative would not meet most objectives of the proposed project.

As a result, this alternative was rejected from further consideration.

3. Vertical Expansion Alternative

Under this alternative, the existing library would be enlarged through a second-story vertical addition, creating an additional 4,400 square feet of space on an upper floor for library use. Mason Street would be vacated, and both it and the 701 Lombard Street parcel would be renovated as public open space. The remainder of Joe DiMaggio Playground could also be renovated, with new playground equipment and resurfacing of the tennis courts and multipurpose hardscape area as is called for in Phase 2 of the proposed Master Plan. The playground features, however, would remain in their current locations.

This alternative was rejected from further consideration because it would not avoid the significant individual and cumulative impacts to historical architectural resources. It would not retain the exterior single-story, ranch-style modernist architectural character expressed by the North Beach Branch Library and other libraries designed by Appleton & Wolfard, thereby altering character-defining features that make the library a contributor to the potential Multiple Property Listing. The additional story would not be consistent with the *Secretary of Interior's Standards* for renovation of historic buildings, which require that any addition be subordinate to the existing historical resource. Also, depending on the design of the additional story and the location of its floor within or above the existing double-height reading room, the additional story would increase the height of the building. If shade from this taller building resulted in adverse effects to use of the playground, it could conflict with the provisions of Planning code Section 295, which restrict the shading of parks and open spaces by buildings taller than 40 feet (see Section 4.E, Shadows) and as such may result in adverse or significant shadow impacts.

This alternative was also rejected due to the difficulties in design, construction, and operation. An additional floor atop the existing library would require at least two staircases and elevators. The elevator would occupy about 110 square feet of programmable floor area per level, and the staircases would further reduce programmable floor area. The additional story would place additional loads on the existing foundation, and could require raising the existing walls to lay a new foundation. In addition, to accommodate the additional space needs, the upper floor would have to include collection space and reading areas, which would have to be monitored and served by additional library staff. The placing of a portion of the library collection on an entirely separate story would decrease library circulation efficiency.

Finally, the existing library has a sloped roof and high interior ceiling, which would complicate the construction of an addition directly atop the building. An addition would be constructed entirely above the existing peak of the roofline, or it would intrude into the existing interior space on the main level. In either case, sight lines among all spaces of the library would not be available.

Consequently, for the aforementioned reasons, this alternative was rejected from further consideration.

4. Adaptive Reuse and a New Library Building Alternative

Under this alternative, the portion of Mason Street would be vacated, and the new library would be constructed on the 701 Lombard Street parcel as it would in the proposed project. The existing library would be retained. Jurisdiction of the existing branch building would be transferred to SFRPD, and the agency would incorporate the building's seismic improvements to its capital program. When capital funding is available, the existing branch would undergo seismic safety work and renovations for ADA compliance, after which it would be converted to a recreation-related use. Any of the open space schemes explored in this document could be implemented, but for the purposes of conservative analysis this EIR assumes that the Mason Street right-of-way would be renovated as public open space. Features of Joe DiMaggio Playground would be renovated in place. This alternative could avoid the project's significant and unavoidable individual and cumulative impacts to historic resources by retaining the existing library building.

This alternative was rejected from further consideration because it would not meet most of the basic project objectives. Although it would allow for preservation of the existing library building, and it would meet the programmatic goals of SFPL through construction of the new library at 701 Lombard Street, and it would not create a contiguous new open space desired by SFRPD and the public. The alternative would result in an increase in open space through closure of Mason Street to vehicular traffic, but access to the open space created from the existing playground would be interrupted by the existing library building. (See Section 4.A, Land Use and Recreation, for a discussion of provision of park space.)

This alternative would result in less new public open space than the proposed project and explored alternatives (other than the No Project Alternative), because the existing branch library building would remain in its current location, and a new elevator may be required on its eastern facade. The recreational space on the Mason Street right-of-way would be disconnected from other playground features on the east side of the existing library building. Moreover, connectivity between open spaces on the playground would be impeded by active areas such as the bocce and tennis courts. Given that the existing library building would remain in place, there would not be a new main entrance to the playground at the intersection of Columbus and Greenwich Street. The tennis courts and children's play area would retain their current locations and configurations, though they could be resurfaced or upgraded with new equipment. Similarly, the multipurpose hardscape area could be resurfaced.

SFRPD currently has \$1.7 billion in capital improvement needs system-wide and does not seek to acquire buildings requiring renovations to meet seismic safety standards.¹²⁴ According to SFRPD, the Department does not have a need to use the existing library to provide indoor recreational open space at the project site, as there is an existing recreational center and meeting

¹²⁴ SFRPD, Planning Division Home, available Online: <http://sf-recpark.org/index.aspx?page=2250>, accessed August 18, 2010.

room at Joe DiMaggio Playground inside the pool and clubhouse. In addition, during the Master Planning process, community groups did not express a desire for more indoor recreational space, but instead for outdoor open space and library space. The eventual use of the building would have to be determined through a separate SFRPD planning process.

Consequently, for the aforementioned reasons, this alternative was rejected from further consideration.

5. Rooftop Playground Alternative

During the Master Planning process, SFRPD and SFPL considered a rooftop recreation space atop Alternatives 1 through 4, described above. Construction of public open space on top of the library, however, would not be considered feasible in any location on the project site. Such recreation space would require a 10-foot-tall fence to ensure safety. If the area atop the library was intended to be used as recreation open space, the fence would have to extend over the entire recreational space and could, in effect, create the appearance of a “batting cage” atop the library.

For Alternatives 1 through 3, which would expand the existing library, this cage would not allow the addition to remain subordinate to the existing library, as required by the *Secretary of Interior’s Standards for Rehabilitation*. Also, SFPL and SFRPD are separate agencies with separate mandates, and an overlap of jurisdiction, distinct only by elevation, would create complexities related to contracts, insurance, and liability requirements. Recreational space must be flexible enough to account for changing trends and demands on the space over time. Space atop an operating library would not be easily renovated or maintained. Finally, it would be cost-prohibitive to construct and then maintain a recreational space on the roof of an existing structure that would be capable of handling necessary loads. Therefore, a rooftop recreation space was rejected from further consideration.

6. Off-Site Location Alternatives

CEQA Guidelines Section 15126(f)(2)(A) provides guidance on the consideration of off-site alternatives to a project. The key question and first step in analysis is “whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.” Guidelines Section 15126(f)(2)(B) states that, “If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR.”

Under this alternative, SFPL would purchase property and construct a new library at a site near the existing library. SFPL explored several possible sites before and during its master planning process in 2008, including the site of the former Pagoda Palace Theater at the corner of Powell Street and Union Street, the current Academy of Art University site at Chestnut Street and Taylor Street, the Hancock School at Filbert Street and Taylor Street, and former Tower Records building at Bay Street and Columbus Avenue.

Even though these sites would avoid the project's significant and unavoidable impact on historic resources, these above sites were rejected from further consideration because they were determined to be infeasible for a variety of reasons, as described below. The Pagoda Palace Theater site was approved (Case No. 2007.1117E) to be redeveloped as an 18-unit condominium above a restaurant and bar in January 2009 and thus precludes the use of the site for the library. The cost of purchase the Academy of Art building was prohibitive at the time. Both the Hancock School building (940 Filbert Street) and the Tower Records building (2568 Jones Street) were determined to be too far from the main service area of North Beach (see Chapter 2, Project Description, for further detail regarding service areas). The Hancock School was also determined to be too large to serve as a library. The building is occupied by City College, which did not intend to move. Also, the building was determined to be difficult to renovate.

Consequently, for the aforementioned reasons, this alternative was rejected from further consideration.

CHAPTER 7

Mitigation Measures

The following mitigation measures have been agreed to by the project sponsor(s) and are necessary to reduce or avoid potential significant effects of the proposed project. These mitigation measures are also included in applicable impact category sections of EIR and the Initial Study (Appendix A of this document). Mitigation Measures from the Initial Study are indicated by an asterisk (*).

M-CP-1—Archaeological Resources *

The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).

- The project sponsors shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.
- Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.
- If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.

- Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.
- If human remains are discovered during project construction, all work shall be halted immediately within 50 of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.
- The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.
- Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 Major Environmental Analysis division of the Planning Department shall receive three copies 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Mitigation Measure M-CP-2a: HABS-Level Recordation

Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:

- (1) Drawings: Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.
- (2) Photographs: Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the *HABS/HAER Photographs: Specifications and Guidelines*.
- (3) Written Data: The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library, as well as the overall history of the library in the context of San Francisco and

American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the potential MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.

Documentation of the North Branch Library site shall be submitted to the following repositories:

- Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings shall be submitted to the History Room of the San Francisco Public Library.
- Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System.
- Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library.

Mitigation Measure M-CP-2b: Interpretive Display

The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretive display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.

M-BI-1—Breeding Birds *

If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the non-breeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season (February 1 through August 31), the following measures will be implemented to avoid and minimize impacts on nesting raptors and other protected birds:

- No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.
- If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these buffer zones and types of construction activities restricted in these areas will be based on existing noise and human disturbance levels in the project area.
- If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required. If

construction commences during the non-breeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established around active nests as needed to prevent impacts on nesting birds and their young.

M-HZ-1—Soil Contaminated by Petroleum Hydrocarbons or Metals *

Step 1: Initial Determination of Presence of Contaminated Soils and Groundwater

Prior to approval of a building permit for each phase of the project, the project sponsors shall hire a consultant to prepare a soil and groundwater sampling plan that is to be approved by the Department of Public Health before work begins. The consultant will collect soil samples (borings) and groundwater samples from areas on the site in which soil would be disturbed, at 701 Lombard Street for the first phase and the area beneath the existing children's play area for the second phase. The consultant will test the soil and groundwater samples for petroleum hydrocarbons and metals. The consultant shall analyze the soil borings as discrete, not composite samples.

The consultant shall prepare an initial report on the soil and groundwater testing for petroleum hydrocarbons that includes the results of the testing and a map that shows the locations of soils and groundwater tested.

The project sponsors shall submit the initial report on the soil and groundwater testing to the Department of Public Health (DPH) and shall pay the applicable fee required by DPH to review the report pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil and groundwater testing report to determine whether the soil or groundwater on the project site is contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels.

Step 2: Determination of the Presence of Contaminated Soil During Pier Drilling

Whether or not DPH determines, after review of the initial report, that the soils and groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above a potentially hazardous level, the consultant shall nonetheless remain on the project to test the materials brought to the surface during pier drilling. The consultant shall test these materials for petroleum hydrocarbons and metals. The consultant shall analyze the materials from each drilled pier location as discrete, not composite samples, and add these findings to a new, final report.

The project sponsors shall submit the final report on the soil and groundwater testing, as well as the drilled pier material testing, to DPH. DPH shall review the final report to determine whether the drilled pier material on the project site is contaminated with petroleum hydrocarbons at or above potentially hazardous levels.

If DPH determines that the soils and groundwater on the project site, and the material brought to the surface during pier drilling, are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.

Step 3: Preparation of Site Mitigation Plan

If, based on the results of the initial soil and/or groundwater tests conducted (Step 1, above), or based on the drilled pier material tests conducted (Step 2, above), DPH determines that the soils and/or groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels, DPH shall determine whether preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by DPH, the SMP shall include a discussion of the level of contamination of soils and/or groundwater on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; 3) the specific practices to be used to handle, haul, and dispose of contaminated site soils; and 4) the specific practices to be used to handle, treat, and dispose of contaminated groundwater. The SMP shall be submitted to DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

Step 4: Handling, Hauling, Treatment, and Disposal of Contaminated Soils and Groundwater

- a) *Specific work practices:* If, based on the results of the tests conducted either prior to or during pier drilling, DPH determines that the soil or groundwater on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil or groundwater odor or soil color and texture and results of on-site soil and groundwater testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately and to treat and dispose of such groundwater appropriately, as dictated by local, state, and federal regulations, including OSHA work practices, when such soils or groundwater are encountered on the site.
- b) *Dust suppression:* Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.
- c) *Surface water runoff control:* Where soils are stockpiled, visqueen or comparable plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles.
- d) *Soil replacement:* If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.
- e) *Handling, treatment, and disposal:* Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California. Contaminated groundwater shall be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system.

Step 5: Preparation of Closure/Certification Report

After excavation and foundation construction activities are completed, the project sponsors shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils and groundwater from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

M-HZ-2—Underground Storage Tanks *

If, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.

CHAPTER 8

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APPENDICES

A. Notice of Preparation of EIR / Initial Study

B. General Plan Policies, Goals, Objectives, and Potential Physical Conflicts

C. Historic Resource Evaluation Response and Preservation Alternatives Evaluation Memorandum

APPENDIX A

Notice of Preparation and Initial Study



SAN FRANCISCO PLANNING DEPARTMENT

To Responsible Agencies, Trustee Agencies, and Interested Parties:

April 29, 2009

**RE: CASE NO. 2008.0968E: NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND
MASTER PLAN PROJECT NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project has been issued by the Planning Department. An Initial Study has also been prepared to provide more detailed information regarding the proposed project and the environmental issues to be considered in the Draft EIR. The NOP/Initial Study is either attached or is available upon request from **Michael Jacinto**, at (415) 575-9033 or at the above address. It is also available online at: <http://www.sfgov.org/planning/mea>. This notice is being sent to you because you have been identified as potentially having an interest in the project or the project area.

Project Description: The project sponsors, the San Francisco Public Library and the Recreation and Park Department, propose to demolish the existing North Beach Branch Library and to construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project site comprises two parcels and a portion of the Mason Street right-of-way on a to-be-combined site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco's North Beach neighborhood. Assessor's Block 74, Lot 1 is a triangular parcel containing 4,100 square feet (sf) of surface parking uses at 701 Lombard Street. Assessor's Block 75, Lot 1 is an irregularly shaped parcel at 2000 Mason Street / 661 Lombard Street that comprises 109,700 sf of library, recreation and open spaces uses (e.g., hardscaped ball courts, playground, swimming pool and clubhouse). The project site includes these two parcels and a portion of the Mason Street right-of-way between Lombard Street and Columbus Avenue. The project's first phase would involve full or partial vacation of a portion of Mason Street to vehicular traffic, construction of a new 8,500-sf branch library on the Lombard Street parcel and a portion of the right-of-way, and demolition of the existing library. Pedestrian amenities and new landscaping would be constructed in the remaining portion of the former Mason Street right-of-way. The project's second phase would include excavation, reconstruction and reorganization of several of the playground features. The project would result in an overall net increase of approximately 3,200 sf of library floor area and about 12,100 sf of new open space.

The project site is located within the North Beach Neighborhood Commercial (NCD) and Public (P) use districts and within the 40-X and Open Space (OS) height and bulk districts. The project would require rezoning of Block 74, Lot 001 to a Public (P) use designation, General Plan and Priority Policy conformity findings, as well as approval by the Library and Recreation and Park Commissions, Planning Commission and the Board of Supervisors.

As stated in the NOP, the Planning Department has determined that the proposed project could have significant impacts with regard to aesthetics, cultural resources, transportation, and shadow, and therefore an EIR must be prepared for the proposed project prior to any final decision regarding project approval. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Written comments on the scope of the EIR are welcome. Please submit comments by 5:00 p.m. on **May 29, 2009**. Written comments should be sent to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

If you have questions concerning environmental review of the proposed project, please contact **Michael Jacinto** at (415) 575-9033.



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Preparation of an Environmental Impact Report

Date: April 29, 2009
Case No.: 2008.0968E
Project Title: North Beach Public Library and Joe DiMaggio Playground Master Plan Project
BPA Nos.: N/A
Zoning: North Beach Neighborhood Commercial (NCD), Public (P) Use Districts 40-X and Open Space (OS) Height and Bulk Districts
Block/Lot: Block 74 / Lot 1; Block 75 / Lot 1
Lot Size: 4,116 square feet (Block 74 / Lot 1); 109,701 square feet (Block 75 / Lot 1); 9,861 square feet (Mason Street right-of-way)
Project Sponsor: San Francisco Public Library and San Recreation and Park Department; Mindy Linetzky, (415) 557-4354
Lead Agency: San Francisco Planning Department
Staff Contact: Michael Jacinto - (415) 575-9033
 michael.jacinto@sfgov.org

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PROJECT DESCRIPTION

The project sponsors, the San Francisco Public Library and Recreation and Park Department, propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project site comprises two parcels and the Mason Street right-of way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco's North Beach neighborhood. Assessor's Block 74, Lot 001 is a triangular parcel surface parking at 701 Lombard Street. Assessor's Block 75, Lot 001 is an irregularly shaped parcel at 2000 Mason Street / 661 Lombard Street that comprises library and recreation space. The project's first phase would involve full or partial vacation of a portion of Mason Street to vehicular traffic, landscaping improvements in the former Mason Street right-of-way, construction of a new 8,500 sf branch library on the 701 Lombard Street parcel and a portion of the right-of-way, and demolition of the existing library. The project's second phase would include excavation, renovation and reorganization of the playground features. The project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,100 sf of new open space. The project would require rezoning of Block 74, Lot 001 to a Public (P) use designation, General Plan and Priority Policy conformity findings, as well as approval by the Library and Recreation and Park Commissions, Planning Commission and the Board of Supervisors.

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance), and for the reasons documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

PUBLIC SCOPING PROCESS

Written comments will be accepted until the close of business on **May 29, 2009**. Written comments should be sent to Bill Wycko, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for a responsible State agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

April 27, 2009
 Date

Lisa K... for
 Bill Wycko
 Environmental Review Officer

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Initial Study
North Beach Branch Library & Joe DiMaggio Playground
Master Plan Project
Case No. 2008.0968E

A. Project Description

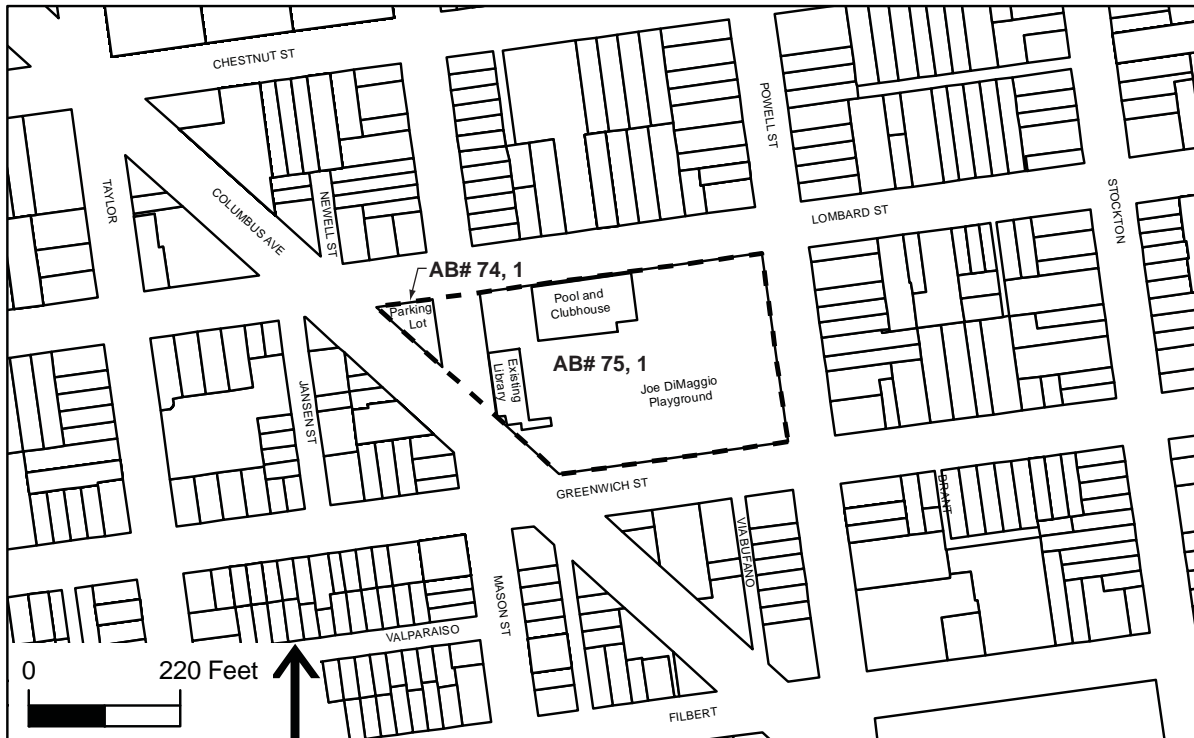
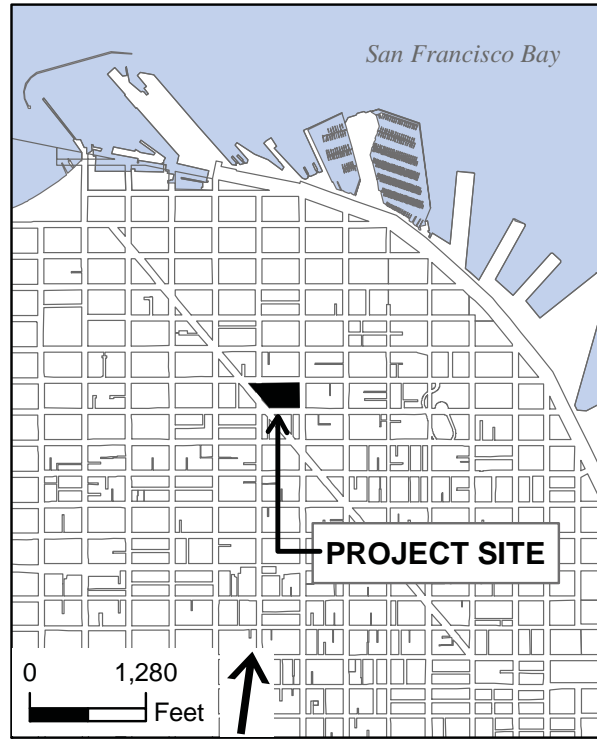
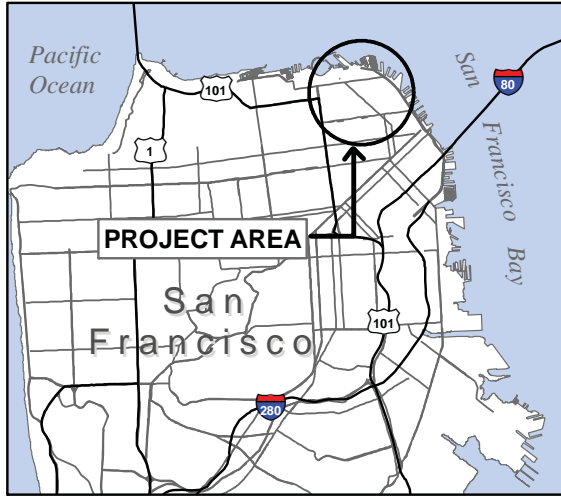
Project Location and Site Characteristics

The project sponsors, the San Francisco Public Library (SFPL) and the San Francisco Recreation and Park Department (SFRPD), collectively, propose to replace the existing North Beach Branch Library and to undertake improvements at the adjacent Joe DiMaggio Playground.

The project site comprises two parcels and a portion of the Mason Street right-of way on a to-be-combined site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco's North Beach neighborhood (see Figure 1, Site Location Map, p. 2).

Assessor's Block 74, Lot 1 at 701 Lombard Street is a 4,116-square-foot (sf) triangular lot bounded by Lombard Street to the north, Mason Street to the east, and Columbus Avenue to the south and west, two blocks northwest of Washington Square along Columbus Avenue. The lot is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and currently functions as a public parking lot, the revenues of which are collected by SFRPD. The lot has vehicular access to and from both Lombard Street and Mason Street (see Figure 2, Existing Conditions, p. 3). The surface parking lot is striped to accommodate parking for up to approximately 20 vehicles, and is staffed with one part-time valet during peak-use times. The lot is located in the North Beach Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

Assessor's Block 75, Lot 1 at 2000 Mason Street / 661 Lombard Street, is a 109,701-square-foot irregularly shaped block bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue and Mason Street to the east. The entire block is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and is completely occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscaped areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library. The outdoor recreation space comprises two bocce courts; a children's play area with zones for both older- and younger-age children; and a multi-purpose hardscape area with one undersized softball field, two volleyball courts, three 4-square courts, and a basketball court. The indoor space contains a lap pool, a recreation pool, a clubhouse, and restroom facilities. The hardscape area and tennis courts are level with Lombard Street, and the children's play area is level with Greenwich Street. Pedestrian access to the Joe DiMaggio

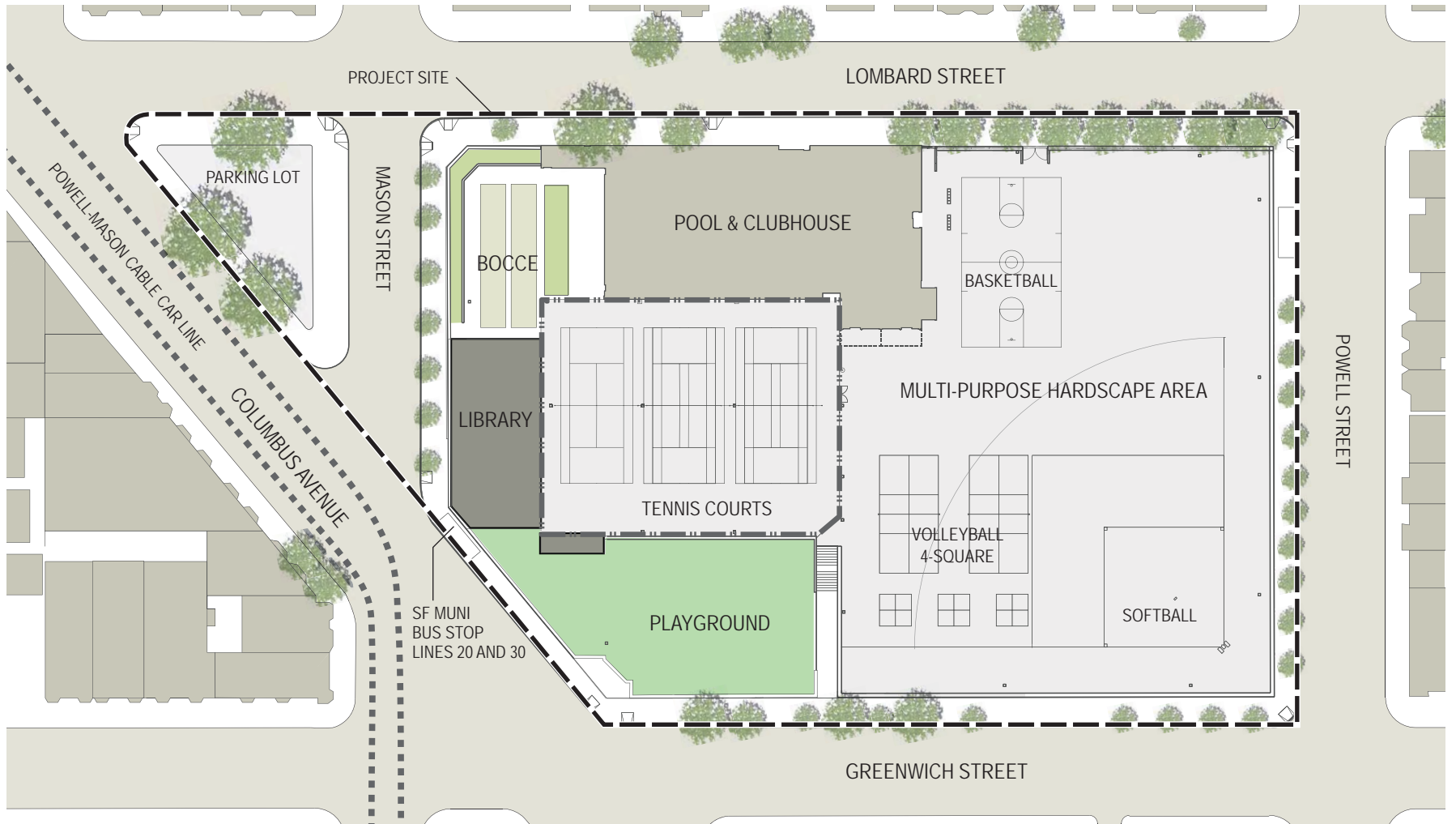


AB# Assessor's block number

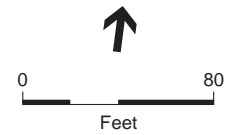
SOURCE: ESA

2008.0968E: North Beach Public Library . 206352.01

Figure 1
Project Location



3



Playground is available along Lombard, Greenwich, and Mason Streets. The existing North Beach Branch Library is located along the west side of the block, with its entrance at the northeast corner of Mason Street and Columbus Avenue. The entirety of Assessor Block 75 is located in a P (Public) Use District and an OS (Open Space) Height and Bulk District.

The project site also includes the portion of Mason Street right-of-way¹ between the 701 Lombard parcel and 2000 Mason / 661 Lombard Street parcel. This area comprises 9,681 square feet including the east and west sidewalks of Mason Street, between the northeastern edge of the Columbus Avenue right-of-way and the southern edge of the Lombard Street right-of-way.

The existing branch library building footprint is 4,400 square feet. The two-level building is approximately 5,330 gross square feet (“gsf”), including mezzanine, and is approximately 18 feet tall as measured from Mason Street and 26 feet tall at its elevation facing the tennis courts. It contains 2,200 square feet of reading room space; 2,510 square feet of circulation, service, and mechanical space; and 620 square feet of staff working space. No off-street parking is provided. The branch library was designed by Appleton and Wolfard Architects in the 1950s and was constructed between 1958 and 1959. The library does not meet current building codes, has a seismic hazard rating of 3,² does not comply with disabled accessibility codes, and was determined to not provide the program area required to serve the community needs.³

The existing pool and clubhouse buildings, at 661 Lombard Street, were originally constructed in 1912 and renovated on several occasions through the 1970s, most recently in May 2005. The pool and clubhouse buildings are side-by-side, have a height of 44 feet and comprise approximately 13,200 gsf, including approximately 7,000 sf of pool and deck space, 1,500 sf of locker rooms, the 1,400 sf of clubhouse, 80 sf of kitchen and 600 sf of staff space.

Two mature Laurel fig trees are adjacent to 701 Lombard Street along Columbus Avenue, and a third mature Laurel fig tree is on Lombard Street. Two smaller street cherry and plum trees are planted along Mason Street. Street trees surround the 2000 Mason Street / 661 Lombard Street on all sides, with the more mature Laurel fig trees planted along Lombard Street and at the intersection of Greenwich Street and Mason Street. Other street trees include numerous London plane trees and a few other types, including olive, flowering plum, Brisbane box, and

¹ The Mason Street portion of the site is not currently a legal lot of record. The right-of-way would be fully or partially vacated and merged into Assessor Block 74 or 75 as part of the project.

² San Francisco Seismic Hazard Ratings estimate the potential damage to a building resulting from seismic activity. The ratings are as follows: 1) minor damage 2) moderate damage 3) major damage, 4) partial/total collapse. “Strengthened Program Management Required for Branch Library Improvement Program to Avoid Further Budget Increases.” San Francisco Public Library and Department of Public Works; Office of the Controller – City Services Auditor. September 17, 2007. <http://sfpl.lib.ca.us/librarylocations/libcomm/pdfs/blipreport092007.pdf>. Accessed November 3, 2008.

³ San Francisco Public Library, *Facilities Plan – North Beach Branch*. <http://sfpl.lib.ca.us/news/blip/northbeachinfo.htm>. Accessed November 3, 2008.

Strawberry trees. Trees are also planted around the children's play area at the southwestern corner of the block.

Project Components

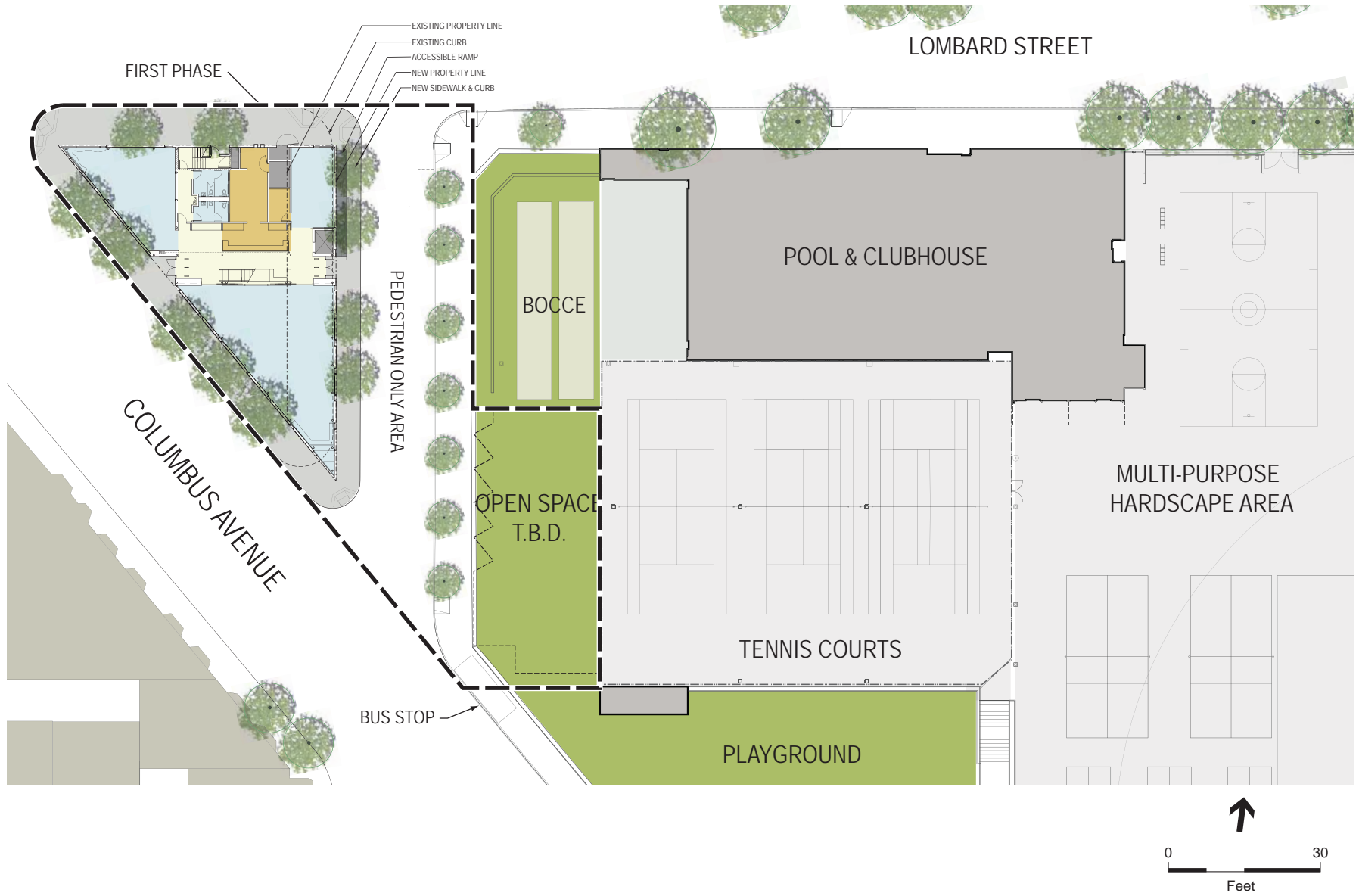
According to the project sponsors, the primary objective of the proposed project is to provide an expanded, seismically safe, and fully accessible North Beach Branch Library with more space for books and materials, seating, computers, dedicated reading areas, and a program room, and to improve the existing Joe DiMaggio Playground by providing more connections between facilities, improved facilities, and more green space while maintaining all existing program elements.⁴ The existing library building was assigned a Seismic Hazard Rating of 3 on a 1-to-4 scale, meaning it would be subject to "major damage," both structural and non-structural, "which would pose appreciable life hazards to occupants."⁵ A seismic upgrade was originally proposed, but the SFPL now desires to construct a new branch library building in order to meet its programmatic goals.

SFPL, through its Branch Library Improvement Program (BLIP), and SFRPD conducted a public planning process in 2008 to address the planning of a new branch library and upgrades to the recreational facilities at the Joe DiMaggio Playground.⁶ The San Francisco firm of Leddy Maytum Stacy Architects, along with the Office of Cheryl Barton, landscape architects, facilitated the Master Planning Process and developed conceptual designs for both the new library and the new park. SFRPD, BLIP, library users, and the North Beach neighbors and community members have participated in the development of the new Master Plan. On September 4, 2008, the San Francisco Public Library Commission voted unanimously to adopt a resolution endorsing 701 Lombard Street as the preferred location for the new North Beach Branch Library, which forms the first phase of the project description for purposes of environmental review. The San Francisco Recreation and Park Commission voted unanimously on September 18, 2008, to approve the staff recommendations pertaining to the Master Plan. (The Master Plan is the subject of this Initial Study, and it will be studied in further detail in the Environmental Impact Report [EIR], as will potential alternatives to the proposed project.)

⁴ San Francisco Public Library (SFPL) and San Francisco Recreation & Parks Department (SFRPD), *Joe DiMaggio Playground and North Beach Public Library Master Plan Report*, Branch Library Improvement Program, October 2008. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁵ Final Report: Seismic Assessment of North Beach Branch Library, by E.G. Hirsch & Associates, Consulting Engineers, for the San Francisco Department of Public Works, as part of the City's Earthquake Safety Program, October 1995.

⁶ BLIP is a joint project of SFPL and the Department of Public Works (DPW). In November 2000, voters passed a bond measure for \$106 million to upgrade San Francisco's branch library system. The purpose of the bond measure and the Branch Library Improvement Program is to provide the public with seismically safe, accessible, technologically updated, and code-compliant City-owned libraries in every neighborhood. DPW provides project management to the SFPL for 24 branch library renovation or new construction projects.



SOURCE: Leddy Maytum Stacy Architects

North Beach Public Library . 206352.01

Figure 3
 Master Plan First Phase

Phase I

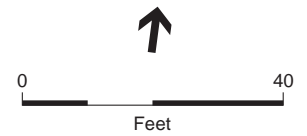
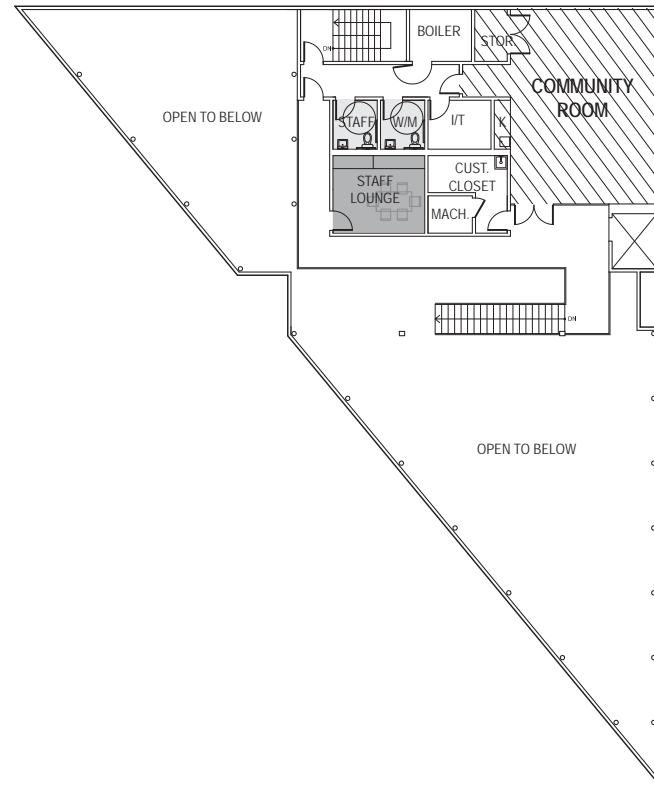
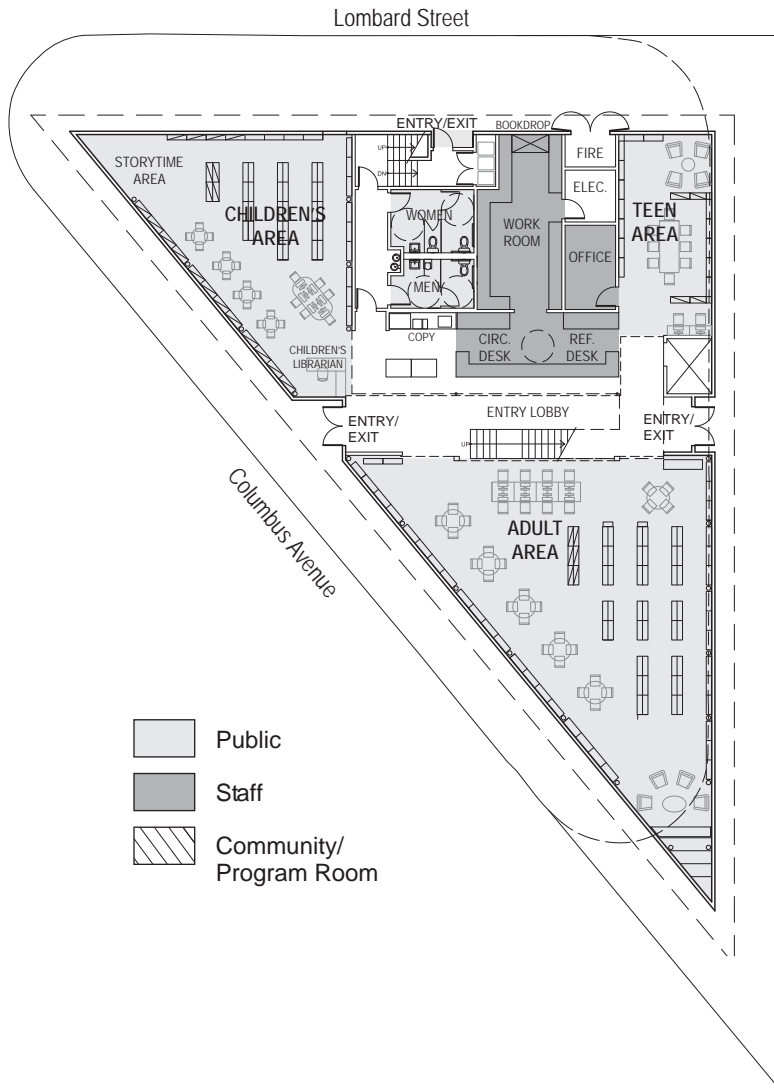
The Master Plan would be implemented in two phases. The first phase is estimated to begin in 2010 and would be completed by approximately 2012. As part of this project phase, the right-of-way of Mason Street between Lombard and Greenwich Street would be full or partially vacated to allow the park to expand and to accommodate the floor plan of the library, which would occupy the area that currently comprises the western sidewalk of Mason Street. The portion of Mason Street not occupied by the library, including the eastern sidewalk, would be temporarily improved as a pedestrian-only circulation and plaza space between the library and the rest of the park.

The new North Beach Branch Public Library would be constructed on 701 Lombard Street and on a portion of the former Mason Street right-of-way (see Figure 3, Master Plan First Phase, p. 6).

The proposed library building would be triangular; its approximate height would be 30 feet measured at midblock along Columbus Avenue. Under the schematic design, the library would be approximately 8,500 gsf, on two levels (see Figure 4, Library Floor Plan, p. 7). As currently envisioned, the first floor would have entrances on Columbus Avenue and the former Mason Street right-of-way, and a book drop-off along Lombard Street. The floor would contain a lobby, three reading areas, and publicly accessible restrooms. Access to a work room, manager's office, and reference and circulation desks would be available to library staff. An elevator, a main stairway, and an emergency and service stairway would provide access to the second floor; electrical and mechanical spaces would be located in the rear of the building along Lombard Street. The second floor would contain a community / program room, restrooms, service and mechanical spaces, a staff lounge, and circulation space.

Upon completion of the new branch library, the existing library would be demolished, and the area would be repaired to provide additional hardscape recreation space or the existing slab removed and the site regarded for potential future development as garden space or other recreation activities. Table 1: Project Characteristics on p. 10 summarizes the proposed project's characteristics.

The existing off-street paid parking lot at 701 Lombard Street, which accommodates approximately 20 vehicles (up to 30 vehicles with valet option), and the approximately 11 on-street spaces on Mason Street (including both "green curb" 10-minute-limit parking spaces and other parking spaces that have a 2-hour-limit for non-permitted vehicles) would be displaced by the proposed project's first phase. Up to seven new on-street parking spaces would be created on both Columbus Avenue and Lombard Street where Mason Street once divided the project site. These changes would result in a net decrease of four on-street spaces. To accommodate pedestrian travel on the sidewalk, the proposed entrance on Columbus Avenue would be set back to provide approximately 6 square feet of additional sidewalk circulation space.



In accordance with the goals of the Branch Library Improvement Program and the City and County of San Francisco's goals of environmental stewardship, the new North Beach Branch Library would be designed with the goal of attaining a US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification.⁷

Phase II

In the second phase, the Master Plan proposes reorganization and improvements to the Joe DiMaggio Playground. Depending on project funding, construction of the second phase is anticipated to begin in 2013 and be completed in 2014. During this phase, the existing children's play area in the southwestern portion of the block would be removed, and the area would be excavated to an average depth of 8 feet to equalize the grading with the hardscape area and existing tennis courts to the east and north. The existing tennis courts would then be relocated to the area along Greenwich Street in the southwest area of the park, and a new children's play area would be constructed in the center of the block, farther from surrounding streets, in the location of the former tennis courts and closer to the restrooms, clubhouse and staff supervision for younger users. The multi-purpose hardscape area in the eastern half of the block would be improved with new paving or other usable play surface and striped to accommodate additional recreation fields and court boundaries, including soccer field markings, additional basketball courts, seating, and new plantings. The vacated area of Mason Street would be further improved and landscaped to create a seating and plaza space. The site would be improved by adding an Americans with Disabilities Act-complaint ramp from Greenwich Street side of the park to the park's main level (see Figure 5, Master Plan Second Phase, p. 10). These reconfigurations would not alter the total size of the overall park property nor remove any buildings. No changes are proposed to the existing pool and clubhouse. Elevations of the proposed new library are shown in Figure 6, Proposed Library Exterior Elevations, p. 12. Table 1: Project Characteristics on p. 10 summarizes the proposed project's characteristics.

Project Construction

The construction period of the first phase is anticipated to last approximately 20 months, beginning with full or partial vacation of Mason Street and demolition of the existing parking lot, pavement, and sidewalks in early 2010, pier drilling for the foundation of the new library in 2010, construction of the new library in 2010 and 2011, and ending in early 2012. Demolition of the existing library would follow thereafter. Construction material staging and storage are anticipated occur within the existing parking lot at 701 Lombard Street, and on the vacated

⁷ The LEED "Green Building Rating System" is a national standard for the design, construction and operation of so-called "green" buildings that are intended to promote sustainable development by recognizing performance in five areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Information about the LEED rating system was obtained from the U.S. Green Building Council at <http://www.usgbc.org/LEED>, accessed on October 24, 2008.

portion of Mason Street. The first phase project budget is estimated to be approximately \$8.4 million.

Depending on funding for the second phase of the project, the construction period of the second phase is anticipated to last approximately 9 months, beginning with the closure of the existing tennis courts, multipurpose hardscape area, and children’s play area, excavation of 30,000 sf of soil to an average depth of 8 feet in early 2013, construction through the summer and autumn, and ending by 2014. Construction material staging and storage for the second phase are anticipated to occur within the vacated portion of Mason Street and within the existing park.

TABLE 1: PROJECT CHARACTERISTICS

USE	EXISTING PROJECT SITE	MASTER PLAN ^e	OVERALL NET CHANGE FOR PROJECT SITE
BUILT FLOOR AREA ^{a, b}			
Library			
Reading / meeting area	2,200	4,125	1,925
Library staff area	620	840	220
Common & service area	2,510	3,535	1,025
Total	5,330	8,500	3,170
OTHER			
Maximum height of library	26'	30'	4'
Number of stories in library	1 + mezzanine	2	1
PARKING			
Parking spaces, off-street ^c	20	0	-20
Parking spaces, on street	11	7	-4
OUTDOOR AREA ^d			
Outdoor open space	93,700	105,800 ^f	12,100
Mason Street and sidewalk	9,681	-8,114	1,567

^a In square feet of gross floor area (gsf) for buildings.

^b No changes are proposed to the existing pool and clubhouse on Block 75, Lot 1. Therefore, the pool house floor area calculations are not shown.

^c Includes 2 car-share spaces and one handicapped-accessible space.

^d In square feet.

^e Note: All square footage changes would occur in Master Plan Phase I; Phase II would reconfigure the facilities within Joe DiMaggio Playground but not alter the size of the overall park property or of any buildings.

^f Increase in total open space does not include current or future sidewalk space.





LOMBARD ST ELEVATION

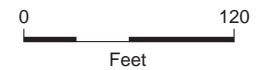


COLUMBUS AVE ELEVATION



FORMER MASON ST ELEVATION

- PROPOSED EXTERIOR ELEVATION MATERIALS
- ① EXTERIOR CLADDING ALTERNATES
A. CERAMIC TILE ON 3/4" MORTAR BED
B. CERAMIC TILE FANSCREEN
C. CEMENT PLASTER
 - ② ALUMINUM STOREFRONT AND WINDOWS WITH THERMAL SETTING ACRYLIC FINISH
 - ③ CLEAR, LOW-E DOUBLE GLAZING
 - ④ PREFINISHED METAL PANELS
 - ⑤ PREFINISHED METAL PANELS AT FASCIA AND EAVE
 - ⑥ BUILT-UP ROOF WITH CAP SHEET PER LEED™ REQUIREMENTS
 - ⑦ PROPOSED PHOTOVOLTAIC PANELS
 - ⑧ PAINTED PERFORATED METAL SCREEN AT PROPOSED PHOTOVOLTAIC PANELS



Project Approvals

The following approvals are applicable to the proposed project:

Planning Commission

- Issuance of Recommendation for Rezoning of Assessor Block 74, Lot 1 from North Beach NCD to P.
- General Plan and Priority Policy conformity findings.

Library and Recreation and Park Commissions

- Approval of Master Plan, including removal of existing branch library building and construction of new library.

Board of Supervisors

- Approval of a Resolution of Intent to fully or partially vacate Mason Street and adoption of a Street Vacation Ordinance.

Other Approvals

The project would also require demolition and building permits, which would require review and approval by the Planning Department and Department of Building Inspection.

B. Project Setting

The proposed project is in the North Beach neighborhood. Jackson Square (encompassing the former Barbary Coast) and the Financial District are to the south. Jackson Square is characterized by historic, three-story brick buildings on narrow streets and alleys. The area is dominated by high-end retail establishments, art galleries, and creative trades like advertising agencies, architects, and graphic designers. Directly south of Jackson Square, across Washington Street, is the Transamerica Pyramid and the northern edge of San Francisco's Downtown, which is characterized by high-rise commercial office buildings. The Transamerica Pyramid is visible from the project site looking southeast down Columbus Avenue.

The Chinatown and Russian Hill neighborhoods are to the southwest and west of North Beach. San Francisco's Chinatown is the oldest Chinatown in North America and is characterized by three-story mixed-use buildings, as well as larger institutional buildings and hotels. Russian Hill is mixed-use residential and commercial buildings and known for its steep hills and expansive views, with taller residential buildings closer to the peak. Some streets are so steep that they are staircases. The "World's Crookedest Street" portion of Lombard Street is located here and is visible from the project site.

To the north of North Beach is the neighborhood of Fisherman's Wharf, which is a major tourist destination housing Ghirardelli Square, the Maritime National Historical Park, turnarounds for

the Powell-Hyde and Powell-Mason cable car lines, and views northward to Alcatraz Island and the Marin County Headlands.

Telegraph Hill is located to the east of North Beach and is primarily residential in character, though it contains several City landmarks, including the Coit Tower, which is visible from the project site, and the Filbert Street steps on the hill's eastern side. It is known for its steep hills and views of Downtown and across the Bay.

Land uses in the North Beach neighborhood surrounding the project site are primarily residential, with local service and commercial uses clustered along main thoroughfares. For example, two- to five-story residential uses are directly across Greenwich Street to the south, Powell Street to the east, and Lombard Street to the north. Retail uses on the ground floor and residential uses on some upper floors line Columbus Avenue, which runs northwest to southeast adjacent to the project site. Buildings in the neighborhood are primarily three stories in height.

The project area is located within the North Beach Neighborhood Commercial District, which functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, and a tourist attraction, as well as an apartment and residential hotel area. The district provides most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. As the neighborhood of North Beach, known for its history as an Italian neighborhood, has become more of a tourist destination, the balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually. Some convenience stores have been replaced by restaurants and financial services have proliferated in the neighborhood.

Ground-floor uses in the project vicinity include cafés, restaurants, a pet supply shop, hair salons, a comedy club, tattoo parlors, a grocery, an antiques store, realty offices, mobile phone sales, a bike shop, and auto repair shops. A few retail uses are also on the north side of Lombard Street (a renovation of a mixed-use building at the eastern corner of Newell and Lombard Streets is almost complete). Also within two blocks of the project site are additional restaurants and retail shops along Columbus Avenue, residential uses to the east and north, and the Saints Peter and Paul Church on Filbert Street, across from Washington Square.

Open spaces in the project vicinity include Washington Square (between Powell, Filbert, Stockton, and Union Streets, two blocks southwest of the project site); Coit Tower and Pioneer Park on Telegraph Hill (three blocks east of the project site); Michelangelo Playground (on the south side of Greenwich Street between Leavenworth and Jones Streets, three blocks west of the project site); George Sterling Park (between Larkin, Lombard, Hyde, and Greenwich Streets, five blocks west of the project site); Russian Hill Park (two blocks north of George Sterling

Park); Ina Coolbrith Park (at the intersection of Vallejo and Taylor Streets, six blocks south of the project site); and the project site itself, which includes Joe DiMaggio Playground.

The nearest school is the Telegraph Hill Neighborhood Center Child Development Program, which offers a preschool and is located on Lombard Street directly across from the North Beach Pool and Clubhouse. In addition, Saints Peter and Paul Salesian School, a pre-kindergarten through grade 8 school affiliated with Saint Peter and Paul Church, are located one block south of the project site, on Powell Street and Filbert Street. Also, Francisco Middle School is located at 2190 Powell Street, two blocks north of the project site.

Columbus Avenue is the main thoroughfare of the North Beach neighborhood. It runs from downtown at Montgomery and Washington Streets between Telegraph and Russian Hills to Beach Street in Fisherman’s Wharf. The street is diagonal to the street grid of the area of the City north of Market Street, and this diagonal orientation divides otherwise rectangular blocks. It creates additional intersections with other streets, complicating traffic circulation. Columbus Avenue’s street geometry is such that several streets, such as Powell Street, do not provide through routes across Columbus Avenue.

The northbound Powell-Mason historic cable car line turns northwest from Mason Street onto Columbus Avenue at the intersection of Mason Street and Columbus Avenue; it does not travel on the right-of-way portion of the project site. Mason Street has one travel lane and one parking lane in each north-south direction. The parking lanes on either side can accommodate approximately 11 passenger cars between Lombard Street and Columbus Avenue. Traffic is controlled by signal lights at Columbus Avenue and stop signs at Lombard Street.

C. Compatibility with Existing Zoning and Plans

	<i>Applicable</i>	<i>Not Applicable</i>
Discuss any variances, special authorizations, or changes proposed to the <i>Planning Code</i> or Zoning Map, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discuss any conflicts with any adopted plans and goals of the City or Region, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discuss any approvals and/or permits from City departments other than the Planning Department or the Department of Building Inspection, or from Regional, State, or Federal Agencies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Planning Code

The San Francisco Planning Code (Planning Code), which incorporates by reference the city’s Zoning Maps, governs permitted uses, densities and the configuration of buildings in San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless either the proposed action conforms to the Planning Code, or an exception is

granted pursuant to provisions of the Planning Code, or a reclassification of the site occurs. The applicable Planning Code provisions are discussed for the project site, below.

Uses

The proposed library site, at 701 Lombard Street, is within the North Beach Neighborhood Commercial District (NCD), a non-linear district centered on Columbus Avenue, between approximately Francisco Street to the northwest and Pacific Avenue to the southeast. In the North Beach NCD, public uses, such as the proposed new branch library, would be permitted with Conditional Use authorization.⁸ Planning Code Sec. 121.2 prohibits non-residential uses with a gross square footage of 4,000 sf or more in the North Beach NCD. To accommodate the proposed library, the project sponsor proposes to rezone the 701 Lombard Street lot to a P (Public) Use District. Libraries are principally permitted uses in P Districts (Planning Code Sec. 234.1).

The existing Joe DiMaggio Playground is in a Public (P) Use District. The purpose of designating such land as a P District on the Zoning Map is to relate the Zoning Map to actual land use and to the *General Plan* with respect to such land (Planning Code Sec. 234). Public structures and uses of the City and County of San Francisco that are consistent with the *General Plan* are principally permitted uses in a P District (Planning Code Sec 234.1). Therefore, the Joe DiMaggio Playground would continue to be a principally permitted use in the P District.

The Mason Street right-of-way is not in a use district. As part of the proposed project, Mason Street would be fully or partially vacated and would receive a use designation of Public (P) for the vacated portion, commensurate with the proposed rezoning of the 701 Lombard Street parcel.

Height and Bulk

The 701 Lombard Street parcel is located within a 40-X Height and Bulk District. The 40-X district allows a maximum building height of 40 feet with no bulk limits. The proposed branch library building would be approximately 30 feet tall and would therefore comply with the site's established 40-foot height limit.

Street Trees

Planning Code 234.1 does not explicitly set forth standards for street trees in Public Use districts. However, street trees required in other districts, such as Neighborhood Commercial districts, must be a minimum of one tree for each 20 feet of street frontage of the property, and

⁸ Planning Code Sec. 790.80 defines a Public Use as "a publicly or privately owned use which provides public services to the community, whether conducted within a building or an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, including Internet Services Exchange, and wireless transmission facilities. "

each tree must be a minimum size of 15 gallons (Planning Code Sec. 143). The project proposes 11 new trees in the first phase, as well as several more in the second phase.

Parking & Loading

Planning Code 234.1 does not explicitly set forth standards for automobile parking or freight loading in Public Use Districts. Additionally, Planning Code Secs. 155.1(c)(3) and (c)(5) state that the Planning Director determines the number of bicycle spaces that will be required at the library.⁹ The total necessary spaces will be determined as part of the transportation study and summarized in the forthcoming EIR.

Plans and Policies

San Francisco General Plan

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to environmental issues. The General Plan contains 10 elements (Commerce and Industry, Recreation and Open Space, Housing, Community Facilities, Urban Design, Environmental Protection, Transportation, Air Quality, Community Safety, and Arts) that set forth goals, policies and objectives for the physical development of the city. The compatibility of the project with General Plan policies that do not relate to physical environmental issues will be considered by decision makers as part of their decision whether to approve or disapprove the proposed project. Any potential conflict between the project and policies that relate to physical environmental issues are discussed in Section E, Evaluation of Environmental Effects. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the project.

Priority Policies

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to Planning Code to establish eight Priority Policies. These policies, and the sections of this Environmental Evaluation addressing the environmental issues associated with the policies, are: (1) preservation and enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character (Question 1c, Land Use); (3) preservation and enhancement of affordable housing (Question 3b, Population and Housing, with regard to housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a, b, f, and g, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of

⁹ Planning Code Section 151, Schedule of Required Off-Street Spaces, does not address parking requirements for libraries or government offices. However, it does require one parking space for every 25 children served at one time in a child care facility, or one space for every 500 square feet of occupied floor area in a business office. Pursuant to Planning Code Section 153(b), the requirements for off-street parking for any use not specifically mentioned in Section 151 shall be the same as for a use specified which is similar, as determined by the Zoning Administrator.

resident employment and business ownership (Question 1c, Land Use); (6) maximization of earthquake preparedness (Questions 13 a-d, Geology, Soils, and Seismicity); (7) landmark and historic building preservation (Question 4a, Cultural Resources); and (8) protection of open space (Questions 8 a and b, Wind and Shadow, and Questions 9a and c, Recreation). Prior to issuing a permit for any project which requires an Initial Study under the California Environmental Quality Act (CEQA), and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. As noted above, the consistency of the proposed project with the environmental topics associated with the Priority Policies is discussed in the Evaluation of Environmental Effects, providing information for use in the case report for the proposed project. The case report and approval motions for the project will contain the Department's comprehensive project analysis and findings regarding consistency of the proposed project with the Priority Policies.

Sustainability Plan

In 1993, the San Francisco Board of Supervisors established the Commission on San Francisco's Environment, charged with, among other things, drafting and implementing a plan for San Francisco's long-term environmental sustainability. The notion of sustainability is based on the United Nations definition that "a sustainable society meets the needs of the present without sacrificing the ability of future generations and non-human forms of life to meet their own needs." The Sustainability Plan for the City of San Francisco was a result of community collaboration with the intent of establishing sustainable development as a fundamental goal of municipal public policy.

The Sustainability Plan is divided into 15 topic areas, 10 that address specific environmental issues (air quality; biodiversity; energy, climate change and ozone depletion; food and agriculture; hazardous materials; human health; parks, open spaces, and streetscapes; solid waste; transportation; and water and wastewater), and five that are broader in scope and cover many issues (economy and economic development, environmental justice, municipal expenditures, public information and education, and risk management). Additionally, the Sustainability Plan contains indicators designed to create a base of objective information on local conditions and to illustrate trends toward or away from sustainability. Although the Sustainability Plan became official City policy in July 1997, the Board of Supervisors has not committed the City to perform all of the actions addressed in the plan. The Sustainability Plan serves as a blueprint, with many of its individual proposals requiring further development and public comment. The proposed project would not obviously conflict with the Sustainability Plan.

Climate Action Plan

In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a greenhouse gas (GHG) emissions reductions goal of 20 percent below 1990 levels by the year 2012. The resolution also directs the San Francisco Department of the Environment, the SFPUC, and other appropriate City agencies to complete and coordinate an analysis and planning of a local action plan targeting GHG emission reduction activities. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions. The Climate Action Plan examines the causes of global climate change and human activities that contribute to global warming and provides projections of climate change impacts on California and San Francisco from recent scientific reports; presents estimates of San Francisco's baseline greenhouse gas emissions inventory and reduction targets; describes recommended emissions reduction actions in the key target sectors – transportation, energy efficiency, renewable energy, and solid waste management – to meet stated goals by 2012; and presents next steps required over the near term to implement the Plan. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions are now in progress. For more information related to GHG emissions and climate change, see Air Quality, p. 36.

D. Summary of Environmental Effects

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

- | | | |
|--|--|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Air Quality | <input type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Wind and Shadow | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Recreation | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input checked="" type="checkbox"/> Cultural/Paleontological Resources | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mineral/Energy Resources |
| <input checked="" type="checkbox"/> Transportation and Circulation | <input type="checkbox"/> Public Services | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Effects Found to Be Potentially Significant

The proposed project could have a significant effect on transportation because the project could potentially incrementally increase traffic and transit use in the area as well as alter travel paths due to the full or partial vacation of the Mason Street right-of-way and its closure to vehicular traffic. In addition, the proposed project would involve the construction of a 30-foot-tall

building on the project site, and thus could substantially affect aesthetics and visual quality of the area associated with views, scenic quality (trees), visual quality, and shadows. The proposed demolition of the existing North Beach Branch Library and on-site excavation could result in potentially significant cultural resources impacts. These potential transportation, visual quality, shadow and cultural resource impacts will be analyzed in the EIR. The EIR may provide discussion of other topics, such as land use, which are determined in this Initial Study not to be significant, for informational purposes.

Effects Found Not to Be Significant

The following potential individual and cumulative environmental effects of the proposed project were determined either to be less than significant or to be reduced to a less-than-significant level through recommended mitigation measures included in this Initial Study:

- Land Use and Land Use Planning (all topics, but will be discussed in the EIR for informational purposes);
- Aesthetics (light and glare);
- Population and Housing (all topics);
- Cultural and Paleontological Resources (paleontological resources and human remains);
- Noise (all topics);
- Air Quality (construction dust and exhaust emissions, odors, toxic air contaminants, exposure to diesel particulates, climate change);
- Wind;
- Recreation (all topics);
- Utilities and Service Systems (all topics);
- Public Services (all topics);
- Biological Resources (all topics);
- Geology and Soils (all topics);
- Hazards/Hazardous Materials (all topics);
- Hydrology and Water Quality (all topics);
- Minerals/Energy Resources (all topics); and
- Agricultural Resources (all topics).

These items are discussed with identified mitigation measures, where appropriate, in Sections E and F, and require no further environmental analysis in the EIR. All mitigation measures, including those for biological resources (nesting birds), and hazards/hazardous materials (arsenic-containing materials), have been agreed to by the project sponsor and would be incorporated into the proposed project.

For items designated “Not Applicable,” the conclusions regarding potential significant environmental effects are based upon field observations, staff and consultant experience and expertise on similar projects and/or standard reference materials available within the Planning Department, such as the California Natural Diversity Database and maps published by the California Department of Fish and Game. For each checklist item, the evaluation has considered both individual and cumulative impacts of the proposed project. As indicated above, the EIR will discuss land use for informational purposes, although this Initial Study determined that such effects resulting from the proposed project would not be significant.

E. Evaluation of Environmental Effects

This Initial Study examines the North Beach Public Library and Joe DiMaggio Playground Master Plan project to identify potential effects on the environment. For all items checked “Less-than-Significant Impact”, “No Impact”, or “Not Applicable,” staff has determined that the project could not have a significant adverse environmental effect. These issues are discussed below and conclusions regarding effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Department, such as the Department’s *Transportation Impact Analysis Guidelines for Environmental Review*. For issues requiring mitigation to reduce the impact to a less-than-significant level, mitigation measures are specified at the end of this document and are referred in the environmental analysis. For each checklist item analyzed, the evaluation has considered the impacts of the project both individually and cumulatively.

<u>Topics:</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Not Applicable</u>
1. LAND USE AND LAND USE PLANNING— Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 1a: Land use impacts are considered significant if they disrupt or divide the physical arrangement of an established community, or if they have a substantial impact upon the

existing character of the vicinity. While the proposed project would represent a change to the area and a new use on a portion of the project site where no building currently exists, the project would not adversely impact the character of the site, neighborhood or vicinity. The North Beach Branch Library is an existing public use within the established community. It has been there since the late 1950s, and under the proposed project, that use would continue adjacent to its current location, thereby continuing an established public use for the community.

The location of the proposed library would facilitate an increase in open space on the playground parcel when the existing branch library building is demolished in the project's first phase. In the project's second phase, the playground parcel would be renovated to move the tennis courts, create a new children's play area, incorporate additional landscaping and paved walkways, and resurface hardscape playing fields (see Recreation, p. 52).

The vacation of Mason Street between Lombard Street and Columbus Avenue would result in a merging of the block and a diversion of vehicular traffic, creating additional pedestrian-only space for those traveling through the neighborhood. It would connect 701 Lombard Street with Assessor's Block 75. The Joe DiMaggio Playground, with the associated North Beach Public Pool and the North Beach Branch Library, would become even more of a civic center in the neighborhood, attracting visitors from both sides of Columbus Avenue. The vacation of Mason Street could result an inconvenience to some drivers who use the street as a through route because they would be diverted to adjacent streets. As stated in Section E.5, the transportation and circulation effects of the full or partial Mason Street vacation and the diversion of traffic will be studied in the EIR.

Neither phase would introduce uses on the site that had not been there before, but instead would expand existing uses and remove the parking lot and right-of-way use. Therefore, in terms of land use, the project would not disrupt or divide the physical arrangement of the community. However, land use will be discussed in the EIR for informational purposes.

Question 1b: The proposed project would not obviously conflict with applicable plans, policies, and regulations adopted to avoid or mitigate environmental effects, such that an adverse physical change would result (see Compatibility with Existing Zoning and Plans, p. 15). The proposed library at 701 Lombard Street would be a principally permitted use in the proposed Public (P) Use district, and it would be consistent with the adjacent public uses on the playground. In addition, the proposed library would conform to the requirements of the existing 40-X Height and Bulk District. However, applicable plans, policies, and regulations will be discussed in the EIR for informational purposes.

Question 1c: The proposed project would not have a substantial impact on the existing physical character of the community, which is developed urban area. The proposed project would introduce a new library building on a site where there is currently none; the new building

would be about 3,170 sf larger than the existing library, and it would create a street wall on the northeast side of Columbus Avenue where there is currently a surface parking lot. The project would also expand the playground. By closing Mason Street and equalizing the elevation across the playground, the proposed project would assemble the project site into a more coherent whole, further facilitating convenient access to various uses of the site. In addition, relocating the library and the children's play area increases total open space on the site, as well as organizes the site uses to allow for increased visibility for the library and increased safety at the children's play area. These changes would incrementally increase the intensity of use of civic facilities and open spaces in the area and on the site in particular, but the change would not substantially alter the character of the project vicinity.

As previously described, the project area is located within the North Beach neighborhood, which has experienced development pressures due to downtown expansion; the proliferation of financial services; and the tourism, restaurant, and nighttime entertainment industries. The North Beach Neighborhood Commercial District (NCD) anticipates these land use pressures and includes development controls to restrict the number of restaurants, financial service offices, and other commercial uses that can locate within the neighborhood; rezoning of the 701 Lombard Street parcel to a Public (P) use designation and introduction of a public branch library would not conflict with the existing land uses within the area such that an adverse physical change would occur. Given that the existing uses on the site are similar to the proposed uses, except for the removal of off-street and on-street parking and the vacation of the Mason Street right-of-way, the physical character of the community would not be significantly changed.

In addition, the project would not contribute to cumulative land use impacts. The project would increase the amount of land devoted to public use in the North Beach neighborhood by replacing the surface parking lot with the new library and renovating the site of the existing library with new landscaping and passive recreational treatments. This increased public space would have the effect of reducing the cumulative impact of any other land use changes in the area that would reduce the availability of public amenities. Therefore, the contribution is not considerable.

In view of the above, the project would not have a project-specific significant effect regarding land use, nor would it contribute to a cumulative adverse land use impact. However, this topic will be discussed in the EIR for informational purposes.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
2. AESTHETICS—Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 2a: The *General Plan* identifies Columbus Avenue as a “street that defines City form” (Urban Design Element, Map of Streets Important to the Perception of the City). The EIR will address the potential effects of the project on the visual character of the project site and its surroundings.

Public areas in the vicinity of the project site consist of the surrounding public streets and sidewalks, including Lombard Street, Columbus Avenue, Greenwich Street, Powell Street, and Mason Street, along with mid-block streets and alleys, such as Newell Street, Jansen Street, Scotland Street, and Via Bufano. The project site is in the view corridor along all of these streets and alleys, including the view corridor east to Telegraph Hill and Coit Tower, west to the “crooked” portion of Lombard Street, and southeast along Columbus Avenue to the Transamerica Pyramid. In addition, public rights-of-way in Telegraph Hill, Russian Hill, North Beach, Jackson Square, and Fisherman’s Wharf have panoramic views of the Bay, the Bay Bridge, the East Bay Hills, Marin County, other neighborhoods (including Downtown), and the Golden Gate Bridge. Some of these views include the project site in the distance over the rooftops of other buildings. The removal of the existing library could potentially open up some views across the site, and the construction of the new library could impede other views. The potential impacts of the project on scenic vistas will be analyzed in the EIR.

The proposed project would affect private views in the project vicinity. Although some reduced private views would be unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected, the change in views would not exceed that commonly expected in an urban setting. However, the potential impacts of the project on private views will be discussed in the EIR for informational purposes.

Question 2b: Trees line the boundaries of the project site and are present within the site. The project would involve the removal of the trees on the site and within the public right-of-way to make way for the proposed development. As stated above, Columbus Avenue is considered a scenic resource, and some trees planted along Columbus Avenue are considered “significant” as defined in the Urban Forestry Ordinance (Article 16 of the Public Works Code). (See Section E.12, Biological Resources, p. 61, for further discussion.) The project sponsor would comply with the requirements of this ordinance, including requirements for the replacement of significant trees and street trees. However, project impacts on trees and any other scenic resources from a visual quality perspective will be addressed in the EIR.

Question 2c: Design and aesthetics are, by definition, subjective and open to interpretation by decision-makers and members of the public. A proposed project would therefore be considered to have a significant adverse effect on visual quality under CEQA only if it would cause a substantial and demonstrable negative change. The project would most substantially change the visual character of the eastern portion of the project site by vacating Mason Street, building the new North Beach Branch Library at the site of the existing parking lot and on a portion of the former Mason Street right-of-way, and demolishing the existing library in the first phase. In addition, the second phase would relocate the tennis court and children’s play area, and it would renovate the Joe DiMaggio Playground. The project’s potential to substantially degrade the existing visual character or quality of the site will be discussed in the EIR.

Question 2d: The proposed project would result in some new night lighting that would be visible through library windows, in the park, and from other public areas surrounding and near the project site. Lighting would be dimmed or shut off at night when the playground and library are closed. Additionally, new lighting would occur in an established urban neighborhood where night-lighting from dwellings and businesses already occurs, and it would be located mainly on Columbus Avenue, away from the existing playground lights along Powell Street, which emit the most light on site. Exterior lighting at library building entryways would be positioned to minimize glare. Thus, the changes in lighting would not be in excess of that commonly found and accepted in urban areas, and environmental effects of light and glare due to the project would not be significant. The project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Thus, the project would not produce glare affecting other properties. In view of the above, the project would not result in a significant light and glare impact; as such, this topic will not be discussed in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

San Francisco consistently ranks as one of the most expensive housing markets in the United States. It is the central city in an attractive region known for its agreeable climate, open space, recreational opportunities, cultural amenities, diverse economy, and prominent educational institutions. As a regional employment center, San Francisco attracts people who want to live close to where they work. These factors continue to support strong housing demand in the City. New housing to relieve the market pressure is particularly difficult to provide in San Francisco because there is a finite amount of land available for residential use, and because land and development costs are high. No residential uses are proposed as part of the project and the relocation of the branch library and improvements to playground facilities would neither result in direct adverse impacts on housing resources nor contribute considerably to cumulative impacts related to the need for housing, particularly affordable housing, for reasons stated below.

Question 3a: In general, a project would be considered growth-inducing if its implementation would result in substantial population increases and/or new development that might not occur if the project were not approved and implemented. The proposed project would be located in an urbanized area and would not substantially alter existing development patterns in the North Beach specifically or in San Francisco in general. The project’s first phase would fully or partially vacate the Mason Street right-of-way, which is a change in development pattern, but the change would not be growth-inducing given that most of the right-of-way would be open space. In addition, the project’s first phase would increase library square footage by about 3,170 square feet over existing conditions; about 12,100 square feet of playground and landscaped space would be added to the existing Joe DiMaggio Playground. Located in an established urban neighborhood, the project would not necessitate or induce the extension of municipal infrastructure.

The library currently has an average visitor population of 97 people per hour and has a staff of 8.25 full-time equivalent workers.¹⁰ Assuming a linear relationship between facility size and visitors, the addition of 3,170 square feet of library space would increase the site's average visitor population by up to 57 persons, to a total visitor population of 154 persons per hour, and employment would remain the same in the new building.¹¹ The clubhouse and pool combined employ 4 full-time-equivalent staffers, comprising one part-time clubhouse staff person and one full-time and 2-3 part-time pool house staff people, as needed. The 12,100 square feet of additional park space is not anticipated to significantly increase the site's visitor population, and employee population would remain unchanged.¹² While potentially noticeable to immediately adjacent neighbors, the increase in library visitors would not result in a substantial impact on the residential or employee population in San Francisco. However, the increase will be discussed in the EIR Transportation analysis.

In the first phase, the expanded uses would result in a net increase in peak average hourly on-site population of up to about 57 people, and the second phase is not anticipated to result in a measurable net increase of population. As stated above, there would be no net increase in the site's employee population. In addition, given that the existing library will remain open while the new library is under construction, there would be no temporary displacement library employees. Those employees that currently live in San Francisco (or nearby communities) will continue to do so, and that the project would thus not generate demand for new housing for the government employees. In light of the above, the project would not be expected to induce a substantial amount of growth.

Question 3b & 3c: No residents or employees would be temporarily or permanently displaced as part of the proposed project's first phase. The existing library would remain open while the new library is under construction. In addition, the project's second phase includes renovation of the outdoor space of the playground and the construction in the former Mason Street right-of-way, which would not result in displacement of residents or affect housing resources. Therefore, the project would not result in any displacement of residential or commercial uses.

For the reasons discussed above, the project's population and housing effects, both individually and cumulatively are considered less than significant. Therefore, this topic will not be discussed in the EIR.

¹⁰ Branch Library Improvement Program. E-mail communication from SFPL to ESA related to the project description employee and facility use characteristics, January 2, 2009.

¹¹ According to the Branch Library Improvement Program, an average of 97 people per hour used the existing library during 2007–2008. This amounts to approximately .018 people per gross square foot per hour. To obtain the average future peak load of the library, the increase of 3,170 gsf was multiplied by .018 people per gsf. This calculation is likely to result in a conservatively high estimation of increased patronage, because the increased floor area would not, in itself, increase demand for library services.

¹² San Francisco Recreation and Park Department. E-mail Communication from SFRPD to ESA RE: North Beach Pool – Usage & Employment. December 19, 2008.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</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 <i>San Francisco Planning Code</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 4a: The demolition of the existing North Beach Public Library, built in 1959, is considered a potential historic resource for purposes of environmental review, and its demolition is a potentially significant impact. The EIR will therefore analyze the proposed project’s effects on historical resources.

Question 4b: There is a possibility, although not likely, that the proposed project could affect CEQA-significant archaeological resources through grading or soils-disturbing activity, of Block 74, Lot 1 and excavation to an average depth of 8 feet below the existing surface of the children’s play area on Block 75, Lot 1. The project sponsor has agreed to implement mitigation measure M-CP-1, p. 82. However, the project could have a significant adverse impact on significant archaeological resources. This topic will be addressed in the EIR.

Question 4c: There are no known paleontological resources or unique geologic features at the project site. Therefore, the project would not be expected to result in any adverse effects on these resources and, the proposed project would have no impact on paleontological resources, and this topic will not be discussed in the EIR.

Question 4d: There is a possibility, although not likely, that the proposed project could disturb human remains through grading or soils-disturbing activity, of Block 74, Lot 1 and excavation to an average depth of 8 feet below the existing surface of the children’s play area on Block 75, Lot 1. The project sponsor has agreed to implement mitigation measure M-CP-1, p. 82, which would reduce potential impacts to human remains to a less-than-significant level. This topic will not be discussed in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
5. TRANSPORTATION AND CIRCULATION— Would the project:					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 5a , 5b, 5d–5g: A transportation study will be prepared for the proposed project and will be summarized in the EIR, which will include an analysis of the project’s affect on traffic volumes, intersection levels of service, vehicular and pedestrian circulation, hazards, emergency access and parking capacity. The analysis will also discuss any potential changes to Columbus Avenue or other neighborhood streets resulting from the San Francisco Transportation Authority’s ongoing Columbus Avenue Neighborhood Transportation Study.¹³ The study focuses on the segment of Columbus Avenue between Broadway (about five blocks south of the project site) and Filbert Street (about one block southeast of the project site) and

¹³ San Francisco Metropolitan Transportation Authority (SFMTA). Columbus Avenue Neighborhood Transportation Study. 2008. Web site: <http://www.sfcta.org/content/view/380/206/#Study%20Team>, accessed February 22, 2009.

will make recommendations to better match the geometry and space allocated on the street and sidewalk to the users and transportation modes it serves.

Question 5c: The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, topic 5c is not applicable to the proposed project and will not be discussed in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construction Noise

Demolition, excavation, and building construction would temporarily increase noise in the project vicinity. Construction equipment would generate noise and possibly vibrations that could be considered an annoyance by occupants of nearby properties. According to the project sponsor, the construction period for the first phase would last approximately 20 months, beginning with full or partial vacation of Mason Street and grading of the existing parking lot, pavement, and sidewalks. Demolition of the existing library would follow thereafter. The construction period of the second phase is anticipated to last approximately 9 months.

Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of

barriers. Impacts would generally be limited to the period during which new foundations and exterior structural and facade elements would be constructed. Interior construction noise would be substantially reduced by exterior walls.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the *Police Code*), amended in November 2008. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (jackhammers, hoerammers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance.

Impacts would generally be limited to the period during which new foundations and exterior structural and facade elements of the new library would be constructed. Currently, multiple foundation options are being evaluated, due to subsurface historical basement and former underground storage tank uses at the parking lot portion of the project site. A geotechnical report was completed by the Department of Public Works in January 2009, but it did not conclude which foundation option would be pursued (see *Geology and Soils*, p. 64). Two of the potential foundation options are discussed below.

The first scenario is to construct a drilled pier foundation. The south (“cut”) portion of the site would need to be excavated to an elevation of approximately 20 feet above mean sea level (up to 7 feet below the surface). The north (“fill”) portion of the site would need to be filled as required to meet this level. The second scenario is to excavate the debris-filled soil to an elevation of approximately 11 feet, replace it with engineered fill, and have a slab-on-grade foundation. The maximum depth that would be excavated is approximately 17 feet deep with an average excavation of about 12 feet depth.¹⁴

The noisiest phase of construction would be likely during pier drilling for the foundation of the new library, which would be expected to last approximately two months during the proposed project’s first phase. Noise levels would be most noticeable directly adjacent to the construction site and vibrations from the pier drilling could be felt in nearby buildings. In general, noise generated from pier drilling could reach 90 dBA at about 100 feet from the construction site. However, the project sponsor would be required to comply with measures required for impact tools in Section 2907 of the *Police Code*, which requires that the project contractor muffle and shield intakes and exhausts, shroud or shield impact tools, and use electric-powered rather than

¹⁴ San Francisco Department of Public Works. *Geotechnical Report: North Beach Branch Library, 701 Lombard Street, San Francisco, California*. January 14, 2009. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

diesel-powered construction equipment, as feasible, so that noise would not exceed limits stated in the City's Noise Ordinance (Article 29, Police Code). The contractor would be required to pre-drill pier holes to the maximum extent feasible, which would reduce noise and vibration from pier drilling. Police Code Sec. 2908 requires the project sponsor to have contractors schedule pier drilling activity for times of the day that would minimize disturbance to neighboring uses.

The nearest school is the Telegraph Hill Neighborhood Center Child Development Program, which offers a preschool and is located on Lombard Street directly across from the North Beach Pool and Clubhouse. In addition, Saints Peter and Paul Salesian School, a pre-kindergarten through grade 8 school affiliated with Saint Peter and Paul Church, are located one block south of the project site, on Powell Street and Filbert Street. Also, Francisco Middle School is located at 2190 Powell Street, two blocks north of the project site. The closest sensitive noise receptors to the project site that have the potential to be adversely affected by construction noise would be the residential properties and retail establishments nearest the project site. Closed windows typically can reduce daytime interior noise levels to an acceptable level. For nearby sensitive receptors, although construction noise could be annoying at times, because all of these buildings are currently situated near the major thoroughfare of Columbus Avenue and public transportation nodes with existing exposure to moderate levels of ambient noise, because construction noise would be temporary and intermittent in nature, and because the project sponsor would be required to comply with the noise ordinance and to adhere to all required specifications that aim to reduce construction noise levels, construction noise impacts of the project would be less than significant. Moreover, no other major construction projects are known by the Planning Department proposed in close enough proximity to the project site such that cumulative effects related to construction noise would be anticipated. This topic will not be discussed in the EIR.

Noise Compatibility

The Environmental Protection Element of the *San Francisco General Plan* contains Land Use Compatibility Guidelines for Community Noise.¹⁵ These guidelines indicate maximum acceptable noise levels for various newly developed land uses. For residential uses, the maximum "satisfactory" noise level without incorporating noise insulation into a project is 60 dBA (Ldn), while the guidelines indicate that office development should be discouraged at noise levels above 70 dBA (Ldn).^{16,17} Where noise levels exceed 60 dBA, a detailed analysis of

¹⁵ City and County of San Francisco, Planning Department, *San Francisco General Plan*, Environmental Protection Element, Policy 11.1. Available for review online at http://www.sfgov.org/site/planning_index.asp?id=41423.

¹⁶ Sound pressure is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 dB to 140 dB corresponding to the threshold of pain. Because sound pressure can vary by over one trillion times within the range of human hearing, a logarithmic loudness scale is used to keep sound intensity numbers at a convenient and manageable level. Owing to the variation in sensitivity of the human ear to various frequencies,

noise reduction requirements will normally be necessary prior to final review and approval, and new construction or development of residential uses will require that noise insulation features included in the design. Based on modeling of traffic noise volumes conducted by the San Francisco Department of Public Health (DPH),¹⁸ the traffic noise level in the project area vicinity is generally between 65 dBA and 70 dBA. Therefore, the proposed project would locate a new library—considered to be a sensitive receptor—in an environment with noise levels at or above those considered normally acceptable for a library use, and the project sponsor would be required by the *San Francisco General Plan* and by Title 24 to incorporate noise insulation features in the project to maintain an interior noise level of 45 dBA. The project architect is working with San Francisco-based Charles Salter Associates, acoustical consultants, to ensure the interior noise level standards are met. Final materials have not been selected. The Department of Building Inspection would review project plans for compliance with Title 24 noise standards.

As stated in the Project Description on page 1, the North Beach Pool and Clubhouse is located in the northern portion of the site, on Lombard Street. It shields some playground noise from uses across Lombard Street. In addition, the area of the existing tennis courts would be excavated as part of the second phase of the proposed project. Therefore, the proposed active children's play area and tennis courts, as well as the renovated multi-purpose hardscape area, would be below the grade of Greenwich Street, Lombard Street, and Columbus Avenue. These changes would result in further buffering of noise generated by playground activity from the surrounding streets. The project's playground would be shielded by the proposed library building from noise generated by traffic and cable cars on Columbus Avenue.

Compliance with the *General Plan* and the San Francisco Noise Ordinance (Article 29 of the Police Code) would ensure that effects from exposure to ambient noise would not result in significant impacts, either individually or cumulatively. This topic will not be discussed in the EIR.

Traffic Noise

Ambient noise levels in the project vicinity are typical of noise levels in greater San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, cable cars, and emergency vehicles. Columbus Avenue and Mason Street are both moderately trafficked and

sound is "weighted" to emphasize frequencies to which the ear is more sensitive, in a method known as A-weighting and expressed in units of A-weighted decibels (dBA).

¹⁷ The guidelines are based on maintaining an interior noise level of interior noise standard of 45 dBA, Ldn, as required by the California Noise Insulation Standards in Title 24, Part 2 of the California Code of Regulations. dBA refers to the A-weighted sound level. Ldn takes into account the fact that sensitivity to noise increases during the evening & night hours. Combined, dBA Ldn is a 24-hour descriptor that incorporates artificial noise penalties added to quiet-time events.

¹⁸ Traffic noise map presented on DPH website: <http://www.sfdph.org/dph/EH/Noise/default.asp>.

generate moderate to levels of traffic noise. Observation indicates that surrounding land uses do not conduct noticeably noisy operations during daylight hours, although the neighborhood is known for its night life, which can generate nighttime noise from vehicles, people, and entertainment venues.

Generally, traffic must double in volume to produce a noticeable increase in noise levels. Given that the proposed project is a moderate expansion of an existing library and playground, traffic volumes are not expected to double on area streets as a result of the project or contribute considerably to cumulative traffic growth. Therefore, the proposed project would not cause a noticeable increase in the ambient noise level in the project vicinity, nor would the project contribute to any potential cumulative noise effects. This topic will not be discussed in the EIR.

Interior Noise

With regard to effects of the ambient area noise on project users, Title 24 of the *California Code of Regulations* establishes uniform noise insulation standards for interior spaces. The Department of Building Inspection (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the library development meet State standards regarding sound transmission. This would avoid any significant effect on project users. Because surrounding land uses do not generate substantial noise during library operating hours, no adverse effect on project users due to ambient noise is anticipated.

Operational Noise

Neither the project nor cumulative development would have the potential to generate excessive groundborne noise or vibration. The only nearby sources of such noise and vibration are historic cable cars on Mason Street and Columbus Avenue, which generate intermittent moderate but non-substantial levels of noise and vibration 7 feet from the Columbus Avenue sidewalk. No change to such operations would occur with the project.

The project would include mechanical equipment that could produce operational noise, such as heating and ventilation systems. These operations would be subject to Section 2909 of the Noise Ordinance. As amended in November 2008, this section establishes a noise limit from mechanical sources, such as building equipment, of 5 dBA in excess of the ambient noise level at the property line. Compliance with Article 29, Section 2909, which would minimize noise from building operations, would be assured by the Department of Buildings Inspection prior to issuance of a building permit.

The playground upgrades could attract some additional users in slightly altered locations on the site and these users may contribute to some minor increases in noise, specifically from human voices. However, as stated above, the proposed project would result in further buffering of noise generated by playground activity from the surrounding streets, given the orientation of play areas and location of buildings on the site.

Therefore, noise effects related to building and playground operation and from mechanical equipment would not be significant, nor would the building contribute a considerable increment to any cumulative noise impacts. This topic will not be discussed in the EIR.

The project would not result in an increase in freight loading activities at the site, compared to existing conditions. Currently, once during each day the library is open, a delivery / pickup service occurs. The truck parks in the green zone on Mason Street and delivers to the Mason/Columbus entrance. These deliveries include items checked out at other locations that are being returned, items recently purchased by the branch and sent by the Technical Services division, and mail and supplies distribution internally in the library system. The proposed project would not increase loading activities or the number of deliveries.

With the proposed project, the loading would occur at a green zone on Lombard Street, delivering to the service entrance on Lombard Street. Also, given the location in a dense urban area where regular loading activity is common, noise associated with continued loading activities would not be substantial or unique. Therefore, the impact would be less than significant. This topic will not be discussed in the EIR.

Questions 6e & 6f: The project site is not within an airport land use plan area, nor is it in the vicinity of a private airstrip. Therefore, topics 6e and 6f are not applicable.

In light of the above, effects related to noise would not be significant. Therefore, this topic will not be discussed in the EIR.

<u>Topics:</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Not Applicable</u>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Operational Air Quality Emissions

Project operation would affect local air quality by potentially increasing the number of vehicles on nearby roads and at the project site, and by introducing stationary emissions to the project site. Transportation vehicles are the primary source of operational project-related emissions. According to CEQA guidance issued by the BAAQMD, a project would have potentially significant emissions impacts if the project were to generate more than 2,000 vehicle trips per day.¹⁹

As stated in the Project Description on page 5, the proposed project would result in a net square footage increase of 3,170 square feet, which would increase the average hourly visitor population at the library by up to 57 persons. According to a May 2008 survey of 327 North Beach Branch Library patrons conducted during the master planning process, an average of 83 percent of patrons walked to the library, with a peak of 94 percent during the afternoon hours (2:01 p.m. to 4:00p.m.) and a low of 50 percent during the morning hours (7:00 a.m. to 10:00 a.m.).²⁰ Based on these initial estimates of project use and travel patterns, the proposed project would not generate vehicle trips sufficient to exceed the BAAQMD's threshold for air quality analysis. Therefore, consistent with BAAQMD guidelines, no quantitative analysis of transportation air quality is required, and the project would not result in a significant effect with regard to operational air quality. This topic will not be discussed in the EIR.

The project would be generally consistent with the *San Francisco General Plan*, which does not project a population increase in excess of that forecast in the *Bay Area 2005 Ozone Strategy*. Additionally, the *General Plan*, *Planning Code*, and *City Charter* implement various Transportation Control Measures identified in the *2005 Ozone Strategy* through the City's Transit First Program, bicycle parking requirements, transit development fees, and other actions. In light of the above, the project would not contribute considerably to cumulative air quality impacts, nor would it interfere with implementation of the *2005 Ozone Strategy* or the *2001 Ozone Attainment Plan*, which are the applicable regional air quality plans developed to improve air quality towards attaining the state and federal ambient air quality standards. In terms of cumulative local impacts, Carbon Monoxide (CO) concentrations would be expected to be lower under cumulative conditions than existing concentrations, even with increased traffic and degradation in level of service at some intersections, because improved vehicle emission controls have continuously lowered CO emissions in recent years and are anticipated to

¹⁹ Bay Area Air Quality Management District, *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*, December 1999.

²⁰ Fehr & Peers Transportation Consultants. *Memorandum: Partial Closure of Mason Street near the North Beach Library in San Francisco, California*. September 30, 2008.

continue to do so as older vehicles continue to leave the statewide vehicle fleet. Therefore, cumulative CO impacts would be less than significant.

Stationary source emissions, generated by combustion of natural gas for building space and water heating, would be relatively minimal compared to transportation emissions, and would be considered less than significant. The project would not violate any BAAQMD ambient air quality standard or contribute substantially to an existing or projected air quality violation.

Greenhouse Gases

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs), because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated in global climate change (also referred to as the “greenhouse effect” and “global warming”). Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth’s climate caused by natural fluctuations and anthropogenic activities that alter the global atmosphere.

Individual projects contribute to the cumulative effects of climate change by emitting GHGs during demolition, construction, and operational phases. The principal GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. (Ozone—not directly emitted, but formed from other gases—in the troposphere, the lowest level of the earth’s atmosphere, also contributes to the retention of heat.) While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide, methane, and nitrous oxide are largely emitted from human activities, accelerating the rate at which these compounds occur within the atmosphere. Carbon dioxide is the “reference gas” for climate change, meaning that emissions of GHGs are typically reported in “carbon dioxide-equivalents,” based on each gas’s heat absorption (or “global warming”) potential. Carbon dioxide is largely a by-product of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Nitrous oxide is emitted in agricultural and industrial activities and during combustion of fossil fuel and solid waste. Other GHGs, with much greater heat-absorption potential, include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Some of the potential impacts in California of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years.²¹ Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

²¹ California Air Resources Board (ARB) website (<http://www.arb.ca.gov/cc/120106workshop/intropres12106.pdf>).

The California Energy Commission (CEC) estimated that in 2004 California produced 500 million gross metric tons (about 550 million U.S. tons) of carbon dioxide-equivalent GHG emissions.²² The CEC found that transportation is the source of 38 percent of the state's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 23 percent and industry at 13 percent. In the Bay Area, fossil fuel consumption for transportation (on-road motor vehicles, off-highway mobile sources, and aircraft) is likewise the single largest source of the Bay Area's GHG emissions, accounting for just over half of the Bay Area's 85 million tons of GHG emissions in 2002. Industrial and commercial sources were the second largest contributors of GHG emissions with about one-fourth of total emissions. Domestic sources (e.g., home water heaters, furnaces, etc.) account for about 11 percent of Bay Area emissions, followed by power plants at 7 percent. Oil refining currently accounts for approximately 6 percent of the total Bay Area GHG emissions.²³

Statewide Actions

In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gases (GHGs) would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels.²⁴

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

AB 32 establishes a timetable for the CARB to adopt emission limits, rules, and regulations designed to achieve the intent of the Act. On December 11, 2008, CARB approved a *Scoping Plan* to meet the 2020 GHG reduction limits outlined in AB 32. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 10 percent from today's levels (2008). The *Scoping Plan* estimates a reduction of 174 million metric tons (about 191 million U.S. tons) of CO₂-eq. Approximately one-third of the emissions reductions strategies fall within the transportation sector and include

²² California Energy Commission, *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 -Final Staff Report*, publication # CEC-600-2006-013-SF, December 22, 2006; and January 23, 2007 update to that report. Available on the Internet at: <http://www.arb.ca.gov/cc/ccei/emsinv/emsinv.htm>.

²³ BAAQMD, *Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2002*, November 2006. Available on the internet at: http://www.baaqmd.gov/pln/ghg_emission_inventory.pdf.

²⁴ California Air Resources Board (CARB), *Climate Change Proposed Scoping Plan: A Framework for Change*, October 2008. Available on the internet at: <http://www.arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm>. Accessed December 11, 2008.

the following: California Light-Duty Vehicle GHG standards, the Low Carbon Fuel Standard, Heavy-Duty Vehicle GHG emission reductions and energy efficiency, and medium and heavy-duty vehicle hybridization, high speed rail, and efficiency improvements in goods movement. These measures are expected to reduce GHG emissions by 57.9 million metric tons (63 million U.S. tons) of CO₂-eq. Emissions from the electricity sector are expected to reduce another 49.7 million metric tons (55 million U.S. tons) of CO₂-eq. Reductions from the electricity sector include building and appliance energy efficiency and conservation, increased combined heat and power, solar water heating (AB 1470), the renewable energy portfolio standard (33% renewable energy by 2020), and the existing million solar roofs program. Other reductions are expected from industrial sources, agriculture, forestry, recycling and waste, water, and emissions reductions from cap-and-trade programs. Local government actions and regional GHG targets are also expected to yield a reduction of 5 million metric tons (5.5 million U.S. tons) of CO₂-eq.²⁵ Measures that could become effective during implementation pertain to construction-related equipment and building and appliance energy efficiency. Some proposed measures will require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA). Applicable measures that are ultimately adopted will become effective during implementation of the Project and the Project could be subject to these requirements, depending on the Project's timeline.

Local Actions

San Francisco has a history of environmental protection policies and programs aimed at improving the quality of life for San Francisco's residents and reducing impacts on the environment. The following plans, policies and legislation demonstrate San Francisco's continued commitment to environmental protection.

Transit First Policy. In 1973 San Francisco instituted the Transit First Policy which added Section 16.102 to the *City Charter* with the goal of reducing the City's reliance on freeways and meeting transportation needs by emphasizing mass transportation. The Transit First Policy gives priority to public transit investments; adopts street capacity and parking policies to discourage increased automobile traffic; and encourages the use of transit, bicycling and walking rather than use of single-occupant vehicles.

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

²⁵ *Ibid.*

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

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a GHG emissions reduction goal of 20 percent below 1990 levels by the year 2012. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the *Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions*.²⁶ The *Climate Action Plan* provides the context of climate change in San Francisco and examines strategies to meet the 20 percent GHG reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the *Plan*, and many of the actions require further development and commitment of resources, the *Plan* serves as a blueprint for GHG emission reductions, and several actions have been implemented or are now in progress.

San Francisco Municipal Transportation Agency's Zero Emissions 2020 Plan. The SFMTA's *Zero Emissions 2020 Plan* focuses on the purchase of cleaner transit buses including hybrid diesel-electric buses. Under this plan hybrid buses will replace the oldest diesel buses, some dating back to 1988. The hybrid buses emit 95 percent less particulate matter (PM, or soot) than the buses they replace, they produce 40 percent less oxides of nitrogen (NOx), and they reduce GHGs by 30 percent.

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

Zero Waste. In 2004, the City of San Francisco committed to a goal of diverting 75 percent of its' waste from landfills by 2010, with the ultimate goal of zero waste by 2020. San Francisco currently recovers 69 percent of discarded material.

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

Greenhouse Gas Reduction Ordinance. In May 2008, the City of San Francisco adopted an ordinance amending the San Francisco *Environment Code* to establish City GHG emission targets

²⁶ San Francisco Department of the Environment and San Francisco Public Utilities Commission, *Climate Action Plan for San Francisco, Local Actions to Reduce Greenhouse Emissions*, September 2004.

and departmental action plans, to authorize the Department of the Environment to coordinate efforts to meet these targets, and to make environmental findings. The ordinance establishes the following GHG emission reduction limits for San Francisco and the target dates to achieve them:

- Determine 1990 City GHG emissions by 2008, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 40 percent below 1990 levels by 2025; and
- Reduce GHG emissions by 80 percent below 1990 levels by 2050.

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

Go Solar SF. On July 1, 2008, the San Francisco Public Utilities Commission (SFPUC) launched their "GoSolarSF" program to San Francisco's businesses and residents, offering incentives in the form of a rebate program that could pay for approximately half the cost of installation of a solar power system, and more to those qualifying as low-income residents.

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

pounds, increasing the valuations of recycled materials by \$200 million, reducing automobile trips by 540,000, and increasing green power generation by 37,000 megawatt hours.²⁷

The Green Building Ordinance also continues San Francisco's efforts to reduce the City's greenhouse gas emissions to 20 percent below 1990 levels by the year 2012, a goal outlined in the City's 2004 *Climate Action Plan*. In addition, by reducing San Francisco's emissions, this ordinance also furthers the State's efforts to reduce greenhouse gas emissions statewide as mandated by the California Global Warming Solutions Act of 2006.

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

The San Francisco Planning Department and Department of Building Inspection have also developed a streamlining process for Solar Photovoltaic (PV) Permits and priority permitting mechanisms for projects pursuing LEED® Gold Certification.

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

Each of the policies and ordinances discussed above include measures that would decrease the amount of GHGs emitted into the atmosphere and decrease San Francisco's overall contribution to climate change.

Although neither the BAAQMD nor any other agency has adopted significance criteria for evaluating a project's contribution to climate change, the Governor's Office of Planning and Research (OPR) has asked the California Air Resources Board to "recommend a method for

²⁷ These findings are contained within the final Green Building Ordinance, signed by the Mayor August 4, 2008.

setting thresholds of significance to encourage consistency and uniformity in the CEQA analysis of GHG emissions” throughout the state because OPR has recognized that “the global nature of climate change warrants investigation of a statewide threshold for GHG emissions.”²⁸ In the interim, on June 19, 2008, OPR released a Technical Advisory for addressing climate change through CEQA review. OPR’s technical advisory offers informal guidance on the steps that lead agencies should take to address climate changes in their CEQA documents, in the absence of statewide thresholds. OPR will develop, and the California Resources Agency will certify and adopt amendments to the CEQA guidelines on or before January 1, 2010, pursuant to Senate Bill 97.

The informal guidelines in OPR’s technical advisory provide the basis for determining the proposed project’s contribution of GHG emissions and the project’s contribution to global climate change. In the absence of adopted statewide thresholds, OPR recommends the following approach for analyzing GHG emissions:

- 1) Identify and quantify the project’s GHG emissions;
- 2) Assess the significance of the impact on climate change; and
- 3) If the impact is found to be significant, identify alternatives and/ or mitigation measures that would reduce the impact to a less-than-significant level.

Subsequently, in October 2008, the California Air Resources Board (CARB) released a preliminary draft staff proposal entitled, “Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act.” The proposal sets forth proposed approaches to determining the significance, under CEQA, of GHG emissions from residential and commercial projects and from industrial projects. Under the proposal, residential and commercial projects could demonstrate a less-than-significant GHG impact through compliance with a previously approved GHG reduction program, or by compliance with performance standards (to be developed subsequently by ARB) for GHG emissions for construction and from water use, solid waste, and transportation, as well as a California Energy Commission standard for energy-efficient performance, in combination with a to-be-determined maximum amount of GHG emissions. (Existing projects that are exempt from CEQA would be presumed to result in a less-than-significant effect with regard to GHGs). Absent a conclusion of less-than-significant impact, an EIR would be required to assess the impacts of GHG emissions. The staff proposal could be heard by the CARB in March 2009.

²⁸ Governor’s Office of Planning and Research. Technical Advisory- CEQA and Climate Change: Addressing Climate Change to the California Environmental Quality Act (CEQA) Review. June 19, 2008. This document is available online at the Office of Planning and Research’s website at: <http://www.opr.ca.gov>. Accessed July 24, 2008.

In January 2009, OPR issued preliminary draft revisions to the state CEQA Guidelines to incorporate GHG emissions. These draft revisions would also incorporate compliance with an existing GHG emissions reduction plan as a means of determining that the contribution to a cumulative GHG effect would be less than significant. The revisions would include a new section specifically addressing the significance of GHG emissions that would build upon OPR's interim Technical Advisory. Like the advisory, the proposed Guideline section calls for quantification of GHG emissions. The proposed section states that the significance of GHG impacts should include consideration of the extent to which the project would help or hinder compliance with AB 32 goals; increase energy use, especially that generated by fossil fuel combustion; improve energy efficiency; and result in emissions that would exceed any applicable significance threshold. As noted, under SB 97, final language for the CEQA Guidelines is to be adopted by January 1, 2010.

The following analysis is based on OPR's recommended approach for determining a project's contribution to and impact on climate change.

Identifying and quantifying a project's greenhouse gas emissions. OPR's technical advisory states that "the most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide." State law defines GHG to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the Project, however, the GHG calculation does include emissions from CO₂, nitrous oxide, and methane, as recommended by OPR. The informal guidelines also advise that lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water usage and construction activities. The calculation presented below includes CO₂-eq GHG emissions from the construction period, as well as annual CO₂-eq GHG emissions from increased vehicular traffic, energy consumption, as well as estimated GHG emissions from solid waste disposal. While San Francisco's population and businesses are expected to increase, overall projected water demand for San Francisco in 2030 is expected to decrease from current water demand due to improvements in plumbing code requirements and additional water conservation measures implemented by the San Francisco Public Utilities Commission (SFPUC).²⁹ Given the anticipated degree of water conservation, GHG emissions associated with the transport and treatment of water usage would similarly decrease through 2030, and therefore increased GHG emissions from water usage is not expected.

²⁹ The San Francisco Public Utilities Commission's (SFPUC) *City and County of San Francisco Retail Water Demands and Conservation Potential*, November 2004, documents the current and projected water demand given population and housing projections from Citywide Planning. This document is available at the SFPUC's website at: http://sfwater.org/detail.cfm/MC_ID/13/MSC_ID/165/C_ID/2281. Accessed July 28, 2008. The analysis provides projections of future (2030) water demand given anticipated water conservation measures from plumbing code changes, measures the SFPUC currently implements, and other measures the SFPUC anticipates on implementing. Conservation measures the SFPUC currently implements results in an overall reduction of 0.64 million gallons of water per day (mgd).

The proposed project would increase activity onsite by demolishing the existing library and constructing a new two-story library. Therefore, the project would contribute to annual long-term increases in GHGs as a result of traffic increases (mobile sources) and operations associated with heating, energy use, water usage and wastewater treatment, and solid waste disposal (area sources). Construction of the project would emit approximately 525 tons of CO₂-eq.^{30 31} Direct project CO₂-eq emissions (including CO₂, methane, and nitrous oxide emissions) would include 242 tons of CO₂-eq/year from transportation and eight tons of CO₂-eq/year from heating, for a total of 250 tons of CO₂-eq/year of project-emitted GHGs. The project would also indirectly result in GHG emissions from off-site electricity generation at power plants (approximately 18 tons of CO₂-eq/year) and from anaerobic decomposition of solid waste disposal at landfills, mostly in the form of methane (approximately 12 tons of CO₂-eq/year), for a GHG emissions total of approximately 280 tons of CO₂-eq/year. Annual emissions would represent about three ten-thousandths of one percent (0.0003 percent) of total Bay Area GHGs emitted in 2002.³²

The above calculations do not take into account reductions in GHG generation that would be anticipated as a result of the project's proposed US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification, which is in accordance with the environmental stewardship goals of the Branch Library Improvement Program (see Project Description, page 1). Although the exact measures have not yet been determined, the project would incorporate best management practices and innovative technologies in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality where feasible. As a result, GHG emissions would be anticipated to be lower than for a comparable non-LEED-certified building and lower than those from the existing library building.

Assessing the significance of the impact on climate change. The project's incremental increases in GHG emissions associated with construction, traffic increases and heating, electricity use, and solid waste disposal would contribute to regional and global increases in GHG emissions and associated climate change effects.

³⁰ Construction emissions and annual emissions are not intended to be additive as they occur at different points in the project's lifecycle. Construction emissions are one-time emissions that occur prior to building occupancy. Annual emissions are incurred only after construction of the proposed project and are expected to occur annually for the life of the project.

³¹ Environmental Science Associates. Case No. 2008.0968E – North Beach Public Library Project Greenhouse Gas Emissions Calculation. December 2008. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

³² The Bay Area Air Quality Management District reported regional Bay Area GHGs emissions in 2002 at approximately 85 million CO₂-eq tons. Bay Area 2002 GHG emissions are used as the baseline for determining whether a project's contributions are significant as these are the most recent emissions inventory for the Bay Area.

The 2020 GHG emissions limit for California, as adopted by CARB in December of 2007 is approximately 427 million metric tons (470 million U.S. tons) of CO₂-eq. The project's annual contribution would be 0.0001 percent of this total 2020 emissions limit, and therefore the project would not generate sufficient emissions of GHGs to contribute considerably to the cumulative effects of GHG emissions such that it would impair the state's ability to implement AB32, nor would the project conflict with San Francisco's local actions to reduce GHG emissions.

OPR's guidance states that "Although climate change is ultimately a cumulative impact, not every individual project that emits GHGs must necessarily be found to contribute to a significant cumulative impact on the environment. CEQA authorizes reliance on previously approved plans and mitigation programs that have adequately analyzed and mitigated GHG emissions to a less than significant level as a means to avoid or substantially reduce the cumulative impact of a project" And "In determining whether a proposed project's emissions are cumulatively considerable, the lead agency must consider the impact of the project when viewed in connection with the effects of "past, current and probable future projects."

As discussed previously, San Francisco has been actively pursuing cleaner energy, transportation and solid waste policies. Probable future greenhouse gas reductions will be realized by implementation of the City's Green Building Ordinance. Additionally, the recommendations outlined in the Draft AB 32 *Scoping Plan* will likely realize major reductions in vehicle emissions.

Further, the State of California Attorney General's office has compiled a list of GHG reduction measures that could be applied to a diverse range of projects.³³ The project would meet the intent of many of the GHG reduction measures identified by the Attorney General's office: (1) As infill development, the project would be constructed in an urban area with good transit access, reducing vehicle trips and vehicle miles traveled, and therefore the project's transportation-related GHG emissions would tend to be less relative to the same amount of population and employment growth elsewhere in the Bay Area, where transit service is generally less available than in the central city of San Francisco;³⁴ (2) As new construction, the project would be required to meet California Energy Efficiency Standards for Residential and Nonresidential Buildings, helping to reduce future energy demand as well as reduce the project's contribution to cumulative regional GHG emissions; (3) the project would also be required to comply with the Construction Demolition and Debris Recovery Ordinance (Ordinance No. 27-06), requiring at least 65% of all construction and demolition material to be

³³ State of California, Department of Justice, "The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level." Updated 3/11/08. Available at: http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf. Accessed 04/11/2008

³⁴ The California Air Pollution Control Officer's, CEQA and Climate Change (January 2008) white paper identifies infill development as yielding a "high" emissions reduction score (between 3-30%). This paper is available online at: <http://www.capcoa.org/ceqa/CAPCOA%20White%20Paper%20-%20CEQA%20and%20Climate%20Change.pdf>. Accessed April 15, 2008.

diverted from landfills; and (4) the project would plant new trees, thereby potentially aiding in carbon sequestration.³⁵

Given that: (1) the project would not contribute significantly to global climate change such that would impede the State's ability to meet its GHG reduction targets under AB 32, or impede San Francisco's ability to meet its GHG reduction targets under the Greenhouse Gas Reduction Ordinance; (2) San Francisco has implemented programs to reduce GHG emissions specific to new construction; and (3) current and probable future state and local GHG reduction measures will likely reduce a project's contribution to climate change, the project would not contribute significantly, either individually or cumulatively, to global climate change. This topic will not be discussed in the EIR.

Roadway-Related Exposure to Toxic Air Contaminants

The California Air Resources Board (CARB) established its statewide comprehensive air toxics program in the early 1980s. CARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. CARB identifies 244 substances as Toxic Air Contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, CARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day."³⁶ However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.³⁷ Consistent with CARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more dwelling units located in proximity to high-traffic roadways, as mapped by DPH, an Air

³⁵ Carbon sequestration is the capture and long-term storage of carbon dioxide before it is emitted into the atmosphere.

³⁶ California Air Resources Board, *2005 Air Quality and Land Use Handbook: A Community Health Perspective*, <http://www.arb.ca.gov/ch/landuse.htm>, accessed September 8, 2008.

³⁷ San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed September 8, 2009.

Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average).³⁸ If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site, at 701 Lombard Street is located within the Potential Roadway Exposure Zone (along Columbus Avenue), as mapped by DPH. The project is not subject to the San Francisco Health Code provisions in Article 38 as it does not propose new residential uses. Further, in consultation with DPH, the project's proposed library and playground uses do not meet the classification of "sensitive receptor" as defined by the CARB *Air Quality and Land Use Handbook*. While many of the library patrons would likely be youth or young children, exposure to elevated roadway particulates would be minimal, due to the limited duration of library and park visits (e.g., as opposed to school, where students generally spend six to eight hours a day.) The definition of "sensitive receivers" generally would not include library and park employees, because they represent the healthy adult population which is considered less vulnerable to most exposures.³⁹

Construction Air Quality Emissions

Demolition, grading, and new construction activities would temporarily affect local air quality during the project's proposed 20-month construction schedule, causing temporary increases in particulate dust and other pollutants. Emissions generated from construction activities include dust (including PM-10 and PM-2.5)⁴⁰ primarily from "fugitive" sources, combustion emissions of criteria air pollutants (reactive organic gases [ROG], nitrogen oxides [NO_x], carbon monoxide [CO], sulfur oxides [SO_x], and PM-10) primarily from operation of construction equipment and

³⁸ According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM_{2.5} concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM_{2.5}. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

³⁹ Tom Rivard, Department of Public Health, personal communication with Michael Jacinto, Planning Department, January 8, 2009.

⁴⁰ Particles that are 10 microns or less in diameter and 2.5 microns or less in diameter, respectively.

worker vehicles, and evaporative emissions (ROG) from asphalt paving and architectural coating applications. The Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines recognize that construction equipment emits ozone precursors, but indicate that such emissions are included in the emission inventory that is the basis for regional air quality plans.⁴¹ Therefore, construction emissions are not expected to impede attainment or maintenance of ozone standards in the Bay Area.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998–2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose and throat. Demolition, excavation, grading and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

⁴¹ Bay Area Air Quality Management District, *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*, December 1999.

The project sponsors and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the *San Francisco Public Works Code*. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

For project sites greater than one half-acre in size, such as the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan project, the Ordinance requires that the project sponsor submit a Dust Control Plan for approval by the San Francisco Health Department. DBI will not issue a building permit without written notification from the Director of Public Health that the applicant has a site-specific Dust Control Plan, unless the Director waives the requirement. Interior-only tenant improvement projects that are over one-half acre in size that will not produce exterior visible dust are exempt from the site-specific Dust Control Plan requirement.

Site-specific Dust Control Plans shall require the project sponsor to: submit of a map to the Director of Public Health showing all sensitive receptors within 1,000 feet of the site; wet down areas of soil at least three times per day; provide an analysis of wind direction and install upwind and downwind particulate dust monitors; record particulate monitoring results; hire an independent, third-party to conduct inspections and keep a record of those inspections; establish shut-down conditions based on wind, soil migration, etc.; establish a hotline for surrounding community members who may be potentially affected by project-related dust; limit the area subject to construction activities at any one time; install dust curtains and windbreaks on the property lines, as necessary; limit the amount of soil in hauling trucks to the size of the truck bed and securing with a tarpaulin; enforce a 15 mph speed limit for vehicles entering and exiting construction areas; sweep affected streets with water sweepers at the end of the day; install and utilize wheel washers to clean truck tires; terminate construction activities when winds exceed 25 miles per hour; apply soil stabilizers to inactive areas; and to sweep off adjacent streets to reduce particulate emissions. The project sponsor would be required to designate an individual to monitor compliance with dust control requirements.

These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

The BAAQMD neither recommends quantified analysis of cumulative construction emissions nor provides thresholds of significance that could be used to assess cumulative construction emissions. The construction industry, in general, is an existing source of emissions within the Bay Area. Construction equipment operates at one site on a short-term basis and, when finished, moves on to a new construction site. Because construction activities would be temporary, the contribution to the cumulative context is so small as to be virtually immeasurable, and as all of the appropriate and feasible construction-related measures recommended by the BAAQMD would be implemented, the contribution of construction emissions associated with the proposed project would not be cumulatively considerable. This topic will not be discussed in the EIR.

Odors

The project would not result in a perceptible increase or change in odors on the project site or in the vicinity of the project, as it would not include uses that generate odors. Observation indicates that surrounding land uses are not sources of noticeable odors, and therefore, would not adversely affect project residents. This topic will not be discussed in the EIR.

In light of the above, effects related to air quality would not be significant. Therefore, this topic will not be discussed in the EIR.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
8. WIND AND SHADOW—Would the project:					
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 8a: Wind impacts are generally caused by large building masses, typically 80 feet in height or greater, extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. The proposed project is a 30-foot-tall building and would not be substantially taller than other buildings in the area, including the pool and clubhouse, such that it would cause adverse ground-level wind effects. Therefore, wind effects would not be significant and the topic will not be discussed in the EIR.

Question 8b: Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission in consultation with the Recreation and Park Commission finds the impact to be insignificant. The proposed library would be approximately 30 feet in height and add new shade to portions of the project site and surrounding properties. In addition, demolition of the existing library would remove existing shade from portions of the project site and surrounding properties.

The proposed project is not subject to Planning Code Sec. 295 because the proposed branch library would not exceed 40 feet in height. Additionally, net new shading which would result from the proposed branch library building would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. However, given the proposed library’s proximity to newly programmed open space and recreational uses, the project’s shadow effects will be analyzed in greater depth in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
9. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Questions 9a–9c: The San Francisco Recreation and Park Department administers more than 200 parks, playgrounds, and open spaces throughout the City. System recreation facilities also include 15 recreation centers, nine swimming pools, five golf courses, and hundreds of athletic fields, tennis courts, and basketball courts.⁴² Publicly accessible park and open spaces in the project vicinity include Washington Square (between Powell, Filbert, Stockton, and Union

⁴² San Francisco Recreation and Park Department. http://www.parks.sfgov.org/site/recpark_index.asp?id=24168, accessed February 19, 2009; San Francisco Recreation and Park Department Assessment Report, August 2004, p. 21, at http://www.parks.sfgov.org/wcm_recpark/Notice/SFRP_Summary_Report.pdf, accessed February 19, 2009.

Streets, two blocks southwest of the project site); Coit Tower and Pioneer Park on Telegraph Hill (three blocks east of the project site); Michelangelo Playground (on the south side of Greenwich Street between Leavenworth and Jones Streets, three blocks west of the project site); and the project site itself, which includes various outdoor play equipment and hardscaped areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library. The outdoor recreation space comprises two bocce courts; a children's play area with zones for both older- and younger-age children; and a multi-purpose hardscape area with one undersized softball field, two volleyball courts, three 4-square courts, and a basketball court. The indoor space contains a lap pool, a recreation pool, a clubhouse, and restroom facilities.

The project would be located within walking distance (generally defined as 0.25-mile) of the above-noted parks and open spaces. Additionally, the first phase of the proposed project would generate 12,100 square feet of additional public open space associated with an existing park (see Project Description, page 1). The second phase of the proposed project would renovate this additional public open space into passive recreational space, including paved walkways and landscaped areas.

The second phase of the project would reorganize and renovate the active recreation space of the existing park. It would entail moving the three tennis courts to the location of the existing children's play area, and a new children's play area would be constructed in the location of the existing tennis courts. This phase would also resurface the multi-purpose hardscape area. This area would be restriped and reorganized to add one informal soccer field, two half basketball courts, and one volleyball court to the courts and fields already there. Some of these courts would overlap one-another to make the space more versatile. These changes would not result in a net change in the total active recreational space on the site, but they would allow for more intense and/or simultaneous recreational use.

The proposed project would not significantly increase demand for or use of the Joe DiMaggio Playground, other neighborhood parks, or citywide facilities such as Golden Gate Park, such that substantial physical deterioration would be expected.

The proposed project is a moderate expansion and renovation of existing recreational facilities. The proposed project would not result in significant impacts, either individually or cumulatively, in regard to recreational facilities. Therefore, this topic will not be addressed in the EIR.

In light of the above, effects related to recreation would not be significant. Therefore, this topic will not be discussed in the EIR.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
10. 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"/>	<input 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"/>	<input 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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

The project site and vicinity are currently served by public utilities and service systems, including provision of water, wastewater collection and treatment, and solid waste collection and disposal. The proposed project would slightly increase the intensity of development on the site and consequently incrementally increase demand for and use of public utilities on the site.

Question 10a: The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Existing wastewater and stormwater from the project site are collected for treatment and disposal at the Southeast Water Pollution Control Plant (Southeast Plant). (The combined wastewater and stormwater system is discussed under Questions 10b through 10e below.) The volume of wastewater from the site would slightly increase as a result of the project, but not enough to affect the volume or frequency of combined sewer overflow, and the nature of the wastewater on the site would be typical of public and institutional uses. In addition, the proposed project includes features to reduce the amount of stormwater runoff leaving the site; these features would also help to offset the increase in wastewater flows. Therefore, the proposed project would not result in any exceedances of treatment requirements established in the National Pollutant Discharge Elimination System

permit issued to the SFPUC by the Regional Water Quality Region. This topic will not be analyzed in the EIR.

Questions 10b–10e: The following is a discussion of water, wastewater, and stormwater services and systems.

Water

The SFPUC provides water (through retail and wholesale customers) to approximately 2.4 million people in San Francisco, Santa Clara, Alameda, San Mateo, and Tuolumne Counties.⁴³ Approximately 96 percent of the water provided to San Francisco is supplied by the SFPUC Regional Water System, which is made up of water from the Hetch Hetchy Reservoir and Bay Area reservoirs in the Alameda and Peninsula watersheds.⁴⁴

Citywide water use in 2000 was approximately 84 million gallons per day (mgd), of which about 57 percent was for residential customers and about 34 percent for business. Most of the remaining 9 percent was considered “unaccounted” water.⁴⁵ Water demand in San Francisco is expected to decrease slightly between 2000 and 2030, in spite of a projected increase in the City’s population. Lower water use rates are expected because of an anticipated decrease in the number of people in each housing unit and the increased use of water-efficient plumbing fixtures.⁴⁶

Total system-wide demand is projected to increase to 300 mgd by 2030. The City’s *2005 Urban Water Management Plan* (UWMP) projects that, during normal precipitation years, the SFPUC will have adequate supplies to meet the projected demand. During multiple dry years, however, additional water sources will be required.⁴⁷ To address this issue, the SFPUC has embarked on a multi-year program, called the Water System Improvement Program (WSIP), to rebuild the water system.⁴⁸ The WSIP Final Program Environmental Impact Report was certified in September 2008.⁴⁹

⁴³ SFPUC, *2005 Urban Water Management Plan for the City and County of San Francisco*, adopted December 13, 2005, p. 5.

⁴⁴ SFPUC, *Urban Water Management Plan*, p. 9. Groundwater and recycled water make up the remainder of the SFPUC supplies to the City.

⁴⁵ Unaccounted for water includes necessary but unmetered uses such as fire fighting, main flushing, and storage facility cleaning, as well as losses due to leaking pipes.

⁴⁶ SFPUC, *Urban Water Management Plan*, pp. 42–43.

⁴⁷ SFPUC, *Urban Water Management Plan*, p. 47.

⁴⁸ SFPUC, *Water System Improvement Program*, January 2006.
http://sfwater.org/Files/Reports/WSIP_ProgramDescription_18Jan06_2.pdf, accessed February 19, 2009, p. 1-1.

⁴⁹ SFPUC, *WSIP Program Environmental Impact Report*, available at
http://www.sfgov.org/site/planning_index.asp?id=80530, accessed February 19, 2009.

Although the proposed project would result in a slight increase in visitors to the library, it would not substantially increase demand for water in San Francisco since per-visitor use would likely be less (see Population and Housing, p. 26). New construction would be designed to incorporate water-conserving measures, such as low-flush toilets and urinals, as required by the California State Building Code Section 402.0(c).

Sufficient growth to accommodate the proposed project's user population was assumed in the San Francisco Public Utilities Commission's 2005 *Urban Water Management Plan* and an adequate water supply would be available for the proposed project.⁵⁰ Since the proposed project would have sufficient water supply available from existing entitlements, it would result in a less-than-significant project-specific and cumulative water impacts. This topic will not be discussed in the EIR.

Wastewater

The project site is served by San Francisco's combined sewage system. The sewage system is designed to collect and treat both sanitary sewage and rainwater runoff in the same sewer and treatment plants. Wastewater treatment for the east side of the City is provided primarily by the Southeast Water Pollution Control Plant. The project would meet wastewater pre-treatment requirements of the San Francisco Public Utilities Commission, as required by the San Francisco Industrial Waste Ordinance.⁵¹

The project site is currently predominantly covered with impervious surfaces, and the proposed project would not create any additional impervious surfaces. The proposed project's second phase would decrease the amount of impervious surface on the site through the proposed landscaping of the Mason Street right-of-way and the landscaping of the area occupied by the existing library. While the proposed project could incrementally add to sewage flows in the area, it would not cause collection treatment capacity of the sewer system in the City to be exceeded. In light of the above, the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. Therefore, the proposed project would result in a less-than-significant wastewater impact. This topic will not be discussed in the EIR.

Solid Waste

Questions 10f–10g: The California Integrated Waste Management Act of 1989 (AB3 939) required municipalities to adopt an Integrated Waste Management Plan (IWMP) to establish

⁵⁰ Population forecasts relied upon in the Urban Water Management Plan are those projected by the Planning Department in its "Land Use Allocation 2002" database, a modified version of the Association of Bay Area Government's *Projections 2002*.

⁵¹ *San Francisco Public Works Code*, Article 4.1 (amended by Ordinance No. 19-92, January 13, 1992).

objectives, policies, and programs relative to waste disposal, management, source reduction, and recycling. All solid waste management in San Francisco is governed by the adopted IWMP. In addition, the City was required by AB 939 to divert 50 percent of its waste stream from landfill disposal by 2000. The City's target year was subsequently adjusted from 2000 to 2003. The City's 1995 diversion rate was 36 percent, which improved to 46 percent by 2000. San Francisco met the 50 percent diversion rate threshold in 2002, diverting 64 percent of its solid waste stream, and the diversion rate has been above 60 percent since then.⁵²

Reports filed by the San Francisco Department of the Environment showed the City generated 1.88 million tons of waste material in 2002. Approximately 63 percent (1.18 million tons) was diverted through recycling, composting, reuse, and other efforts while 700,000 tons went to a landfill.⁵³ Additionally, the City has a goal to divert most (75 percent) of its solid waste (through recycling, composing, etc.) by 2010 and to divert all waste by 2020.⁵⁴

Solid waste from the project site would be collected by Golden Gate Disposal Company and hauled to the Norcal transfer station near Candlestick Point, and recycled as feasible, with non-recyclables being disposed of at the Altamont Landfill in Alameda County, where it is required to meet federal, state and local solid waste regulations. The Altamont Landfill has a permitted maximum disposal of 6,000 tons per day and received about 1.31 million tons of waste in 2005 (the most recent year reported by the State). The total permitted capacity of the landfill is 62 million cubic yards; with this capacity, the landfill can operate until 2025 or beyond.⁵⁵ However, the amount of solid waste that San Francisco can deposit at Altamont Landfill is governed by the City's agreement with the landfill operator, and the City is anticipated to reach its current limit between 2013 and 2015. The City is currently reviewing alternatives for longer-term disposal capacity, which may or may not involve continuing disposal at Altamont Landfill. The Department of the Environment anticipates having a new agreement in place by 2010.⁵⁶

⁵² California Integrated Waste Management Board, "Jurisdiction Profile for City of San Francisco." Available on the internet at: <http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=438&JUR=San+Francisco>. Accessed December 3, 2008.

⁵³ San Francisco Office of the Controller, Community Indicators Report. Available on the internet at: http://www.sfgov.org/wcm_controller/community_indicators/physicalenvironment/index.htm. Accessed December 3, 2008.

⁵⁴ San Francisco Department of the Environment, Zero Waste webpage. Available on the internet at: http://www.sfenvironment.org/our_programs/program_info.html?ssi=3&ti=#Reports. Accessed December 3, 2008.

⁵⁵ California Integrated Waste Management Board, Active Landfill Profiles, Altamont Landfill. Available on the internet at: <http://www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile1.asp?COID=1&FACID=01-AA-0009>. Accessed December 3, 2008.

⁵⁶ San Francisco Department of the Environment, "Timeline and Analysis: Disposal Alternatives for San Francisco," January 25, 2008. Available on the internet at: http://www.sfenvironment.org/downloads/library/1_salalternativesjanuary2008.pdf. Accessed December 3, 2008.

The proposed project would increase the visitor population of the library (during hours of operation), by up to 57 persons (see Population and Housing, p. 26). This increased visitor population is relatively minor compared to the population of San Francisco, and it would not significantly increase total waste generation from the City. Also, the increasing rate of diversion through recycling and other methods would result in a decreasing share of total waste that requires deposition into the Altamont Landfill. Given this, and given the long-term capacity available at the Altamont Landfill, the solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would result in a less-than-significant solid waste generation impact.

San Francisco Ordinance No. 27-06, effective July 1, 2006, enacted a new Chapter of the Environment Code (Chapter 14) and made amendments to the Building Code, the Health Code and the Police Code in order to establish a comprehensive program to effectuate the City's goals. Ordinance No. 27-06 creates a mandatory program to maximize the recycling of mixed construction and demolition (C&D) debris. The ordinance requires that mixed C&D debris must be transported off-site by a Registered Transporter and taken to a Registered Facility that can process and divert from landfill a minimum of 65 percent of the material generated from construction, demolition or remodeling projects.

A person conducting full demolition of an existing structure must submit to the Director of the Department of the Environment a waste diversion plan that provides for a minimum of 65 percent diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling that would otherwise not be subject to Chapter 14 of the Environment Code, Construction and Demolition Debris Recovery Ordinance. The plan may propose to use facilities and transporters that are not registered under this Chapter. The waste diversion plan must be submitted to the Director at the time the person applies for a demolition permit from the Department of Building Inspection and must include the following information: a list of all material types and volumes anticipated from the demolition; the market or destination for each material; the estimated recovery rate (diversion from landfill) by material or market; and the anticipated transporter for each material type. The Director shall make a determination as to the adequacy of the plan within five business days and shall notify the Department of Building Inspection of its decision.

The proposed project would comply with San Francisco Ordinance 27-06. For the reasons discussed above, utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue. This topic will not be discussed in the EIR.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
11. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Question 11a: The project site is within an urban area that is served by public services, including fire and police services, public schools, parks, and other services. The project would incrementally increase development on the site, resulting in an increase in up to 57 visitors per hour to the library during hours of operation. Thus, depending on the design of the building’s utility and energy systems, including the fixtures selected for installation, the project could result in a minor increase in the demand for, and use of, public services and utilities, and would increase water and energy consumption, but not in excess of amounts expected and provided for in this area. Impacts to recreation are discussion in on p. 52. The impact of the full or partial vacation of the Mason Street right of way to vehicular traffic and associated impacts to emergency vehicle access and response times will be addressed in the Traffic section of the EIR.

Fire

The San Francisco Fire Department (SFFD), headquartered at 698 Second Street, provides fire and emergency medical services to the City and County of San Francisco. The SFFD consists of three divisions, which are further divided into ten battalions and 43 active stations located throughout the City.⁵⁷ Fire protection is provided primarily by the four closest fire stations: Station 2, at 1340 Powell Street at Broadway (five blocks south of the project site); Station 13, at 530 Sansome Street at Washington Street (approximately eight blocks south and six blocks east of the site); Station 28, at 1814 Stockton Street at Greenwich Street (one block west of the project site); and Station 41, at 1325 Leavenworth Street at Washington Street (approximately eight blocks south and four blocks east of the project site). Combined, these stations are equipped with four engine companies, and two medic units (ambulance), and three of the stations provide Advanced Life Support (ALS) services.⁵⁸

⁵⁷ San Francisco Fire Department, http://www.sfgov.org/site/sffd_index.asp?id=48342, accessed February 19, 2009.

⁵⁸ As of 2004. From Office of the Controller, City and County of San Francisco, “A Review of the San Francisco Fire-EMS System,” p. 5, April 2004, http://www.sfgov.org/site/controller_page.asp?id=24430, accessed February 19, 2009.

The SFFD also provides unified emergency medical services (EMS) in the City, including basic life support (BLS) and ALS services. In addition, several privately operated ambulance companies are authorized to provide BLS and ALS services.⁵⁹ In 2005, the San Francisco Fire Commission authorized a reconfiguration of EMS in the City over a period of three years, including the hiring and training of paramedic and EMT personnel, among other changes.⁶⁰

The proposed project would result in a minor increase in the number of fire suppression and emergency medical service calls received from the project area (See Population and Housing, p. 26). The increase would be incremental and would not likely be substantial in light of the existing demand and capacity for fire suppression and emergency medical services in the City. The proposed project would not require the construction of new or physically altered facilities or significantly increased staff. Furthermore, in November 2005, San Francisco voters passed a measure to prevent the closure of any existing fire stations.⁶¹ Therefore, the project would not be expected to have any substantial impact on fire services, and fire and emergency medical services will not be discussed in the EIR.

Police

The San Francisco Police Department (SFPD), headquartered at 850 Bryant Street, provides police protection for the City and County of San Francisco including the project site. The SFPD consists of four Bureaus and ten Districts located throughout the City. The Central Station, at 766 Vallejo Street (four blocks south of the project site), has jurisdiction over the project site and vicinity.⁶²

The minor increase in population accommodated by the proposed project (See Population and Housing, p. 26) would result in a minor increase in the number of service calls handled by the Police Department. However, this increase in responsibilities would not likely be substantial in light of the existing demand and capacity for police protection services in the area. The proposed project would not increase demand in excess of amounts provided for in the project area and would not require the construction of any new police facilities. The project therefore would not be expected to adversely affect the ability of the Police Department to adequately provide police protection services to the project area and to the City as a whole. Thus, this impact would be less than significant, and police services will not be discussed in the EIR.

⁵⁹ San Francisco Emergency Medical Services Agency, <http://www.sanfranciscoems.org/> (EMS System Providers), accessed February 19, 2009.

⁶⁰ San Francisco Fire Commission, Resolution 05-4, EMS Reconfiguration, adopted March 24, 2005, from http://www.sfgov.org/site/firecomm_page.asp?id=33532, accessed February 19, 2009.

⁶¹ San Francisco Chronicle, "SAN FRANCISCO / MEASURES: Voters take stand against guns, recruiting at schools," November 9, 2005, <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2005/11/09/BAG9RFKD1C82.DTL>, accessed February 19, 2009.

⁶² San Francisco Police Department, http://www.sfgov.org/site/police_index.asp?id=19970, accessed February 19, 2009.

Schools

The nearest school is the Telegraph Hill Neighborhood Center Child Development Program, which offers a preschool and is located on Lombard Street directly across from the North Beach Pool and Clubhouse. In addition, Saints Peter and Paul Salesian School, a pre-kindergarten through grade 8 school affiliated with Saint Peter and Paul Church, are located one block south of the project site, on Powell Street and Filbert Street. Also nearby are Francisco Middle School (2150 Powell Street, about two blocks north of the project site), John Yehall-Chin Elementary School (350 Broadway, about five blocks south and one block west of the project site), and the Sarah B. Cooper Child Development Center at 940 Filbert Street (about two blocks east of the project site). Given that proposed project does not entail new residential uses and no change in the number of SFPL or Recreation and Park Department staff, the proposed project would not result in a need for new or altered schools, the construction of which could have a significant environmental effect on schools.

Based on the above, the proposed project would not have a significant environmental effect on public services, both individually and cumulatively. This topic will not be discussed in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
12. 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"/>	<input 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"/>	<input 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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
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"/>	<input 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"/>	<input type="checkbox"/>

Questions 12a, 12b, 12d, and 12e: The project site and the majority of the North Beach neighborhood around the project site are developed and covered with structures and other impermeable surfaces. Impervious surfaces currently on the site itself include the paved parking lot at 701 Lombard Street, the paved Mason Street right-of-way, the hardscape tennis courts, the existing hardscape multi-purpose area, and the roofs of the existing library and the pool and clubhouse. Pervious surfaces include the tree pits on sidewalks surrounding the site, the sand surface of the children’s play area, the sand surface of the bocce courts, and the pits for landscaping surrounding the existing children’s play area and the bocce courts. A tree survey of the site was conducted in February 2009. The results of the survey are below:

Five trees line the perimeter of 701 Lombard Street:

- Two 20-inch diameter Indian Laurel Fig trees (*ficus nitida*) are on the Columbus Avenue sidewalk.⁶³
- One 18-inch diameter Indian Laurel Fig tree is on the Lombard Street sidewalk.
- Two Cherry trees are on the Mason Street sidewalk, ranging in diameter from 3 to 6 inches. These trees were planted by Friends of the Urban Forest in dedication to residents of San Francisco. As part of the proposed project’s first phase, these trees would be replaced within the project site.

Forty-two trees line the perimeter of 2000 Mason Street / 661 Lombard Street:

- Seven sycamore trees (plane trees) (*platanus*), ranging from 5 to 12 inches in diameter, are on the Mason Street sidewalk.
- Eight Indian Laurel Figs, ranging in diameter from 20 to 24 inches; two Japanese Cherry trees (*prunus serrulata*), ranging in diameter from 6 to 9 inches; and two 3-inch diameter Olive trees (*olea europea*) are on the Lombard Street sidewalk.
- Ten sycamore trees, ranging in diameter from 4 to 12 inches, are on the Powell Street sidewalk.

⁶³ Tree Disclosure Statement. Planning Department. August 8, 2008. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

- Eleven sycamore trees, ranging in diameter from 5 to 16 inches, are on the Greenwich Street sidewalk.
- Two “strawberry” trees (*arbutus unedo*), ranging in diameter from 12 to 20 inches, are on the Columbus Avenue sidewalk, though within the Assessor’s Block 75, Lot 1 property line.

Several bushes, flowers, herbs, and trees are within the existing Joe DiMaggio Playground, including the following:

- Eleven sycamore trees, ranging in diameter from 5 to 14 inches; three Brisbane Box trees (*tristania conferta*), ranging in diameter from 12 to 15 inches, and two planting beds containing lavender (*lavandula*), *eugenia*, clove, *rosmarinus*, pink aster, and *erigeron* are within the existing children’s play area.
- Four planting beds each containing a *podocarpus* conifer are along the Mason Street wall of the existing library.
- One planting bed containing jasmine, lemon, sage, *hebe*, *cycas*, purple scroph, and *calocedrus decurrens* is within the bocce court area.

During the first phase of the proposed project, all five trees along the perimeter of 701 Lombard Street would be removed. In addition, the four podacapus conifers along the existing library wall would be removed prior to demolition.

During the second phase of the proposed project, the two “strawberry” trees on the Columbus Avenue sidewalk; all 14 trees within the existing children’s play area; and the bushes, flowers, and herbs in the children’s play area would be removed.

None of the above-listed trees, shrubs, herbs, or flowers are considered to be rare or endangered species, no nests were observed in the trees, and they do not provide substantial habitat for rare or endangered wildlife species. The mature trees may be considered “significant trees” pursuant to Article 16 Section 810(A) of the *San Francisco Public Works Code*. “Significant trees” are defined by the Section 801(A) as being greater than 12 inches in diameter, greater than 20 feet tall, having a canopy greater than 15 feet, and within 10 feet of a public right-of-way. The proposed project would remove three such trees during the first phase and 16 such trees during the second phase.

Removal of “significant” trees requires a tree removal permit from the Department of Public Works. Therefore, the project sponsor shall be subject to the rules and procedures governing permit for removal of street trees as set forth in Section 806. Trees removed for construction during the proposed project’s first phase would be replaced. Trees and other plants removed during the second phase would be replaced by other trees and plants in the landscaped passive recreation area to be developed in the location of the existing library.

The proposed project would therefore have a less-than-significant no impact on sensitive or protected species, riparian or wildlife corridors, or movement of wildlife species. It would not

conflict with adopted ordinances protecting biological resources. The project therefore would have no impact, and these topics will not be discussed in the EIR.

Question 12c: The project site contains no wetlands. The proposed project will therefore have no impact to wetlands, and this topic will not be discussed in the EIR.

Questions 12f: The Migratory Bird Treaty Act of 1918 states that no person may “pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention . . . for the protection of migratory birds . . . or any part, nest, or egg of any such bird.” (16 U.S.C. 703) No nests were observed at the time of the tree survey. Implementation of mitigation measure M-BI-1, p. 83, would ensure that impacts to breeding birds would be less-than-significant.

In addition, there are no other adopted habitat conservation plans applicable to the project site. The proposed project will therefore not with to habitat conservation plans, and this topic will not be discussed in the EIR.

Based on the above, the project would not result in any significant effect with regard to biology, nor would the project contribute to any potential cumulative effects on biological resources.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
13. 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"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input 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 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"/>	<input type="checkbox"/>

The Branch Library Improvement Program (BLIP) is a joint project of the San Francisco Public Library (SFPL) and the Department of Public Works (DPW). In November 2000, voters passed a bond measure for \$106 million to upgrade San Francisco’s branch library system. The purpose of the bond measure and the Branch Library Improvement Program is to provide the public with seismically safe, accessible, technologically updated, and code-compliant City-owned libraries in every neighborhood. As stated in the Project Description on page 4, the North Beach Branch Library was determined to have a seismic rating of 3.^{64, 65}

Questions 13a–13d, 13f: The *San Francisco General Plan* Community Safety Element contains maps that show areas of the city subject to geologic hazards. The project site is located in an area subject to “strong” groundshaking (Modified Mercalli Intensity VIII) from earthquakes along the Peninsula and North Golden Gate segments of the San Andreas Fault, and “moderate” groundshaking (7.1 Modified Mercalli Intensity) from the Northern and Southern segments of the Hayward Fault (Maps 2 and 3 of the Community Safety Element).⁶⁶ The project

⁶⁴ San Francisco Seismic Hazard Ratings estimate the potential damage to a building resulting from seismic activity. The ratings are as follows: 1) minor damage 2) moderate damage 3) major damage, 4) partial/total collapse. “Strengthened Program Management Required for Branch Library Improvement Program to Avoid Further Budget Increases.” San Francisco Public Library and Department of Public Works; Office of the Controller – City Services Auditor. September 17, 2007. <http://sfpl.lib.ca.us/librarylocations/libcomm/pdfs/blipreport092007.pdf>. Accessed November 3, 2008.

⁶⁵ San Francisco Department of Public Works. *Final Report: Seismic Evaluation of North Beach Branch Library*. Prepared by E.G. Hirsch and Associates. October 1995. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁶⁶ Continued research has resulted in revisions to ABAG’s earthquake hazard maps. Available on ABAG website (accessed December 3, 2008) at: <http://www.abag.ca.gov/bayarea/eqmaps/mapsba.html>. Based on the 1995 ABAG report, an earthquake on these faults could result in “moderate” and “nonstructural” damage, respectively, in the project vicinity. However, ABAG notes. “The damage, however, will not be uniform. Some buildings will experience substantially more damage than this overall level, and others will experience substantially less damage.” For this

site is within a seismic hazard zone for liquefaction, as shown on the official State of California Seismic Hazards Zone Map for San Francisco prepared under the Seismic Hazards Mapping Act of 1990; based on the same map, the site is not subject to seismically-induced landslides.⁶⁷ The project site is not in an area subject to landslide (Map 5 of the Community Safety Element). The project site is not in an area subject to tsunami run-up, or reservoir inundation hazards (Maps 6 and 7 of the Community Safety Element).

The project site is not in an Alquist-Priolo Earthquake Fault Zone, and no known active fault exists on or in the immediate vicinity of the site. The potential for surface fault rupture at the site is extremely low. The closest active faults are the San Andreas Fault, approximately 9 miles southwest of the project site, and the main portion of the Hayward Fault, about 10 miles northeast of the project site. Like the entire San Francisco Bay Area, the project site is subject to ground shaking in the event of an earthquake on the regional faults.

During the first phase of the proposed project, the new branch library building would be constructed atop the existing parking lot at 701 Lombard Street and on a portion of the Mason Street right-of-way. A geotechnical investigation of a previously proposed residential project at 701 Lombard Street recommended a drilled pier foundation.⁶⁸ The report concluded that 701 Lombard Street had previously been occupied by a building with a basement, which was subsequently filled with heterogeneous fill after that building was razed. The fill was placed without systematic and proper compaction. Supporting the proposed library on spread footings bearing on the heterogeneous fill could result in differential settlements and distress. Therefore, several foundation options for the first phase are being evaluated by the project architects and engineers, due to the parking lot's subsurface historical basement and former underground storage tank uses (see Environmental Site Investigations, p. 71, for more information). Two of those options are described below.

The first scenario is to construct a drilled pier foundation. The south ("cut") portion of the site would need to be excavated to an elevation of approximately 20 feet above mean sea level (up to 7 feet below the surface). The north ("fill") portion of the site would need to be filled as required to meet this level. The second scenario is to excavate the debris-filled soil to an elevation of approximately 11 feet, replace it with engineered fill, and have a slab-on-grade foundation. The maximum depth that would be excavated is approximately 17 feet deep with

reason, ABAG currently produces Shaking Hazard Maps that depict intensity of groundshaking, rather than estimated damage.

⁶⁷ The Seismic Hazards Mapping Act was developed to protect the public from the effects of strong ground shaking, liquefaction, landslides, or other ground failure, and from other hazards caused by earthquakes. This act requires the State Geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within these zones.

⁶⁸ Trans Pacific Geotechnical Consultants, Inc. *Report: Geotechnical Investigation, Proposed Commercial and Residential Development, 701 Lombard Street, San Francisco, California*. September 1988. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

an average excavation of about 12 feet depth.⁶⁹ A preliminary Geotechnical Report was completed by the Department of Public Works in January, 2009, but it did not reach a conclusion regarding which foundation option, described above, should be used. The subsurface conditions are undergoing further study.

During the second phase of the proposed project, the project excavation of the existing playground area would total about 30,000 cubic yards to an average depth of 8 feet to allow for construction of the new tennis courts.⁷⁰

The final building and site plans would be reviewed by the Department of Building Inspection (DBI). In reviewing plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. For any development proposal in an area of liquefaction potential such as the subject property, the DBI will, in its review of the building permit application, require the project sponsor to prepare a geotechnical report that assesses the nature and severity of the hazard(s) on the site and recommends project design and construction features that would reduce the hazards(s). To ensure compliance with all *San Francisco Building Code* provisions regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine the adequacy of necessary engineering and design features to reduce the potential damage to structures from groundshaking and liquefaction. Therefore, potential damage to structures from geologic hazards on the project site would be ameliorated through the DBI requirement for a geotechnical report and review of the building permit application. Any changes incorporated into the foundation design required to meet the *San Francisco Building Code* standards that are identified as a result of the DBI permit review process would constitute minor modifications of the project and would not require additional environmental analysis.

Question 13e: The project site is not in an area where septic systems or other alternative wastewater systems are used, and therefore topic 13e is not applicable to the project.

In light of the above, the proposed project would not result in a significant effect related to geology, either individually or cumulatively. This topic will not be addressed in the EIR.

⁶⁹ San Francisco Department of Public Works. *Geotechnical Report: North Beach Branch Library, 701 Lombard Street, San Francisco, California*. January 14, 2009. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁷⁰ The 30,000 cubic yard estimate is based on GIS measurements of the length and width of the playground and assuming an average depth of excavation of 8 feet.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
14. 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"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Questions 14a–14f: The project site is currently almost completely covered by existing buildings and impervious paved surfaces, including the roofs of the existing buildings, the hardscape multipurpose area, the tennis courts, the Mason Street right-of-way, and the existing paved parking lot. Existing pervious surfaces include the existing children’s play area sand surface, the bocce courts sand surface, and tree pits on the perimeter of the site. The project would incrementally increase the amount of pervious surface area on the Mason Street right-of-way during the first phase, as well as in the area of the existing library in the second phase.

The proposed project would require excavation in the area of the current children's play area. During the project's second phase, approximately 30,000 cubic yards of material would be excavated at an average depth of 8 feet from the project site to sustain one level across the entire playground. According to the geotechnical investigation conducted for 701 Lombard Street (see Section 13, Geology and Soils, above), groundwater is estimated at approximately 18 feet below grade (5 feet above mean sea level). However, the report states this shallow depth could have been due to seasonal fluctuations or storm drain leakage. The January 2009 Geotechnical Investigation by the Department of Public Works concurred with this assertion, stating that dewatering activities would not be necessary at the site during construction (see Geology and Soils, p. 64). The Phase II Environmental Site Assessment prepared for 701 Lombard Street (see Section 15, Hazards and Hazardous Materials, below) included borings at depths up to 12.5 feet but encountered no groundwater. Any groundwater encountered during construction of the proposed project would be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system. The Bureau of Environmental Regulation and Management of the San Francisco Public Utilities Commission must be notified of projects necessitating dewatering, and may require water analysis before discharge. Should dewatering be necessary, the final soils report would address the potential settlement and subsidence impacts of this dewatering. The report would contain a determination as to whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey is recommended, the Department of Public Works would require that a Special Inspector (as defined in Article 3 of the *Building Code*) be retained by the project sponsor to perform this monitoring.

Questions 14g–14j: Flooding hazards are not an issue because the project area is not subject to flooding. In addition, the proposed project would have no impacts on flooding because the amount of impervious surface at the site would decrease with implementation of the proposed project. Additionally, the project site is not subject to inundation in the event of reservoir failure. No portion of San Francisco is currently within a designated 100-year flood zone. However, the City is considering joining the National Flood Insurance Program. Accordingly, the Federal Emergency Management Agency (FEMA) in September 2007 released a preliminary Flood Insurance Rate Map (FIRM) for the City, which would designate some piers along San Francisco Bay, as well as portions of Mission Bay, Bayview Hunters Point, Hunters Point Shipyard, Candlestick Point, and Treasure Island in coastal flood hazard zones. The final FIRM has not yet been published. If the City joins the flood insurance program, property owners and tenants will be eligible to purchase flood insurance, and flood insurance would be required for structures with federally backed mortgages that are located in "Special Flood Hazard Areas." The project site is not shown in or near a flood hazard area on the draft flood insurance map.

In light of the above, effects related to water resources would not be significant, either individually or cumulatively. This topic will not be addressed in the EIR.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
15. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 15a – 15d: Site investigation reports have been prepared for the 701 Lombard Street portion of the project site, including Phase I and Phase II Environmental Site Assessments conducted in 1996 by Smith-Emery GeoServices.⁷¹ The potential for soil and groundwater

⁷¹ Smith-Emery GeoServices, *Phase I Environmental Assessment, 701 Lombard Street, San Francisco, California*, April 3, 1996. & Smith-Emery Corporation, *Phase II Environmental Assessment, 701 Lombard Street, San Francisco, California*, April 4, 1996. Copies of these documents are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

contamination and hazardous building materials at the project site were assessed as part of these reports, which are summarized below.

Prior Site Uses

Historic uses on 2000 Mason Street / 661 Lombard Street have been non-industrial. From the 1850s to 1906, the property was occupied by a Presentation Convent on its eastern half and stores, stables, and dwellings on its western half. After the earthquake, the property was purchased by the City, and the playground and pool house first opened in 1909.

According to the Phase I report, based on San Francisco historical maps, 701 Lombard Street was occupied by various small businesses in two-story brick buildings the late 1800s and then a hotel from 1906 through the 1930s. From the 1940s through 1984, 701 Lombard Street contained an automotive service station, which included four underground storage tanks (USTs) for the storage of gasoline. In 1984, the service station was removed, and the 701 Lombard Street parcel was cleared and paved for its current use as a public parking lot.

The surrounding properties have been utilized for commercial, residential, and hotel purposes since at least 1886. Many of the surrounding properties were destroyed in the 1906 San Francisco earthquake and fires. Historical Sanborn maps from 1913 depict a playground and pool at 661 Lombard Street. Since that time, commercial and residential developments continued across Columbus Avenue, and other auto repair shops also moved into spaces nearby. The area east of the project site has long been occupied by a mix of residential buildings.

Environmental Site Investigations

Due to 701 Lombard Street's historical use as a gasoline filling station during the mid 1900s, the Phase I report analyzed the site for any related environmental concerns. It found that four gasoline storage tanks were present during the operation of the service station. An unspecified number, size, and type of USTs were removed when the service station closed in 1984. The Phase I recommended a Phase II investigation emphasizing sampling of subsurface soil in the downgradient direction of the former USTs.

The Phase II Environmental Site Assessment of 701 Lombard Street conducted the Phase I's recommended soil borings at depths of 8, 10 and 12.5 feet, depths corresponding to the bottom of the fill and to the base of the former USTs. The borings found no evidence of hydrocarbon contamination or detectable residues of petroleum hydrocarbons. In addition, the investigation found lead values in the soil subsurface that corresponded to background lead levels, and the report concluded that this lead was not from fuel-related sources. The report recommended no further environmental investigation of the site's subsurface soils.

State Contaminated Site Lists

Neither 701 Lombard Street nor 2000 Mason Street / 661 Lombard Street are listed on the California Department of Toxic Substance Control's (DTSC) Hazardous Waste and Substances Sites (Cortese) List.⁷² In addition, no nearby properties are on this list.

Neither 701 Lombard Street nor 2000 Mason Street / 661 Lombard Street are listed on DTSC's List of Underground Leaking Storage Tank Sites (LUST).⁷³ One nearby property, at 724–734 Lombard Street is an open LUST Cleanup Site. A gasoline leak was first reported at the site in May 2006, and the site assessment is ongoing. The leak site is downgradient from the project site.

Finally, neither 701 Lombard Street nor 2000 Mason Street / 661 Lombard Street are listed on DTSC's list of Cease and Desist Orders or Cleanup and Abatement Orders.⁷⁴ No nearby properties are listed.

Given the site investigations, and given the only gasoline leak is located downgradient from the project site, it is unlikely that the subsurface of 701 Lombard Street, 2000 Mason / 661 Lombard Street, or the Mason Street right-of way contains contaminated soil. However, implementation of mitigation measures M-HZ-1 and M-HZ-2, p. 83, would require that the project sponsors ensure that sampling, testing, treatment, and disposal of any contaminated soil or groundwater is undertaken to the satisfaction of the Department of Public Health. Implementation of this mitigation measure would ensure that impacts related to contamination, if any, of soil or groundwater at the project site by the former gas station or any historic spills would be reduced to a less-than-significant level. This topic will not be discussed in the EIR.

Hazardous Building Materials

The library building proposed to be demolished during the project's first phase was constructed in 1959. In the past, asbestos, polychlorinated biphenyls (PCBs), and lead were commonly used in such materials as fireproofing, floor tiles, roofing tar, electrical transformers, elevators, fluorescent light ballasts, and paint. Therefore, the building on the site may contain hazardous materials such as asbestos, PCBs, lead, or other materials. If such hazardous materials exist in a building when it is demolished or altered, they could pose hazards to workers, neighbors, or the environment. However, the removal of hazardous building materials, including lead-based paint and asbestos, is regulated as described below by Chapter 34 of the *San Francisco Building Code* and Section 19827.5 of the *California Health and Safety Code*, respectively. Therefore, they are

⁷² California Department of Toxic Substances Control (DTSC). Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). 2007. Web site: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed February 23, 2009.

⁷³ California Department of Toxic Substances Control (DTSC). List of Underground Leaking Storage Tank Sites. 2008. Web site: <https://geotracker.waterboards.ca.gov/>, accessed February 23, 2009.

⁷⁴ California Department of Toxic Substances Control (DTSC). List of "active" CDO and CAO from Water Board. 2008. Web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls>, accessed February 23, 2009.

unlikely to present a potential for significant impacts. This topic will not be discussed in the EIR.

Asbestos

A facility survey of the existing North Beach Public Library found asbestos-containing materials (ACMs) throughout the building.⁷⁵ Section 19827.5 of the *California Health and Safety Code* requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District will inspect any removal operation when a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the DBI would not issue the required permit until the applicant has complied with the notice and abatement requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would not occur, and this topic will not be discussed in the EIR.

⁷⁵ San Francisco Public Library. *Branch Facilities Plan*. San Francisco Department of Public Works. 2001. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Lead-based Paint

Considering the existing building was developed prior to the recognized 1978 lead-based paint determinate date, lead-based paint may be found in the existing structure that is proposed for demolition. Work that could result in disturbance of lead paint must comply with Section 3423 of the *San Francisco Building Code*, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Section 3423 requires specific notification and work standards, and identifies prohibited work methods and penalties. (The reader may be familiar with notices commonly placed on residential and other buildings in San Francisco that are undergoing re-painting. Generally affixed to a drape that covers all or portions of a building, these notices are a required part of the Section 3423 notification procedure.)

Section 3423 applies to the exterior of all buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces, unless demonstrated otherwise through laboratory analysis), and to the interior of residential buildings, hotels, and childcare centers. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbances or removal of lead-based paint. Any person performing work subject to the ordinance shall, to the maximum extent possible, protect the ground from contamination during exterior work; protect floors and other horizontal surfaces from work debris during interior work; and make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work. Clean-up standards require the removal of visible work debris, including the use of a High Efficiency Particulate Air Filter (HEPA) vacuum following interior work.

The ordinance also includes notification requirements and requirements for signs. Prior to the commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection (DBI) of the address and location of the project; the scope of work, including specific location; methods and tools to be used; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential, owner-occupied or rental property; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further requirements include a sign when containment is required, notice to occupants, availability of a pamphlet related to protection from lead in the home, and early commencement of work [requested by tenant].) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures set forth in the *San Francisco Building Code* would ensure that potential impacts of demolition due to lead-based paint would not occur, and this topic will not be discussed in the EIR.

Arsenic

Arsenic is commonly used in wood treatment and preservatives as either Ammonium Copper Arsenate (ACA) or Chromated Copper Arsenate (CCA).⁷⁶ CCA is the more prevalent; it is a mixture of three pesticide compounds containing arsenic, chromium, and copper. These water-soluble chemicals are used as wood preservatives for vacuum pressure treatment of dimensional lumber. Arsenic and Hexavalent Chromium are considered potential human carcinogens.

The natural background level of arsenic in the soil of the San Francisco Bay Area is approximately 20 parts per million (ppm). The California Department of Toxic Substances (DTSC) and the U.S. Environmental Protection Agency (USEPA) classify materials containing arsenic at levels above 500 parts per million as hazardous waste, mandating disposal through regulations.

Public agencies have long considered the presence of arsenic in treated wood, including those on playground structures, and have presented them as low and insignificant risk materials. For reasons of general safety, public awareness, and the overall trend of replacing the play structures with more modern, painted metal structures, in 2003 SFRPD set up a systematic program—the Arsenic-Hazard Assessment (A-HA) Program—to serve as a general scheme for prioritizing the long term replacement and/or maintenance of these structures.

The SFRPD program assigns priorities (P1 through P6) for cleanup, removal, sealing and/or monitoring of play structures and other materials based on the sampled material, its sampled arsenic content, whether the material can be dislodged, whether the material is sealable, and the probability of hand-to-mouth contact. P1 priorities are for materials at the greatest risk of exposure to users, and they require cleanup or removal of materials, blocked access to children, and warnings to playground staff. P6 priorities are for materials that pose no reasonable risk for exposure, and they require only periodic monitoring.

In April 2003, the play equipment at the existing North Beach Playground (the children's play area portion of the Joe DiMaggio Playground) was surveyed pursuant to the A-HA program.⁷⁷

⁷⁶ SCA Environmental, Inc. *Arsenic Guidance: Arsenic in Playstructures Response Ranking System*. Oakland, CA. June 2003. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

⁷⁷ SFRPD. *Arsenic in Play Structure/Play Area – Sampling Results Summary, North Beach Playground East & West*. March 7, 2003. San Francisco, CA. Copies of this document are available for review, by appointment, at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2008.0968E.

Samples of the post, boards, and sand of the play area were taken, the level of arsenic content recorded. Arsenic levels in wood and sand from all samples were found to be either below the above-listed thresholds or not capable of being dislodged or ingested. They were all assigned a P6 priority, and no further action was recommended.

The disposal of pressure-treated wood is regulated by California State agencies. Pursuant to the California Health and Safety Code (HSC) Sec. 25150.7 and 25150.8 as amended by Assembly Bill 1353 (2004), treated wood with arsenic levels greater than 500 ppm must be stabilized and disposed of as “hazardous waste.”⁷⁸ Although sealable, not ingestible, and given a P6 rating in the SFRPD A-HA program, the square and round posts of the playground were still found to contain arsenic levels higher than 500 ppm. Therefore, they would be required to be disposed of as hazardous waste.

HSC Sec. 251450.7(g)(2) requires that “any size reduction of treated wood waste is conducted in a manner that prevents the uncontrolled release of hazardous constituents to the environment, and that conforms to applicable worker health and safety requirements.” In addition, “all sawdust and other particles generated during the size reduction are captured and managed as treated wood waste.” The A-HA program therefore requires that sawing of timbers for waste disposal occurs off-site at a facility designated by the contractor. Such facilities shall include HEPA-attachment on all saws and a dust collection system. Where open cutting with chain saws will occur (offsite), the workers shall wear HEPA-filtered PAPRs. Workers should use polyethylene or canvas drop cloths extended from at least a 20-ft. radius from the sawing activities to collect nuisance sawdust. Loose debris and materials shall be HEPA-vacuumed from the ground. Nearby landscaping and buildings, including HVAC vents shall be covered with polyethylene sheeting to prevent dust infiltration, as applicable. All collected saw dust will be disposed of as hazardous waste.

If sawing has to be done onsite, all sawing activities would have to be done within a negatively pressurized containment ducted to a HEPA-filtered unit (minimum 600 CFM). The containment will have to enclose the entire saw while allowing the saw operator to stay outside, and while trapping 100 percent of the sawdust. Burning of waste is not permitted. All collected saw dust will be disposed of as hazardous waste. The material must also meet the individual landfill’s requirements for acceptance.

Depending on the waste profile, concrete, sand and soils that surrounded the arsenic-treated wood may generally be disposed of as non-hazardous waste. Concrete materials are recycled, where feasible. Written notification to each receiving entity documents that it is fully aware of the presence of arsenic in the non-hazardous waste.

⁷⁸ Western Wood Preservers Institute. *Management of Used Treated Wood Products: Addendum for Western United States*. <http://www.wwpinstitute.org/pdf/files/westernstatesdisp.pdf>, accessed February 25, 2009. Vancouver, WA.

The City and County of San Francisco's (CCSF) Board of Supervisors and the Department of the Environment have determined that all hazardous waste generated in City projects are not to be exported out of California for the purposes of disposal or recycling.

These regulations and procedures would ensure that potential impacts of demolition due to the arsenic would not be significant. This topic will not be discussed in the EIR.

Other Hazardous Building Materials

Other potential hazardous building materials such as PCB-containing electrical equipment or fluorescent lights could pose health threats for construction workers if not properly disposed of. Implementation of mitigation measure M-HZ-2, p. 83, would reduce impacts of potential hazardous building materials to a less-than-significant level.

In light of the above, the potential impacts of hazardous building materials are considered less than significant. This topic will not be discussed in the EIR.

Question 15g:

Fire Hazards; Emergency Response or Evacuation Plans

San Francisco ensures fire safety primarily through provisions of the *Building Code* and the *Fire Code*. Existing and new buildings are required to meet standards contained in these codes. In addition, the final building plans will be reviewed by the San Francisco Fire Department (as well as the Department of Building Inspection), in order to ensure conformance with these provisions. The proposed project would conform to these standards, which (depending on the building type) may also include development of an emergency procedure manual and an exit drill plan. In this way, potential fire hazards would be addressed during the permit review process. The project would therefore have a less than significant impact on fire hazards and emergency response or evacuation plans, and this topic will not be discussed in the EIR.

On-Site Hazardous Materials Use

Construction of the proposed branch library would require relatively small quantities of hazardous materials for routine purposes, such as cleaners and disinfectants. These commercial products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers who handle hazardous materials, and adequately training workers. In addition, SFPL operates under a Green Library policy, which ensures that cleaners and disinfectants used in the library do not contain hazardous materials. For these reasons, hazardous materials used in the proposed project would not pose any substantial public health or safety hazards related to hazardous materials. The potential impacts of on-site hazardous materials use are therefore considered less than significant. This topic will not be discussed in the EIR.

On-Site Hazardous Waste

The investigations of arsenic in the playground equipment (see above) found that the existing playground structures contain arsenic. DTSC and USEPA classify materials containing arsenic at levels above 500 parts per million as hazardous waste, mandating disposal through regulations. As stated above, the playground equipment post, boards, and sand would be disposed of properly. Therefore, effects related to on-site hazardous handling of hazardous waste would be less than significant. This topic will not be discussed in the EIR.

Questions 15e & 15f: The project site is not within an airport land use plan area, nor is it in the vicinity of a private airstrip. Therefore, topics 15e and 15f are not applicable to the proposed project.

In light of the above, project effects related to hazards and hazardous materials would not be significant. This topic will not be discussed in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
16. 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 16a & 16b: All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology (CDMG) under the Surface Mining and Reclamation Act of 1975 (CDMG, Open File Report 96-03 and Special Report 146 Parts I and II). This designation indicates that there is inadequate information available for assignment to any other MRZ and thus the site is not a designated area of significant mineral deposits. Since the project site is already developed, future evaluation or designation of the site would not affect or be affected by the proposed project. There are no operational mineral resource recovery sites in the project area whose operations or accessibility would be affected by the construction or operation of the proposed project. The impact to mineral resources is therefore less than significant. This topic will not be discussed in the EIR.

Question 16c: New buildings in San Francisco are required to conform to energy conservation standards specified by Title 24 of the California Code of Regulations. Documentation showing compliance with these standards is submitted with the application for the building permit. Title 24 is enforced by the Department of Building Inspection. Because the proposed project would meet current state and local codes concerning energy consumption and would therefore not cause a wasteful use of energy, effects related to energy consumption would not be considered significant. Additionally, the potential increase in site visitors could result in an increase in energy use, but not to a degree that could be considered significant.

Pursuant to the San Francisco Green Building Ordinance (No. 180-08), all new municipal buildings in the City are required to obtain US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification, which is in accordance with the environmental stewardship goals of the Branch Library Improvement Program (see Project Description, page 1). Although the exact measures have not yet been determined, the project would incorporate best management practices and innovative technologies in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality where feasible. As a result, energy use would be anticipated to be less than for a comparable non-LEED-certified building. For those reasons, the project would not result in the use of large amounts of fuel, water, or energy.

The project would use energy produced in regional power plants using hydropower and natural gas, coal, and nuclear fuels. The project would not use substantial quantities of other nonrenewable natural resources. Therefore, the project would not have a substantial effect on the use, extraction, or depletion of a natural resource. This topic will not be evaluated in the EIR.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
17. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Questions 17a–17c: The project site is located within an urban area in the City and County of San Francisco. The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the site as *Urban and Built-Up Land*, which is defined as “...land [that] is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.” Because the site does not contain agricultural uses and is not zoned for such uses, the proposed project would not convert any prime farmland, unique farmland, or Farmland of Statewide Importance to non-agricultural use, and it would not conflict with existing zoning for agricultural land use or a Williamson Act contract, nor would it involve any changes to the environment that could result in the conversion of farmland. Accordingly, topics 17a, b, and c are not applicable to the proposed project. This topic will not be discussed in the EIR.

<u>Topics:</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
18. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project has the potential to:

- alter the visual character and quality of the project site and views from public vantage points within the context of its surroundings;
- adversely affect historical resources, both individually and cumulatively, through the demolition of a potentially California Register of Historical Resources-eligible branch library building and the excavation of potential archaeological resources;
- increase traffic volumes in the area, alter vehicular circulation patterns and emergency response access and response times; and
- create new shadows that could affect park lands.

The EIR will address these issues. No other impacts that would be individually limited, but cumulatively considerable, have been identified. The proposed project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals, or cause substantial adverse effects on human beings, either directly or indirectly. Therefore, these issues will not be addressed in the EIR.

The EIR will analyze a reasonable range of project alternatives that could feasibly accomplish most of the basic objectives of the project while reducing, avoiding or eliminating significant environment effects of the project, as applicable. The specific components of each alternative are currently under development, are subject to change based on public input and more detailed analysis and could include, though are not limited to:

1. A No Project Alternative. The No Project Alternative would included in the EIR be pursuant to CEQA Guidelines Sec. 15126.6(e). Under this alternative, the site would remain as it currently exists, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. In this instance, the Mason Street right-of-way would not be vacated, the existing branch library building would remain in place, the proposed library would not be constructed and the Joe DiMaggio playground would not be renovated.
2. A Historic Preservation Alternative. The Mason Street right-of-way would be vacated, the existing library would remain in place and be rehabilitated (and possibly expanded) consistent with the Secretary of the Interior's standards, and the 701 Lombard Street parcel would be landscaped and used as public park space. The Joe DiMaggio playground would also be renovated.
3. A Mason Street Narrowing Alternative. Mason Street would be partially vacated, the existing branch library building would be demolished, and a new library would be constructed. Mason Street would be narrowed, through it would remain open to vehicular traffic. The Joe DiMaggio playground would also be renovated.

F. Mitigation Measures

The following mitigation measures have been adopted by the project sponsor and are necessary to avoid potential significant effects of the proposed project.

M-CP-1—Archaeological Resources

The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).

- The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.
- Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.
- If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.
- Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a

site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

- If human remains are discovered during project construction, all work shall be halted immediately within 50 of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.
- The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.
- Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 Major Environmental Analysis division of the Planning Department shall receive three copies 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

M-BI-1—Breeding Birds

If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the non-breeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season (February 1 through August 31), the following measures will be implemented to avoid and minimize impacts on nesting raptors and other protected birds:

- No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.
- If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these

buffer zones and types of construction activities restricted in these areas will be based on existing noise and human disturbance levels in the project area.

- If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required. If construction commences during the non-breeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established around active nests as needed to prevent impacts on nesting birds and their young.

M-HZ-1—Soil Contaminated by Petroleum Hydrocarbons or Metals

Step 1: Initial Determination of Presence of Contaminated Soils and Groundwater

Prior to approval of a building permit for each phase of the project, the project sponsor shall hire a consultant to prepare a soil and groundwater sampling plan that is to be approved by the Department of Public Health before work begins. The consultant will collect soil samples (borings) and groundwater samples from areas on the site in which soil would be disturbed, at 701 Lombard Street for the first phase and the area beneath the existing children's playground for the second phase. The consultant will test the soil and groundwater samples for petroleum hydrocarbons and metals. The consultant shall analyze the soil borings as discrete, not composite samples.

The consultant shall prepare an initial report on the soil and groundwater testing for petroleum hydrocarbons that includes the results of the testing and a map that shows the locations of soils and groundwater tested.

The project sponsor shall submit the initial report on the soil and groundwater testing to the Department of Public Health (DPH) and shall pay the applicable fee required by DPH to review the report pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil and groundwater testing report to determine whether the soil or groundwater on the project site is contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels.

Step 2: Determination of the Presence of Contaminated Soil During Pier Drilling

Whether or not DPH determines, after review of the initial report, that the soils and groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above a potentially hazardous level, the consultant shall nonetheless remain on the project to test the materials brought to the surface during pier drilling. The consultant shall test these materials for petroleum hydrocarbons and metals. The consultant shall analyze the materials from each drilled pier location as discrete, not composite samples, and add these findings to a new, final report.

The project sponsor shall submit the final report on the soil and groundwater testing, as well as the drilled pier material testing, to DPH. DPH shall review the final report to determine whether the drilled pier material on the project site is contaminated with petroleum hydrocarbons at or above potentially hazardous levels.

If DPH determines that the soils and groundwater on the project site, and the material brought to the surface during pier drilling, are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.

Step 3: Preparation of Site Mitigation Plan

If, based on the results of the initial soil and/or groundwater tests conducted (Step 1, above), or based on the drilled pier material tests conducted (Step 2, above), DPH determines that the soils and/or groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels, DPH shall determine whether preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by DPH, the SMP shall include a discussion of the level of contamination of soils and/or groundwater on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; 3) the specific practices to be used to handle, haul, and dispose of contaminated site soils; and 4) the specific practices to be used to handle, treat, and dispose of contaminated groundwater. The SMP shall be submitted to DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

Step 4: Handling, Hauling, Treatment, and Disposal of Contaminated Soils and Groundwater

a) *Specific work practices:* If, based on the results of the tests conducted either prior to or during pier drilling, DPH determines that the soil or groundwater on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil or groundwater odor or soil color and texture and results of on-site soil and groundwater testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately and to treat and dispose of such groundwater appropriately, as dictated by local, state, and federal regulations, including OSHA work practices, when such soils or groundwater are encountered on the site.

(b) *Dust suppression*: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.

(c) *Surface water runoff control*: Where soils are stockpiled, visqueen or comparable plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles.

(d) *Soil replacement*: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.

(e) *Handling, treatment, and disposal*: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California. Contaminated groundwater shall be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system.

Step 5: Preparation of Closure/Certification Report

After excavation and foundation construction activities are completed, the project sponsor shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils and groundwater from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.

M-HZ-2—Underground Storage Tanks

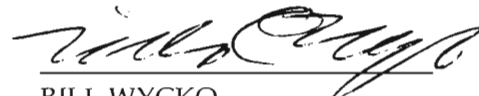
If, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsor shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.

G. Determination

On the basis of this initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

April 27, 2009
Date


BILL WYCKO
Environmental Review Officer
for
JOHN RAHAIM
Director of Planning
Planning Department

APPENDIX B

General Plan Policies, Goals, Objectives and Potential Physical Conflicts

**TABLE B-1
GENERAL PLAN POLICIES**

General Plan Element	Objective or Policy	CEQA Topical Area(s)	Proposed Project	Mason Street Narrowing Variant
Community Facilities	Objective 3: Assure that residents have access to needed services and a focus for the neighborhood	Project Description, page 25 Land Use and Recreation, page 68	Policies 1-5 of this element aim to assure that neighborhood residents have access to needed services and a focus for neighborhood activities. The building of a new library with flexible program spaces and a new community room, located midst multiple Recreation and Park facilities, would not obviously conflict with this goal.	The variant would also result in a new library, although it would be across the street from a recreational space.
Community Facilities	Objective 6: Development of a public library system in San Francisco which will make adequate and efficient library service freely available to everyone within the city, and which will be in harmony with related public service facilities and with all other features and facilities of land development and transportation provided for in other sections of the General Plan.	Land Use and Recreation, page 68 Aesthetics, page 94	Principle 3 of this objective states, "Branch libraries should be located where a variety of community facilities attracts the residents of the surrounding area." The proposed library would be located within its existing service area and adjacent to the Joe DiMaggio Playground and its recreational facilities, and therefore the proposed project does not appear to conflict with this principle. Principle 5 states, "Public library buildings should be simple and functional in design and in harmony with their surroundings. Buildings should be planned for the pleasure and convenience of the public, and for economy and efficiency in operation and maintenance." As stated in Section 4.B, Aesthetics, implementation of the proposed project would result in a less-than-significant impact on the surrounding visual character of the site's vicinity.	The Mason Street Narrowing Variant would locate the proposed library on the same lot with the same footprint as the proposed project. Similarly, it would not include parking. As stated in Section 4.B, Aesthetics, implementation of the variant would result in a less-than-significant impact on the surrounding visual character.
Community Safety	Objective 2: Reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters	Cultural Resources, page 131	Please see Community Safety Policy 2.8, below.	Please see Community Safety Policy 2.8, below.
Community Safety	Policy 2.8: Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.	Cultural Resources, page 131	Given that Phase 1 of the proposed project would result in the demolition of the potentially historically significant existing library building, a potential conflict could exist with Policy 2.8. However, Policy 2.8 also requires that preservation be consistent with life safety considerations. As described in the Project Description, the existing library's seismic hazard rating of 3, preservation of the building in its current condition would not conform to Policy 2.8. See also Chapter 6 of this EIR for Preservation Alternatives.	The variant would also demolish the existing library, thereby acknowledging that preservation of the building in its current condition would conflict with Policy 2.8 and result in a significant impact on the environment under CEQA.
Recreation and Open Space	Objective 2: Develop and maintain a diversified and balanced citywide system of high quality public open space.	Land Use and Recreation, page 68 Shadow, page 175	Please see Recreation and Open Space Policies 2.3, 2.4, and 2.7, below.	Please see Recreation and Open Space Policies 2.3, 2.4, and 2.7, below.

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

Recreation and Open Space	Policy 2.2: Preserve Existing Public Open Space	Land Use and Recreation, page 68	The proposed project would not convert existing recreational open space to another use. It would result in a net increase of 12,010 in open space.	The variant would result in less open space than the proposed project. Nonetheless, it would result in a net increase in recreational open space over existing conditions.
Recreation and Open Space	Policy 2.3: Preserve sunlight in public open spaces.	Shadow, page 175	The proposed library would shade sidewalks along Columbus Avenue and Lombard Street during morning and midday hours during the entire year, although shadows would be more extensive in the late fall and early winter months. The library would also shade the vacated portion of the Mason Street right-of-way during afternoon and evening hours. As stated Section 4.E, Shadow, this new shadow would not substantially affect outdoor recreation facilities or other public areas. In addition, shadows cast by the existing library onto the existing tennis courts during the afternoon and evening hours all year would be removed by the proposed project. The relocated tennis courts would experience a net decrease in shadow compared to existing conditions.	Under the variant, the new library would similarly shade Columbus Avenue and Lombard Street sidewalks. The variant, however, would also result in shading of sidewalks along Mason Street instead of shading of open space in the vacated Mason Street right-of-way.
Recreation and Open Space	Policy 2.4: Gradually eliminate non-recreational uses in parks and playgrounds and reduce automobile traffic in and around public open spaces.	Land Use and Recreation, page 68	Given that Phase 1 of the proposed project would create an expanded library within land under the jurisdiction of the San Francisco Recreation and Park Department, a potential conflict could exist with Policy 2.4. However, given that the existing library would be demolished and replaced with open space in an existing park, and Mason Street would be vacated to create one continuous public space uninterrupted by streets, the proposed project would result in a net increase of 12,010 square feet of contiguous playground and other open space versus a possible net loss of 220 sf of open space if the building were preserved and the lot continued to function as a commercial parking lot, as explored in the Preservation and Rehabilitation Alternative (see Alternatives, Chapter 6). Phase 2 would move the children's play area to the center of the block, buffering this recreational use from surrounding traffic.	The variant would result in a discontinuous open space that would be interrupted by a street. It would result in a net increase of 4,400 square feet of playground and open space (the footprint of the existing library), about 7,640 sf less open space than under the proposed project. The variant, however, would still remove the library from existing playground space and place it in the location of an existing parking lot.
Recreation and Open Space	Policy 2.7: Acquire additional open space for public use.	Land Use and Recreation, page 68	Map 4 of this element identifies areas of the City where acquisition of open space would be desirable. The nearest area to the project site is the area of blocks bounded approximately Jackson Street, Vallejo Street, Grant Street, and Powell Street. Areas along the northeastern waterfront are also identified. The proposed project does not address the acquisition of parcels in these areas. However, it would develop a new library at the location of property originally acquired to be public open space. As stated in Section 4.A, Land Use and Recreation, the proposed project would result in a net increase in usable public open space in a manner responsive to other existing and planned uses on the project site.	Similarly, the variant does not relate to acquisition of properties delineated in Map 4 of the Recreation and Open Space Element. It would result in less new open space than the proposed project in a less cohesive manner in terms of the site's interrelated uses.

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

Transportation	Objective 2: Use the transportation system as a means for guiding development and improving the environment.	Transportation and Circulation, p. 155	Please see Transportation Policies 2.3 and 2.7, below.	Please see Transportation Policies 2.3 and 2.7, below.
Transportation	Policy 2.3: Design and locate facilities to preserve the historic city fabric and the natural landscape, and to protect views.	Aesthetics, page 94	This policy applies directly to street and transit improvements. Implementation of the proposed project would result in the vacation of the Mason Street right-of-way in the project site and construction of the proposed library within a portion of that right-of-way. As stated in Section 4.B, Aesthetics, these changes would result in less-than-significant impacts to visual character and scenic view corridors.	The variant would result in vacation of a portion of the Mason Street right-of-way within the project site. Like the proposed project, it would include construction of the proposed library within the vacated area. As stated in Section 4.B, Aesthetics, these changes would result in less-than-significant impacts to visual character and scenic view corridors.
Transportation	Policy 2.4: Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.	Land Use and Recreation, page 68 Transportation and Circulation, page 155	The discussion of this policy in the <i>General Plan</i> states, "Through traffic routes should not split neighborhoods or pose insurmountable barriers to movement among them. Street design and location of automobile and bicycle parking should contribute to the establishment of pedestrian-oriented neighborhood centers where residents may congregate." The project would physically link the proposed library with Joe DiMaggio Playground with a pedestrian-only area that could be used for passive recreation or library functions and would not disrupt or divide the existing neighborhood.	The variant would not fully vacate the Mason Street right-of-way within the project site. The street would remain open to vehicular traffic. Although pedestrians could still cross Mason Street at the intersections with Columbus Avenue and Lombard Street, the variant would result in reduced pedestrian connectivity, and less usable, contiguous public open space, compared with the proposed project.
Transportation	Objective 15: Encourage alternatives to the automobile and reduced traffic levels on residential streets that suffer from excessive traffic through the management of transportation systems and facilities.	Land Use and Recreation, page 68 Transportation and Circulation, page 155	The project would allow for access to the site via pedestrian, bicycle, transit, and personal automobile modes. It would not provide dedicated off-street parking, which could encourage patrons to access the site by transit or other mode. It would result in the creation of a pedestrian-only passive recreation and circulation space in the former Mason Street right-of-way, as well as improved connectivity across the entire playground, allowing for access through the site for pedestrians.	The variant would not convert the Mason Street right-of-way to pedestrian circulation and recreation space, which would allow for vehicular circulation through the local roadway network to occur unchanged from existing conditions. Nonetheless, it would result in improved connectivity on the reconfigured playground, allowing access through the site for pedestrians.
Transportation	Policy 15.2: Consider partial closure of certain residential streets to automobile traffic where the nature and level of automobile traffic impairs the livability and safety, provided that there is an abundance of alternative routes such that the closure will not create undue congestion on parallel streets.	Transportation and Circulation, page 155	The project would vacate the Mason Street right-of-way within the project site, effectively closing this street between Columbus Avenue and Lombard Street to vehicular traffic. This closure would allow for pedestrian circulation between the library and the remainder of the playground without necessitating crossing of a right-of-way. As stated in a 4.D, Transportation and Circulation, use of alternative routes by vehicles would result in less-than-significant impacts to levels of service at study intersections in the project study area.	The variant would result in continued use of Mason Street within the project site for vehicular travel. Although the variant would not result in the contiguous pedestrian linkages associated with one combined site, neither would it result in significant traffic impacts related to operating levels of service.
Transportation	Objective 18: Establish a street hierarchy system in which the function and design of each street are consistent with the character and use of adjacent land.	Transportation and Circulation, page 155	See Policy 18.5, below.	See Policy 18.5, below.

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

Transportation	Policy 18.5: Mitigate and reduce the impacts of automobile traffic in and around parks and along shoreline recreation areas.	Transportation and Circulation, page 155	The <i>General Plan</i> states that streets adjacent to small parks should be primarily used for access to recreational facilities and for scenic driving, not as thoroughfares. In recognition of this policy and the benefits parks provide to passersby, the 49-mile Scenic Drive route runs adjacent to several parks, including the project site. The project would buffer the recreational facilities within the Joe DiMaggio Playground from traffic and traffic-associated noise and air emissions along Mason Street, Columbus Avenue, and a portion of Lombard Street.	Under the variant, Mason Street would remain a two-way vehicular thoroughfare adjacent to the Joe DiMaggio Playground. The recreational uses within the playground would not be buffered from traffic and associated emissions as under the proposed project. Nonetheless, the variant would not result in substantial increased traffic adjacent to the playground, nor would it result in significant noise or air quality impacts.
Transportation	Objective 23: Improve the City's pedestrian circulation system to provide for efficient, pleasant, and safe movement.	Transportation and Circulation, page 155	The project would vacate the Mason Street right-of-way within the project site, creating a pedestrian-only circulation and passive recreational space, as well as improved connectivity across the entire playground, allowing for access through the site for pedestrians, cyclists, and persons with disabilities.	The variant would not convert the Mason Street right-of-way to pedestrian circulation and recreation space. Nonetheless, it would result in improved connectivity across the entire playground particularly after Phase II, allowing access through the playground for pedestrians.
Transportation	Policy 23.7: Ensure safe pedestrian crossings at signaled intersections by providing sufficient time for pedestrians to cross streets at a moderate pace.	Transportation and Circulation, page 155	As discussed in Section 4.D, Transportation and Circulation, the project would not require signal timing modifications at intersections adjacent or near to the project site. These modifications would allow for sufficient crossing time. Improvement measures I-TR-1 and I-TR-2 would create a left-turn lane on westbound Lombard Street at Columbus Avenue, and move the bus stop on Columbus Avenue, respectively. These changes could be made to improve pedestrian safety.	The variant could require signal timing modifications at intersections adjacent or near to the project site. These modifications would allow for sufficient crossing time.
Transportation	Objective 24: Improve the ambience of the pedestrian environment.	Transportation and Circulation, page 155 Aesthetics, page 94 Cultural Resources, page 131	The proposed project would not adversely affect pedestrian conditions and activities. The project would have a beneficial effect on pedestrian circulation by providing pathways and off-network linkages from the library building to other areas on the playground.	Pedestrian circulation and activity would not be adversely affected by the Mason Street Narrowing Variant.
Transportation	Policy 24.1: Preserve existing historic features such as streetlights and encourage the incorporate of such historic elements in all future streetscape projects.	Aesthetics, page 94 Cultural Resources, page 131	Historic streetlights are currently along the Columbus Avenue side of the project site. The project would not replace or otherwise adversely affect those streetlights. The ambience for pedestrians, particularly along Mason Street, could be improved by replacement of the surface parking lot with the proposed library. Phase 2 would further improve the ambience for pedestrians traversing surrounding streets and looking into the project site.	The variant would not replace or otherwise adversely affect historic streetlights. The ambience for pedestrians could be improved by replacement of the surface parking lot with the proposed library.
Urban Design	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.	Aesthetics, page 94	Please see Urban Design Policies 1.1, 1.2, and 1.5, below.	Please see Urban Design Policies 1.1, 1.2, and 1.5, below.
Urban Design	Policy 1.1: Recognize and protect major views in the city, with particular attention to those of open	Aesthetics, page 94	As stated in the Aesthetics section, implementation of the proposed project would result in a less-than-significant impact on view corridors and views of Angel Island, Coit Tower,	As stated in the Aesthetics section, implementation of the Mason Street Narrowing Variant would result in a less-than-significant impact on view corridors

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

	space and water.		Telegraph Hill, and other landmarks and open spaces.	and views.
Urban Design	Policy 1.2: Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.	Transportation and Circulation, page 155 Aesthetics, page 94	<p>The <i>General Plan</i> states that changes to street pattern should be made only after due consideration of their effects upon the environment, and that such changes should not counteract the established rhythm of the streets with respect to topography, or break the grid system without compensating advantages. Vacation of the Mason Street right-of-way would affect vehicular circulation, but it would not substantially alter the existing rhythm or street grid, which would be maintained with the pedestrian-only circulation and passive recreation space.</p> <p>The <i>General Plan</i> also states that streets cutting across the normal grid pattern produce unusual and beneficial design relationships that should not be weakened or interrupted in building development. Columbus Avenue, adjacent to the project site, is one of those streets. Implementation of the proposed project would result in construction of new building and creation of a street wall along Columbus Avenue where none currently exists. This change would reinforce the diagonal view corridor of Columbus Avenue at the location of the proposed library site, where there is currently a void in the street that results from a surface parking lot.</p>	<p>The variant would not fully vacate Mason Street within the project site, but it would vacate a portion of the street to allow construction of the new library. Vehicular circulation along Mason Street through the project site would be maintained and the existing street grid would not be substantially altered.</p> <p>The variant would result in similar strengthening of the Columbus Avenue street wall as would the proposed project. The diagonal characteristic of Columbus Avenue would be reinforced by the library building.</p>
Urban Design	Policy 1.5: Emphasize the special nature of each district through distinctive landscaping and other features.	Aesthetics, page 94	<p>The <i>General Plan</i> states that street landscaping should be designed with a special theme for each area. It states that building facades and the total composition of activity centers should be designed to make clear the geographical extent of the center and its relationship to the district.</p> <p>The project would result in renovation of the existing Joe DiMaggio Playground, allowing for all outdoor recreational activities to be located on one level. The proposed library would be 30 feet in height, as measured at midblock along Columbus Avenue. This height would be comparable to other buildings in the area. The new library, the North Beach Pool and Clubhouse, and the existing buildings along Greenwich Street, Powell Street, and Lombard Street would frame the renovated playground. The new primary entrance into the playground at the intersection of Greenwich Street and Columbus Avenue would convey the playground's relationship to the district—emphasizing the primary connection at Columbus Avenue, which is North Beach's main thoroughfare. Although the proposed project would remove existing street streets adjacent to the 701 Lombard Street parcel, the landscaping for Phase 1 of the project would Brisbane Box and London Plane Trees, which are common in the North Beach neighborhood. The ultimate tree and landscaping species are subject to Bureau of Urban Forestry approval.</p> <p>In addition, Phase 2 of the proposed project could include on-site landscaping that would complement extant vegetation in</p>	<p>The variant would result in similar framing of the recreation space as would the proposed project, with a new primary entrance onto Columbus Avenue. However, Mason Street would remain open to vehicular traffic, which would separate the library building from the remainder of the playground. Street trees and species of plants used in landscaping would be similar to those used in the proposed project, and the existing trees on the east side of Mason Street would remain.</p>

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

			North Beach.	
Urban Design	Objective 2: Conservation of resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.	Land Use and Recreation, page 68 Aesthetics, page 94 Cultural Resources, page 131	See Urban Design Policies 2.4, 2.8, 2.9, and 2.10, below.	
Urban Design	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.	Cultural Resources, page 131	The project would demolish the existing North Beach Library, which is a potential historical resource for purposes of evaluation in this EIR. The <i>General Plan</i> states, "Preservation efforts, however, should not be entirely bound by hard-and-fast rules and labels, since to some degree all older structures of merit are worthy of preservation and public attention." As stated in Section 4.C, Cultural Resources, the project would result in a significant and unavoidable impact to historic architectural resources. Nonetheless, this impact would be considered in the context of other project components, including the proposed library and additional public open space created and the function of reorganized park features. The playground would extend onto the site of the existing branch library, which was originally a playground before construction of the existing building. This EIR also contains alternatives in Chapter 6 that avoid or reduce historic preservation impacts of the project.	The variant would demolish the existing library, similar to the proposed project. The significant and unavoidable impact to historic architectural resources must also be weighed against the other components of the Mason Street Narrowing Variant. The variant would also result in construction of the proposed library, but it would result in less new open space than would the proposed project.
Urban Design	Policy 2.8: Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.	Transportation and Circulation, page 155 Aesthetics, page 94	The project would result in construction of the proposed library in the area of the existing western sidewalk and a portion of Mason Street, along with the vacation and closure of Mason Street. These changes potentially conflict with Policy 2.8. However, as explained in the General Plan under Policy 2.9(A), release of a street area shall not be recommended for several reasons, including if it would result in "detriment to vehicular or pedestrian circulation," "inhibiting of fire access or any other emergency services," and "obstruction or diminishing of a significant view." As explained in Section 4.D, Transportation and Circulation, and Section 4.B, Aesthetics, the proposed project would result in less-than-significant impacts related to these criteria. In addition, as explained under Policy 2.9(B)(3), "release of a street area may be considered favorably" if it is "necessary for a significant public use...where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site." Furthermore, the vacated portion of Mason Street would continue to provide functions and amenities consistent with	The Mason Street Narrowing variant would not permit the release of street areas to the extent of the proposed project. Although the western portion of Mason Street would be given up for construction of the library, which could potentially conflict with Policy 2.8, the library could be considered a significant public use (not private), and as such no adverse land use or recreation impacts are anticipated in the context of CEQA land use criteria as stated in the Land Use and Recreation Section page. 68.
Urban Design	Policy 2.9: Review proposals for the giving up of street areas in terms of all the public values that streets afford.	Transportation and Circulation, page 155 Aesthetics, page 94		
Urban Design	Policy 2.10: Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.	Transportation and Circulation, page 155 Aesthetics, page 94		

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

			street use, such as pedestrian passage, street trees, and	
Urban Design (cont.)	Policy 2.10 (cont.)		passive recreation. Only vehicular access would be restricted. Alternatives to the proposed project, including off-site locations, are discussed in Chapter 6. The project sponsors analyzed other locations for the new library and determined them to be infeasible.	
Urban Design	Objective 3: Moderation of major new development to complement the city pattern, the resources to be conserved, and the neighborhood environment.	Land Use and Recreation, page 68 Aesthetics, page 94	Please see Urban Design Policies 3.4 and 3.5, below.	Please see Urban Design Policies 3.4 and 3.5, below.
Urban Design	Policy 3.4: Promote building forms that will respect and improve the integrity of open spaces and other public areas.	Aesthetics, page 94	As explained under Policy 3.4, new buildings should not block significant public views of open spaces, especially large parks and the Bay, and that buildings should visually contain open spaces. The proposed library building would be located at the edge what would be an expanded park, in the location of the existing parking lot. This location would frame the western side of the playground more so than the existing surface parking lot. In addition, as stated in Section 4.B, Aesthetics, the proposed project would have a less-than-significant impact on views of the Bay along Mason Street, views of Coit Tower along Greenwich Street and Lombard Street, and views of other neighborhood landmarks and open spaces. Finally, demolition of the existing library would allow for views into the park from Mason Street and Columbus Avenue, where they are currently limited.	The variant would frame park, but the park would not be expanded as it would under the proposed project. Although the western boundary of the playground would abut Mason Street instead of the proposed library building, the height of the building would be the same as the proposed project. Similarly, views under the variant down Mason Street would be substantially similar to views under the proposed project, and impacts on views of the Bay and other visual resources would be less than significant.
Urban Design	Policy 3.5: Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.	Land Use and Recreation, page 68 Aesthetics, page 94	Urban Design Element Map 4, Urban Design Guidelines for Height of Buildings, shows that this area of North Beach should have building heights of 0 to 40 feet. The project would result in construction of a 30-foot-tall building, similar to (and in some cases shorter than the height of surrounding buildings.	The variant would result in the same proposed library building as would the proposed project.
Urban Design	Policy 3.6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.	Land Use and Recreation, page 68 Aesthetics, page 94	Urban Design Element Map 5, Urban Design Guidelines for Bulk of Buildings, shows that the project site's bulk is "regulated by height controls." The project would result in a new library building, and its height would not exceed the height controls established by controls for the surrounding area. The building's bulk would be similar to that of surrounding buildings and less than that of the existing North Beach Pool and Clubhouse. The proposed project therefore does not appear to conflict with this policy.	The Mason Street Narrowing Variant would result in the same proposed library building as would the proposed project.
Urban Design	Objective 4: Improvement of the neighborhood environment to increase personal safety, comfort,	Aesthetics, page 94	Please see Urban Design Policy 4.9, below.	Please see Urban Design Policy 4.9, below.

**TABLE 1
GENERAL PLAN POLICIES (CONTINUED)**

	pride and opportunity.			
Urban Design	Policy 4.9: Maximize the use of recreation areas for recreational purposes.	Land Use and Recreation, page 68 Aesthetics, page 94	The <i>General Plan</i> states that facilities not primarily intended for recreation or not requiring a park location should be located outside the park system. As discussed above under Recreation and Open Space Element 2.4, the project would result in the library use on the 701 Lombard Street parcel, at the edge of the park, and removal of library use within the existing park. In addition, the project would result in an increase in recreation open space. Phase 2 of the project would maximize use of the park through reorganization of specific on-site components.	The variant would also result in a library use at 701 Lombard Street, and removal of library uses from the existing Joe DiMaggio Playground. Although the variant would result in less total recreational open space than would the proposed project, the library would still be removed from the playground under the variant.

SOURCE: San Francisco Planning Department, 1996.

APPENDIX C

Historic Resource Evaluation Response and Preservation Alternatives and Evaluation Memorandum



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Michael Jacinto
Project Address: 2000 Mason Street/661 Lombard Street
Block/Lot: 0075/001
Case No.: 2008.0968E
Date of Review: September 9, 2009
Planning Dept. Reviewer: Tim Frye
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PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The San Francisco Public Library and the Recreation and Parks Department propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground, as well as excavation, reconstruction and reorganization of several of the playground features, including the tennis courts and children’s play area. The project would result in an overall net increase of approximately 3,200 square feet (sf) of library floor area and 9,800 sf of renovated open space.

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1959 and located at the intersection of Columbus Avenue and Mason Street, the subject property is within a P and OS (Public and Open Space) Zoning District. The subject building has no previously identified historic rating. The subject building is defined by the Planning Department as a “Category B” building for the purposes of this CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site comprises two parcels and a portion of the Mason Street right-of-way on a to-be-combined site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south and Columbus Avenue to the west in San Francisco’s North Beach neighborhood. Assessor’s Block 74, Lot 1 is a triangular parcel containing 4,100 sf of surface parking uses at 701 Lombard Street. Assessor’s Block 75, Lot 1 is an irregularly shaped parcel at 2000 Mason Street / 661 Lombard Street that comprises 109,700 sf of library, recreation and open spaces uses (e.g., hardscape ball courts, playground, swimming pool and clubhouse). The project site includes these two parcels and a portion of the Mason Street right-of-way between Lombard Street and Columbus Avenue.

The project site is located within the North Beach neighborhood. This area is known for its historic association with the Italian immigrant community as well as its Bohemian ties and its handsome collection of historic residential, institutional, and commercial buildings largely represented by urban forms of Colonial Revival, Edwardian, Art Deco and Moderne period

architectural styles. The ornamentation is usually quite restrained, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavily detailed cornices.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event:** or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1959 as part of a Multiple Property Listing of Appleton & Wolfard libraries dating from 1951 -1960.

Notes:

The Department's analysis of the North Beach Branch Library is based upon a report by Carey & Company dated, April 30, 2009, Department staff site visits, and information compiled from within the Planning Department's historic files. In sum, the Department concurs that the subject building is individually eligible for the National Register of Historic Places and the California Register of Historical Resources under the architecture criterion (C/3); the Department has also determined that the subject building is individually eligible under the events criterion (A/1) and is eligible for inclusion in a multiple property listing (MPL), along with four other extant branch libraries designed by the architectural firm of Appleton & Wolfard from 1951 to 1960 – for a total of five libraries. An MPL documents a common context for thematically related properties. Of the eight Appleton & Wolfard libraries, the Department believes that five are strongly related in their overall expression, plan, and characteristics, possess a high level of integrity, and are individually eligible themselves to the National and California Registers. The Department has determined that the three remaining Appleton & Wolfard libraries related to the broader theme are not individually eligible because they do not express the same quality in design, expression, and characteristics, nor do they retain sufficient integrity to convey their association with the broader context of broad nationwide library modernization and program reform.

The Ortega Branch Library is one of the eight Appleton & Wolfard libraries; however, this branch was evaluated under a separate environmental document that determined the building was not individually eligible. The analysis performed for this report does not change the determination concerning the Ortega Branch Library either for purposes of individual eligibility or for inclusion in the MPL. Consequently, this report contains no additional information or analysis on that property. For more information regarding the Appleton & Wolfard designed Ortega Branch Library based on the 1945 Wurster, Bernardi, and Emmons Master Plan, please see Planning Department Case #2008.0434E.

The Department had determined that the following libraries meet the requirements for individual National Register eligibility and encompass a thematically-related MPL:

Parkside (1951)
Marina (1953)
Merced (1957)
North Beach (1959)
Eureka Valley (1960)

In addition to the Ortega Branch Library mentioned above, the Department has determined that the following libraries do not meet the requirements for individual National or California Register eligibility or inclusion in the related MPL; however, they are part of the broader Appleton & Wolfard library context. Please note that this analysis of eligibility is related only to the project proposed for the North Beach Branch Library and its association with the Appleton & Wolfard libraries MPL and should not be considered a thorough evaluation of the two properties listed below.

Western Addition (1965)
Excelsior (1966)

North Beach Library:

Criterion A/1: Events

The North Beach Branch Library was designed and constructed during a period of unprecedented commitment at the local, state, and national levels towards the development of public library systems and modernization of library services and functions, in particular with the passage of the 1956 Library Services Act. In San Francisco, only branch libraries followed this historical trend and it appears that the eight Appleton & Wolfard libraries benefitted from modern library theories, practices, and programming. The North Beach Branch Library conveys the broad trend of the social and cultural shifts in post-war American library programming and design when examined on its own and as part of a MPL with the four other eligible libraries as part of this building campaign. At the time, the branch libraries reflected the City's greatest capital expenditure in the library modernization movement. Combined, they embody all the principles of mid-twentieth-century American public library design and display a signature style developed by Appleton & Wolfard for these libraries. As part of the MPL, the Department believes that the focused building campaign, as realized through the Appleton & Wolfard libraries from 1951-1960, is eligible under the events criterion for its association with broad nationwide library modernization and program reform.

Criterion B/2: Persons

The Carey & Company report indicates a minor association with George Christopher, San Francisco's last Republican mayor, who played a hand in the realization of the North Beach Branch Library. The Department concurs with the report in that Mayor Christopher's association does not rise to a level that would identify the subject building as eligible under this criterion of because his role in other modernization projects, such as the redevelopment

of the Fillmore District, Embarcadero Center, Candlestick Park and the now-demolished Embarcadero Freeway are better examples of his legacy.

Criterion C/3: Architecture

The Department has determined that the North Beach Branch Library is eligible individually as well as part of a MPL of five Appleton & Wolfard libraries under the architecture criterion. The North Beach Branch Library was the fifth constructed out of the eight mid-century branches by the firm between 1951 and 1966. Of the five that are eligible under the MPL, all embody the principles of mid-twentieth-century American public library design and each displays an array of character-defining features that clearly distinguishes the firm's work within the body of San Francisco's civic architecture. Appleton & Wolfard designed more libraries in San Francisco than any other single firm in the city's history. As a building type, individually and included in the MPL, all five libraries successfully convey many principles of postwar civic architecture and embody similar characteristics and features that identify them as the product of the firm Appleton & Wolfard. Each library design expresses a residential character and scale that also appears to draw strong influence from informal Scandinavian architectural designs of the period, notably contemporaries like Finnish architect Alvar Aalto. Similar characteristics between Scandinavian design during the same period and the Appleton & Wolfard libraries include scale, space planning, the use of natural light, and an appreciation of craftsmanship, color and texture of natural materials. For more information regarding the character-defining features, please see the character-defining features outlined within this report.

The shift from the development of the classically-inspired hierarchy of pre-war civic architecture to a system based on leisure, recreation, and egalitarian social-service principles was a result of larger social and cultural changes than a mere interest in style. Carey & Company points to a revealing quote from a 1952 *Architectural Record* analysis of public libraries as a building type that articulates the evolution of the public library in program and design. In the analysis, Librarians Charles M. Mohrhardt and Ralph A. Ulveling remark, "The best of the new buildings show that a basic change in concept is taking place. The library is no longer a mere symbol of culture of a civic monument with pillars and impressive masses of steps: instead it is becoming a friendly place which reveals the resources within and invites one to share its hospitality. Simplicity of form, openness and a functional layout are its basic characteristics." The Department concurs with the Carey & Company report in that, "In San Francisco, the Appleton & Wolfard libraries, including the North Beach Branch, embodied these changes."

Also of note, the Carey & Company report references a 1951 *San Francisco Chronicle* article regarding the Parkside Branch Library. In that article City Librarian Laurence J. Clarke explained the logic behind Appleton & Wolfard's design that sums up the mood of the period and the change in approach to many kinds of post-war civic architecture: "These days ... a public library must merchandise its services in much the same way a successful bookshop sells its wares. It must entice people, both young and old, to want to use it. Unfortunately, most existing public libraries look like a Water Department pumping station. Smart entrepreneurs make their cocktail lounges so attractive that you can't help but stay on for another drink. Why not libraries?"

While the work of the firm of Appleton & Wolfard has not been thoroughly analyzed and researched, based on the information that is known today, the North Beach Branch Library and the four others included in the MPL are the work of a credible firm whose oeuvre contains a number of handsome buildings identified as historic resources. Appleton & Wolfard began as the firm Hyman & Appleton during the early 20th-Century. Both Abraham Appleton and Samuel Hyman were educated in the Beaux-Arts tradition at the University of California, Berkeley. Together they designed a number of buildings, including residences, in a variety of styles for prominent San Francisco Jewish families. Through the influence of firm architect, Harold Wolfard, the firm expanded during World War II into designing within the Modernist aesthetic. Shortly after Hyman's death, Wolfard became partner in 1948 and transitioned the firm solidly into Modernist design practice.

Other highlighted works by Appleton & Hyman, and Appleton & Wolfard include, Visitacion Valley Elementary School – a contributor to the eligible San Francisco Golden Age of School Construction MPL; Golden Gate Conservatory of Flowers – listed on the National and California Registers and City Landmark #50; Weinstein's Department Store at 1035 Market Street – listed on the California Register as a contributor to the Market Street Theater & Loft District; and the Academy of Art College at 625 Sutter Street – a Category II (Significant) Building within the Kearny-Market-Mason-Sutter Conservation District.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Based on site visits to the North Beach Branch Library, the subject building appears to possess a high level of integrity from the period of significance. Department staff also conducted site visits to the other seven Appleton & Wolfard libraries addressed in this report and has confirmed that each of the libraries included within the MPL all possess a high level of integrity. Of note, the Marina Branch and the Eureka Valley Branch have both been rehabilitated and retain the majority of their character-defining features and possess a high level of architectural integrity. The Parkside Branch is currently under rehabilitation and based on a cursory review of the proposed plans appears that it will still convey its significance after rehabilitation. The Merced Branch was still open when Department staff conducted a site visit and it appears to convey a high degree of historic integrity. The alterations and rehabilitation proposed for the Merced Branch have been reviewed under a separate environmental document and determined to not have a significant adverse impact to the resource. Both the Western Addition Branch and the Excelsior Branch originally possessed only some of the characteristics associated them the Appleton & Wolfard MPL.

(Character-defining features are listed under #5 of this document.) However, as a result of previous alterations and rehabilitation, the Department has determined that these two libraries do not possess significant integrity to be eligible individually and under the MPL.

As stated previously in this report, the Ortega Branch Library is one of the eight Appleton & Wolfard libraries; however, this branch was evaluated under a separate environmental document that determined the building was not individually eligible due to lack of integrity. See above discussion under Section 1 for more information regarding the Appleton & Wolfard designed Ortega Branch Library.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

No Resource Present (*Go to 6. below*) Historical Resource Present
(*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: See attached explanation of how the project meets standards.
- The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*)
- The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

The proposed demolition of the identified resource is in conflict with the Secretary of the Interior's Standards. Generally, with regards to the proposed undertaking, the character-defining features that should be respected and retained in order to avoid a significant adverse impact are encompassed along all exterior elevations, including rooflines, which are visible from the public-rights-of-way. The list of character-defining features below applies to the North Beach Branch Library as well as the four other Appleton & Wolfard libraries listed under the MPL.

- a. One-story in height with double height main reading rooms, an open floor plan, and an overall residential "ranch-style" character.
- b. A strong flat and/or a soft (low-pitch) asymmetrical gable roof form with a combination of exposed and boxed rafters, moderate to wide projecting eaves with soffits that contain recessed exterior lighting.
- c. Residential or park-like landscaping in immediate vicinity with small in-ground masonry planters.
- d. Trellis or pergola structures attached to the exterior of the building incorporated as part of the entrance, or installed adjacent to the structure.
- e. A mixture of natural materials: use of light woods, exposed masonry, terrazzo, and cork.
 - i. Stacked bond masonry (concrete units or brick). Occasionally with raked vertical mortar joints and horizontal joints pointed flush to strengthen verticality
 - ii. Wood beams and elements are often molded or glue laminate with clear varnish
- f. Interior fireplace and hearth
- g. Outdoor reading areas or patios accessed through sliding glass doors flanked by large fixed windows.
- h. Based on historic photographs all window and door systems are comprised of standard extruded components with a clear or dark finish. The Carey & Company report alludes to wooden sash windows; however, none were observed during site visits and all historic photos reviewed depict metal windows.
- i. Fenestration patterns have either a strong vertical or horizontal expression through the overall shape of the window opening or through the mullion arrangement. Windows are also grouped into large bays that overlook entries, and pedestrian or landscaped public areas. Windows or glass block are occasionally located in the clerestory or extended up to eaves or in gable.
- j. Light fixtures are commonly fluorescent light boxes with slatted diffusers.
 - i. Sometimes comprised of about 8 light boxes and arranged in a square doughnut configuration.
 - ii. Sometimes rectangular in shape and installed end to end for the width or length of the room.
- k. Exterior sign is comprised of non-illuminated metal pin letters

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The Department will evaluate whether the project may have a cumulative adverse impact upon the MPL within the EIR required for this undertaking.

According the draft North Beach Neighborhood context statement by Michael R. Corbett, dated February 2009, the North Beach Playground, now known as the Joe DiMaggio

Playground, was conceived in 1903, when a bond issue was passed to purchase the block bound by Lombard, Powell, Greenwich, and Mason streets to create the North Beach Playground. While the Playground is significant to the historic development of the North Beach Neighborhood, its significance lies in its use as recreational space, as a public gathering space, and as a safe refuge for children. The proposed undertaking includes an increase in recreational open space and as there are no discernable historic or character-defining above-ground elements that would be impacted as part of the undertaking, the Department has determined that there is no impact to this potential resource.

Also of note, the route of the 49 Mile Scenic Drive is located adjacent to the site of the proposed undertaking. The route runs west along Lombard Street and turns right onto Mason Street. The nearest points of interest are Coit Tower and Washington Square. The Department acknowledges that the 49 Mile Scenic Drive signs are a historic resource and the drive and its points of interest or view sheds may be potential historic resources. Regardless, based on the plans submitted, sightline models, and site visits, the Department has determined that no signs or points of interest along the route will be adversely impacted as part of the undertaking.

Lastly, the subject site is located within the North Beach Survey Area. This survey was completed in 1981-82 and is currently being updated. Based on the information provided in the 1981-82 survey, the site is not located within any known or potential historic district; therefore, the undertaking will not result in an adverse impact to any adjacent resources associated with the North Beach Neighborhood other than the North Beach Branch Library.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 9-9-09

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Mindy Linetzky, Department of Public Works



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 20, 2010
TO: Michael Jacinto, Major Environmental Analysis
FROM: Timothy Frye, Preservation Technical Specialist
REVIEWED BY: Sophie Hayward, Acting Preservation Coordinator
RE: 2000 Mason Street – The North Beach Branch Library DEIR
Preservation Alternatives, Case No. 2008.0968E

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Planning Department (Department) Preservation Staff has reviewed the three (3) alternatives outlined for comparison within the document cited above. These alternatives include, (1) No Project Alternative, (2) Preservation and Rehabilitation Alternative; and (3) Preservation and Southerly Expansion Alternative. This memo is in response to that review and is intended to provide clarification that the preservation alternatives proposed in the DEIR are acceptable variants to the proposed undertaking in order to avoid a significant adverse impact upon the Appleton & Wolfard North Beach Branch Library (a known historic resource for the purposes of CEQA). This memo also provides clarification on the Department's concurrence to reject the Preservation and Northerly Expansion Alternative under the Alternatives Considered but Rejected section of the DEIR. Please note that this memorandum does not include an evaluation of the No Project Alternative because this alternative would not result in a change in the baseline conditions of the subject building. It is presumed that under the No Project Alternative the subject building would remain in its current use and routine maintenance and repair would occur as required to maintain the use.

Alternative 2: Preservation and Rehabilitation Alternative

This alternative includes the introduction of seismic and ADA accessibility upgrades. All work is presumed to conform to the *Secretary of the Interior's Standards for Rehabilitation* in order to retain the character-defining features of the subject building that justify its significance and it is presumed that the project will utilize the California Historic Building Code (CHBC) where necessary. As part of these upgrades, an elevator shaft would be introduced, either inserted into the existing building or by constructing an external elevator shaft on the east elevation of the subject building. In both instances a two-foot elevator override would be required that would either extend over the canted roofline, or through the projecting roof eave along the east elevation.

The Department has determined that if the CHBC is utilized for the work proposed and the final location and details for all seismic and ADA upgrades conform to the *Secretary of the Interior's Standards for Rehabilitation*, this alternative would reduce the potential impacts to the subject building to a less-than-significant level. The introduction of the elevator shaft either within the envelope of the subject building on the exterior of the east elevation would result in alterations to the historic roof form, materials, and the interior spatial relationships of the historic open floor plan; however, these changes would be localized to the area of the elevator and would not rise to a level that would result in an impairment to the resource in a manner that would jeopardize its eligibility for the California Register. The majority of the building's character-defining features would remain intact, but this alternative would result in minor impacts to its integrity of Design, Materials, and Feeling.

Alternative 3: Preservation and Southerly Expansion Alternative

This alternative includes the seismic and ADA upgrades as described in the previous alternative and also includes the construction of a 4,300 square foot single-story addition to the south of the subject building. The addition would be joined through a hyphen connection at the location of the historic outdoor reading area. To accommodate the connection the historic sliding glass doors would be removed along with the historic pergola that spans over the outdoor reading area. Both of these elements are character-defining features of the subject building. As part of the expansion of the subject building the main entry would be relocated from its historic entrance to the new addition. The historic entries on the subject building would remain but would function as emergency egress only. The interior of the subject building would be reorganized to accommodate the desired program.

The Department has determined that the proposed addition is compatible in its overall massing and scale with the subject building. The hyphen connection would be designed with a flat roof and would be glazed with a transparent wall system to maximize its appearance of lightness and soften the transition between the addition and the subject building. The hyphen connection would attach to the subject building below the existing eave in order to avoid the alteration or removal of character-defining features and to appear subordinate to the roofline of the historic structure. The materials proposed for the addition include: integral color stucco, painted or powder-coated metal panels, and painted or powder-coated aluminum storefront systems. The materials are expressed in a contemporary manner and would be differentiated yet compatible provided that the overall color, texture, and profile relates to the resource in terms of workmanship, and architectural character.

The Department has determined that if the CHBC is utilized for the work proposed and the final location and details for all seismic and ADA upgrades meet the *Secretary of the Interior's Standards for Rehabilitation*, this alternative would reduce the potential impacts to the subject building to a less-than-significant level. The topography of the site would allow the addition to remain low in overall profile and massing. Furthermore, the historic library closely follows the property line along Mason Street and the proposed addition would step back along the chamfered corner of Mason Street and Columbus Avenue. This stepping back of the addition is an appropriate gesture in order to maintain the overall massing and form of the historic library.

While limited removal and alteration of character-defining features will be required to accommodate the elevator shaft and the glass hyphen connection, the Department has determined that these changes would not rise to a level that would result in impairment to the resource in a manner that would jeopardize its eligibility for the California Register. The hyphen connection, while in the location of the historic outdoor reading area, is proposed at a location that allows for the most sympathetic connection possible from the addition to the historic structure, and allows for its removal in the future without impairment to the essential form and integrity of the subject building and its environment. While the outdoor reading area and pergola are proposed for removal, this alternative may further reduce any potential physical impairment by accommodating a contemporary yet compatible outdoor reading area and pergola structure as part of the new addition. These character-defining features are found at all Appleton & Wolfard branch libraries and the reintroduction of these features would reinforce the character of the subject building.

Considered but Rejected: Preservation and Northerly Expansion Alternative

This alternative was rejected because the site constraints and the topography indicate that the Southerly Expansion Alternative would result in a more compatible addition to the historic library as well as meet the majority of the project sponsor's objectives. The Northerly Expansion Alternative includes the seismic and ADA upgrades as described in the previous alternatives and also includes the construction of a 3,900 square foot single-story addition to the north of the subject building. The interior of the subject building would be reorganized to accommodate the desired program. The addition would be joined through a hyphen connection at the location of the north wall of the adult reading area. Regardless of whether the main entry would be relocated to the hyphen connection or remain in its existing location, this alternative does not meet a number of the objectives outlined by the project sponsor that are accommodated in the Southerly Expansion Alternative. Also, the location of the addition on the north side of the historic library could not be set back in a manner similar to the Southerly Expansion Alternative, which allows for the existing library to better convey its historic massing and overall setting. Furthermore, due to the topography, the Northerly Expansion Alternative proposes an addition with an overall mass and height that is less sympathetic to the historic library than what can be achieved in the Southerly Expansion Alternative.

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San Francisco Planning Department
Major Environmental Analysis
1650 Mission Street, Suite 400
San Francisco, California 94103

Attn: Michael Jacinto
2008.0968E — North Beach Public Library and Joe DiMaggio
Playground Master Plan EIR

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RETURN REQUEST REQUIRED FOR FINAL
ENVIRONMENTAL IMPACT REPORT

REQUEST FOR FINAL ENVIRONMENTAL IMPACT REPORT

TO: San Francisco Planning Department, Major Environmental Analysis

- Check one box:*
- Please send me a copy of the Final EIR on CD.
 - Please send me a paper copy of the Final EIR.

Signed: _____

Print Your Name and Address in the Box Below:
