



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 24, 2010

Date: June 17, 2010
Case No.: **2009.0457ACE**
Project Address: **1 LORAIN COURT**
Zoning: RH-1 (Residential, House, Single-Family)
40-X Height and Bulk District
Block/Lot: 1084/002, 1132/001
Project Sponsor: The Neptune Society of Northern California
c/o Gregg Miller, Pillsbury Winthrop Shaw Pittman LLP
50 Fremont Street
San Francisco, CA 94105
Staff Contact: Shelley Caltagirone – (415) 575-6914
shelley.caltagirone@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed Project involves construction, in two phases, of new single-story niche enclosure buildings to the east and west of the existing Columbarium that would contain approximately 5,300 new niches for the permanent keeping of cremation ashes. The 400 existing outdoor niches would remain unenclosed. The buildings would measure approximately 14.5 feet tall and would be constructed within the boundaries of the existing footings located along the eastern and western edges of the lot, which were constructed after the 1996 approval of 5,900 exterior niches. The eastern buildings would contain approximately 3,240 square feet, and the western buildings would contain approximately 2,165 square feet. The new buildings would be detailed to match the existing support building, which was constructed in 1998-2001 and is located at the northern edge of the lot. A new window in the existing support building will replace an existing garage door as the garage in the existing support building north of the Columbarium would be converted to office or other support space. The proposed project would also include constructing a screen wall between the existing building and the new building at the northwest corner of the lot and cultivating a dense redwood hedge around the perimeter of the property.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is located on an irregularly shaped property at the north end of Loraine Court between Stanyan Street and Arguello Boulevard in the Lone Mountain neighborhood of the Richmond District. The Property has approximately 60 feet of frontage on Loraine Court. The Property is 45,067 square feet in area and contains a 10,250-square-foot Columbarium at the center of the site. A 3,300-square-foot office and reception area are located at the north end of the site in a support building. The property also includes a driveway, parking lot, loading area, lawn, planters, sidewalks, and outdoor niche walls, and footings and foundations constructed for a previous proposal approved in 1996. The site

is San Francisco Landmark No. 209: Odd Fellows Columbarium, designated in 1996. The Columbarium was constructed in 1898 and is the only surviving remnant of the original Lone Mountain Cemetery District, pre-dating the surrounding residential neighborhood.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Property is located within a primarily single-family residential area with a moderate-scale, neighborhood commercial corridor located immediately to the north of the site along Geary Boulevard. Height is generally limited to 40 feet in the area, with the exception of an 80-foot height district located to the northwest of the site along Geary Boulevard. The buildings facing Loraine Court were constructed primarily in the 1930s. The streetscape is characterized by one-to-two-story, stucco-clad buildings designed in Mediterranean and Tudor Revival styles.

ENVIRONMENTAL REVIEW

The Planning Department finalized the Final Mitigated Negative Declaration (FMND) for the Project as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31 on June 2, 2010.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 4, 2010	June 4, 2010	20 days
Posted Notice	20 days	June 4, 2010	June 4, 2010	20 days
Mailed Notice	10 days	June 14, 2010	June 4, 2010	20 days

PUBLIC COMMENT

The Department has received a few telephone inquiries and one email on the project as of the date of this report in response to the Notice Regarding Mitigated Negative Declaration mailer dated May 12, 2010.

ISSUES AND OTHER CONSIDERATIONS

A similar project for the site was previously reviewed and approved by the Planning Commission in 1996. After completing the support building at the north end of the site, the foundations and footings for the 5,900 niches that were approved in 1996, a fountain court and construction of approximately 400 unenclosed niches, the Sponsor stopped construction and was not able to complete the project before the 1996 Conditional Use Authorization expired (Case No. 94.532ELATC). Therefore, the Sponsor is now seeking a new Conditional Use Authorization to complete the construction of niches with slight modifications to the previously approved design and the removal of the exterior niche footings which line the perimeter of the property. The current proposal includes 200 fewer niches than the 5,900 niches approved in 1996. The current proposal also includes constructing enclosed niche rooms at the perimeter of the site rather than open-air niche walls as were proposed in 1996.

The Historic Preservation Commission approved a Certificate of Appropriateness for the Project on June 16, 2010.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for expansion and intensification of an existing columbarium and mortuary use within a residential area as provided in Code Section 209.9 and to allow treatment of the Property as a Planned Unit Development to allow modifications to the Planning Code's rear yard and front setback requirements.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project is necessary and desirable for, and compatible with the neighborhood as it will promote the long-term viability and preservation of a City Landmark.
- The Project provides a unique and valuable service to the residents of San Francisco.
- The Project will enhance the open space and park-like qualities of the site, which are an asset to the surrounding neighborhood.
- The Project will provide sufficient parking for neighborhood residents and patrons of the Columbarium without detrimentally affecting traffic or parking in the vicinity.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
--

Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- CU Application
- Reduced Plans (Exhibit B)
- Environmental Determination (Exhibit C)
- Photographs

Attachment Checklist:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

SC: G:\DOCUMENTS\Cases\CU\1 Loraine Ct\1 Loraine Ct_ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JUNE 24, 2010

Date: June 17, 2010
Case No.: **2009.0457ACE**
Project Address: **1 LORAIN COURT**
Zoning: RH-1 (Residential, House, Single-Family)
 40-X Height and Bulk District
Block/Lot: 1084/002, 1132/001
Project Sponsor: The Neptune Society of Northern California
 c/o Gregg Miller, Pillsbury Winthrop Shaw Pittman LLP
 50 Fremont Street
 San Francisco, CA 94105
Staff Contact: Shelley Caltagirone – (415) 575-6914
shelley.caltagirone@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE TO EXPAND AND INTENSIFY AN EXISTING COLUMBARIUM AND MORTUARY USE WITHIN A RESIDENTIAL AREA AS PROVIDED IN PLANNING CODE SECTION 209.9, TREATMENT OF THE APPROXIMATELY 45,067-SQUARE-FOOT SITE AS A PLANNED UNIT DEVELOPMENT ALLOWING CONSTRUCTION OF NEW BUILDINGS, A PORTION OF WHICH WOULD BE WITHIN THE REQUIRED FRONT AND REAR YARD SETBACKS REQUIRING MODIFICATION OF THE REQUIREMENTS OF SECTIONS 132 AND 134 OF THE PLANNING CODE, AND REVIEW FOR CONSISTENCY WITH SECTION 101.1 OF THE PLANNING CODE, IN AN RH-1 (RESIDENTIAL, HOUSE, SINGLE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 4, 2009 The Neptune Society of Northern California (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303 of the Planning Code to expand and intensify an existing columbarium and mortuary use within a residential area pursuant to Planning Code Section 209.9, treating the approximately 45,067-square-foot site as a Planned Unit Development to allow construction of new buildings that would be partially within the required front and rear yard setbacks, and for review of the Project for compliance

with the General Plan pursuant to Planning Code Section 101.1 for a property located within a RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District.

On June 24, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0457ACE.

On May 12, 2010 the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until June 1, 2010; and

On June 2, 2010, the Planning Department reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department found the FMND was adequate, accurate and objective, and reflected the independent analysis and judgment of the Department of City Planning and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2009.0457ACE, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.0457ACE, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The Subject Property is located on an irregularly shaped property at the north end of Loraine Court between Stanyan Street and Arguello Boulevard in the Lone Mountain neighborhood of the Richmond District. The Property has approximately 60 feet of frontage on Loraine Court. The Property is 45,067 square feet in area and contains a 10,250-square-foot Columbarium at the center of the site. A 3,300-square-foot office and reception area are located at the north end of the site in a support building. The property also includes a driveway, parking lot, loading area, lawn, planters, sidewalks, and outdoor niche walls, and footings and foundations constructed for a previous proposal approved in 1996. The site is San Francisco Landmark No. 209: Odd Fellows Columbarium, designated in 1996. The Columbarium was constructed in 1898 and is the only surviving remnant of the original Lone Mountain Cemetery District, pre-dating the surrounding residential neighborhood.
3. **Surrounding Properties and Neighborhood.** The Property is located within a primarily single-family residential area with a moderate-scale, neighborhood commercial corridor located immediately to the north of the site along Geary Boulevard. Height is generally limited to 40 feet in the area, with the exception of an 80-foot height district located to the northwest of the site along Geary Boulevard. The buildings facing Loraine Court were constructed primarily in the 1930s. The streetscape is characterized by one-to-two-story, stucco-clad buildings designed in Mediterranean and Tudor Revival styles.
4. **Project Description.** The proposed Project involves construction, in two phases, of new single-story niche enclosure buildings to the east and west of the existing Columbarium that would contain approximately 5,300 new niches for the permanent keeping of cremation ashes. The 400 existing outdoor niches would remain unenclosed. The buildings would measure approximately 14.5 feet tall and would be constructed within the boundaries of the existing footings located along the eastern and western edges of the lot, which were constructed after the 1996 approval of 5,900 exterior niches. The eastern buildings would contain approximately 3,240 square feet, and the western buildings would contain approximately 2,165 square feet. The new buildings would be detailed to match the existing support building, which was constructed in 1998-2001 and is located at the northern edge of the lot. A new window in the existing support building will replace an existing garage door as the garage in the existing support building north of the Columbarium would be converted to office or other support space. The proposed project would also include constructing a screen wall between the existing building and the new building at the northwest corner of the lot and cultivating a dense redwood hedge around the perimeter of the property.
5. **Public Comment.** The Department is not aware of any opposition to this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Required Rear Yard in RH-1 Districts.** Planning Code Section 134 establishes a rear yard requirement of 25 percent of the lot depth in an RH-1 District. The Subject Property is an irregularly-shaped lot with a staggered rear property line with an average lot depth of

approximately 200 feet. Therefore, the required rear yard for the property is approximately 50 feet in depth, following the staggered line of the rear property line.

The Project would result in construction of a niche enclosure building that would be located partially within the required rear yard area, extending fully to the rear property line at the northeast corner of the property. The Project Sponsor has requested the Commission to authorize a Planned Unit Development (hereinafter PUD), which is addressed in Finding 8. The rear yard is the most beneficial area for the proposed structure because it would visually buffer the residential area from Geary Boulevard commercial buildings, enhance security by blocking entrance by intruders to the Columbarium grounds from Geary Boulevard, and maintain the remaining area as open space. The rear yard location is best suited for the proposed structure and not suited for open space because it abuts Geary Boulevard commercial uses and is furthest from the residential neighborhood on Loraine Court.

- B. **Required Front Setback in RH-1 Districts.** Planning Code Section 132 establishes a front setback requirement of 15 percent of the lot depth or 15 feet, whichever is less. The Subject Property is an irregularly-shaped lot with a staggered rear property line with an average lot depth of approximately 200 feet. Therefore, the required front setback for the property is 15 feet.

The Project would result in construction of a niche enclosure building that would be located partially within the required front setback area, extending fully to the front property line at the south end of the property. The Project Sponsor has requested the Commission to authorize a PUD, which is addressed in Finding 8. The location of the building in this area would maximize the use of the open area of the site and provide a buffer between the Columbarium and neighboring residences, resulting in greater privacy for adjacent properties on Loraine Court.

- C. **Columbarium and Mortuary Use.** Planning Code Section 209.9 allows columbarium and mortuary use with Conditional Use Authorization on landmark sites within Height and Bulk Districts with a height limit of 40 feet or less, where a columbarium use has lawfully and continuously operated since the time of designation.

The Subject Property is City Landmark 209, designated in 1996, and is located within a 40-X Height and Bulk District. The Columbarium has lawfully and continuously operated at the site since the time of designation.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Columbarium, built in 1898, is an important historic resource and an irreplaceable asset to the community as well as the neighborhood. Preservation of this historically significant landmark building for future generations is necessary and desirable. The Project is an integral part of the property owner's long-term plan to repair and maintain the Columbarium and would permit the Project Sponsor to continue to operate as a columbarium and mortuary and to remain economically viable while preserving the historic building. The proposed improvements, including the additional niches for storage of cremated remains, would allow the Columbarium to continue to be economically self-supporting and to generate sufficient funding to ensure the long-term upkeep of the historic building.

The community would benefit from the expansion of the Columbarium as this is one of only two facilities where non-military interment occurs within the City. The San Francisco Columbarium is the only such facility that provides both interment and non-sectarian funeral and memorial services.

The Project would be compatible with the character of the surrounding neighborhood as it would preserve a historic building and use that pre-dates the surrounding residential neighborhood. The Project has been designed to be compatible with the architectural design of the Columbarium. The Project would also protect the site by constructing structures along the perimeter of the site to restrict access by trespassers.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

Historically the site has been used as a columbarium and mortuary, including the provision of funeral and memorial arrangements and services. The site is 45, 067 square feet in size, most of which is to remain undeveloped open space or as a surface parking area. The Project would allow for the continuation of the columbarium and mortuary use of the property without changing the nature of the site. The proposed new buildings would be architecturally compatible with the Columbarium. The façades of the new buildings would make historic reference to the original colonnade planned for the Columbarium site in 1898 by architect Bernard J.S. Cahill.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The existing on-site parking lot accommodates 43 vehicles through the use of a parking attendant. The proposed expansion of the number of niches is intended to provide for the long-term use of the site as a columbarium and not a significant change in the nature of the operation. The application of the Conditions of Approval, contained in Exhibit A of this Motion, would limit the ability of the facility to substantially increase the number of services held at the site each week.

The Project would provide for the management of the parking and traffic congestion generated by the site activities through the use of an on-site parking attendant. The attendant would facilitate the parking of vehicles when services are held in order to make efficient use of the on-site parking lot. In addition, the Project would result in the installation of speed humps or similar "slow street" devices within the Loraine Court public right-of-way if desired by neighbors and requested by the Department. The Project Sponsor would provide written information to clients when funeral and memorial service arrangements are made, disclosing the limited on-site and on-street neighborhood parking. Further, such disclosure would include advice to clients and visitors of the need to park on-site if arriving by automobile when possible so as to reduce parking and traffic congestion on Loraine Court and of alternate travel options including transit and ridesharing and would encourage their use whenever possible.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

During construction, appropriate mitigation measures would be used to minimize noise, dust and odor. Because the site would continue to be used as a columbarium and mortuary, no permanent noxious or offensive emissions would be generated by the Project. The perimeter hedge and new structures would enclose the site and thereby reduce noise generated by site activities. To reduce noise, general freight loading would be conducted on-site and delivery of supplies to and removal of medical waste from the site would be restricted to the use of vans and small trucks. All freight loading, delivery of supplies and removal of medical waste would occur during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.

The Project Sponsor would appoint a community liaison officer to deal with such issues as noise, neighborhood parking, and other matters of concern to nearby residents. The Project Sponsor would report the name and telephone number of this officer to the Zoning Administrator for reference. Should the implementation of the Project result in complaints from property owners and residents of the neighborhood which are not resolved by the Project Sponsor (and/or the appointed community liaison for the Project) and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or specific conditions of approval for the Project, as set forth in Exhibit A of this Motion, the Zoning Administrator would report such complaints to the City Planning Commission after which the Commission may hold a hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code, to consider revocation of the Conditional Use Authorization.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project would preserve and enhance the Columbarium's park-like open space by maintaining a perimeter hedge and cultivating appropriate trees and other greenery. The proposed structures would further screen the site from the neighborhood, and the rear of the commercial building which front on Geary Boulevard. The use of on-site parking would improve through use of a

parking attendant during services, and provision of written notice to Columbarium clients of the limited on- and off-site parking.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code except as noted in Finding 6 above, and would be consistent with the relevant objectives and policies of the Master Plan as set forth in Finding 9.

8. **Planning Code Section 304.** Under provisions of Planning Code Section 304 the Commission may authorize modification of certain of the provisions of the Planning Code for a Planned Unit Development (“PUD”).

The 45,067 square-foot site meets the one-half-acre size requirement of Section 304; the Project would help preserve “an environment of stable and desirable character” that dates from 1898 and the new niche buildings would be designed as an integrated unit that would benefit visitors, neighbors and the community as a whole. The community would benefit from the Project because San Franciscans would continue to be able to choose the Columbarium as a final resting place for the interment of cremated remains as one of two such facilities in the City and the only such facility that provides both interment and on-sectarian memorial services. The Project would satisfy all applicable requirements of Planning Code Section 303 as noted above. The Project is hereby found to be consistent with the requirements of Section 304 of the Planning Code related to PUDs as follows:

- A. Affirmatively promote applicable objectives and policies of the General Plan.

The Project would affirmatively promote applicable objectives and policies of the General Plan in accordance with Section 304(d)(1) of the Planning Code. The Project supports the applicable objectives and policies as stated in Finding 9, including those of the Urban Design, Recreation and Open Space, and Community Safety Elements.

- B. Provide off-street parking adequate for the occupancy proposed.

The Project would provide off-street parking adequate for the occupancy proposed in accordance with Section 304(d)(2) of the Planning Code. A minimum of five off-street parking spaces are required for mortuaries by the Code. The Columbarium provides 20 independent or 43 attendant-serviced parking spaces, well in excess of Code requirements.

- C. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code.

The Project would provide open space usable by the occupants, and where appropriate, by the general public at least equal to the open spaces required by the Planning Code in accordance with Section 304(d)(3). The Project includes the request to reduce the required rear yard in order to permit the construction of a new niche building in this area. Likewise, the Project includes a

request to reduce the front yard setback in order to permit construction of a new building in this area. These requested modifications are well reasoned modification in that the standard front and rear setback requirements applicable to RH-1 properties would require the Project Sponsor to locate the proposed buildings away from the north and south property lines thereby reducing the Project benefits such as screening the site activities from neighboring residences and preserving the setting of the historic Columbarium building. Further the majority of the site would remain as landscaped open area or as a surface parking lot.

While the Planning Code does not require any open space to support the site activities, ample open space area which may be used by visitors would be maintained. The Project would improve the existing open space making it more usable for the Columbarium staff and the public.

- D. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property.

The Project does not include any dwelling units.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 231 of this Code.

The Columbarium and the proposed use have been a part of the neighborhood for over 100 years. The use serves residents of the immediate vicinity by providing open space, greenery, and a beautiful historic structure that is available to view from a distance or experience firsthand. This striking architectural work is an amenity that enhances the neighborhood by providing stunning views of the structure. By preserving this landmark building, the Project promotes a neighborhood-serving use by allowing the views and open space to continue to serve the residents of the immediate vicinity.

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project is not requesting any exceptions to the height limits. The proposed new buildings would be one-story in height.

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

URBAN DESIGN

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

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

The Project responds to the historic, aesthetic and architectural values of the Columbarium. The niche enclosures are designed with features that provide continuity with and deference to the past development of the site. The Project would preserve a historically significant landmark building for future generations. The Columbarium is the single surviving element of the City's former Lone Mountain Cemetery District. Additionally, the Project would preserve open space in a park-like setting.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project promotes visual harmony and is an appropriate development within a neighborhood that has buildings of varied use and similar scale. The niche enclosures will be deferential to the Columbarium building and will be limited in height to 14'-6". The San Francisco Columbarium is the oldest building in the area and has been a part of the Richmond district since 1898. Older buildings, such as the Columbarium, have significant and distinctive design characteristics which exemplify the best of the past architectural styles of development. The Project responds to the historic, aesthetic, and architectural values of the Columbarium and the Project Site and the niche enclosures would be designed with features that would be consistent with the overall development of the Project. The niche enclosures would serve as a backdrop for the historic Columbarium, and, with their long low structures, would create unity to the perimeter of the grounds, and visually would make the Columbarium stand out as a strong architectural element.

Policy 2.7:

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

The Project's improvements would preserve and protect a striking visual landmark. In particular the Project's improvements would provide economic stability for the maintenance and upkeep of the Columbarium for the enjoyment and use of future generations.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project promotes visual harmony and is an appropriate design compatible with the surrounding development. The completion and enclosure of the niche wall wings will be deferential to the Columbarium building. The height of the niche enclosures will reach only 14'-6". Older buildings, such as the Columbarium, have significant and distinctive design characteristics which exemplify the best in past styles of development. The proposal responds to the historic, aesthetic and architectural values of the site and the niche enclosures are designed with features that provide continuity with the overall development of the site.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project's open space improvements would maintain and enhance the park-like atmosphere of the Project Site. A perimeter of redwood hedges would be planted behind the three new niche wall wings, and a large portion of the Project Site would remain as undeveloped open space or surface parking. A perimeter lining of trees would also provide an attractive visual and physical screening for neighbors. This extensive landscaping element of the Project would not only enhance the park-like character of the Project Site, but it would also soften the visual appearance of the parking area.

RECREATION AND OPEN SPACE

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.1:

Make better use of existing facilities.

The Columbarium and the Neptune Society Property is situated in a neighborhood with very little public open space for the neighbors to enjoy. The grounds of the Neptune Society Property provide a serene, open area which can be enjoyed by the neighborhood. The Project will preserve the visual beauty of the park-like grounds for residents of San Francisco to enjoy.

COMMUNITY SAFETY

Objectives and Policies

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.

Policy 2.1:

Assure that new construction meets current structural and life safety standards.

The Project would improve safety of the Property through the installation of exit upgrades that would include a new west exit and sidewalk for the existing support building.

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.

The Project would improve the safety of the historic property while maintaining the special historic and architectural character of the Columbarium building and setting.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed Project is for the construction of niches for the storage of cremated remains and will not have any impact on neighborhood-serving retail uses. Residents, tourists, and memorial service attendees who visit the Columbarium will continue to visit the existing neighborhood retail establishments.

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

The proposed Project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project will not reduce the affordable housing supply.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

There will be no change in the number of employees or change in commuter traffic at this site. The amount of commuter traffic generated by this Project will not impede Muni transit service or overburden streets or neighborhood parking. The Planning Code requires five parking spaces for mortuary uses. The Columbarium provides 20 independent or 43 attendant-serviced parking spaces, well in excess of Code requirements.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project does not involve any changes to the Columbarium building and will not negatively impact the building's setting. The Project will provide the economic stability necessary to continue to preserve and maintain the Columbarium building and ground in the future.

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

The project will have no negative impact on existing parks and open spaces. The Project will slightly enlarge the amount of landscaped open space around the Columbarium building.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2009.0457ACE** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on June 4, 2009 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MMRP attached hereto as "EXHIBIT C" and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

The Planning Commission further finds that since the MND was finalized, there have been no substantial Project changes and no substantial changes in Project circumstances that would require major revisions to the MND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the MND.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 24, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 24, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303 and 304 of the Planning Code to expand and intensify and existing columbarium and mortuary use in a residential area and to treat the site as a Planned Unit Development to allow construction of new buildings that would be partially within the required front and rear yard setbacks within a RH-1 (Residential, House, Single-Family) District and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on June 4, 2010 and stamped "EXHIBIT B" included in the docket for Case No. 2009.0457ACE, reviewed and approved by the Commission on June 24, 2010.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's 1084, Lot 002 and Assessor's 1132, Lot 001), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.

Air Quality

4. The Project Sponsor shall require the contractor(s) to sprinkle the site with water during demolition, excavation, and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition and excavation, as needed, during construction at least once per day to reduce particulate emissions. The Project Sponsor shall require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The Project Sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

Transportation

5. The Project Sponsor shall maintain an on-site parking area, which through the use of a parking attendant during funeral and memorial services can accommodate approximately 43 vehicles.

6. A parking attendant shall be provided during all memorial and funeral services to direct visitors arriving by automobile to the on-site parking area and to direct overflow parking to available parking within the neighborhood when the parking lot is full. The attendant shall coordinate the use of the on-site parking during memorial and funeral services in order to maximize the number of vehicles that can be accommodated on-site.
7. The Project Sponsor shall offer subsidized Muni Fast Passes to all employees that work at the site and shall encourage the use of transit and ridesharing for travel to and from work.
8. The Project Sponsor shall provide written information to clients when funeral and memorial service arrangements are made disclosing the limited on-site and on-street neighborhood parking. Further, such disclosure shall advise clients and visitors of the need to park on-site if arriving by automobile when possible in order to reduce parking and traffic congestion on Loraine Court and of alternative travel options, including transit and ridesharing, and shall encourage their use.
9. General freight loading shall be conducted on-site, delivery of supplies to and removal of medical waste from the site shall be restricted to the use of vans and small trucks. All freight loading, delivery of supplies, and removal of medical waste shall occur during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday.
10. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

Services

11. Visitor and customer hours for viewing the property, visiting niches, or to inquire about interment, funeral, or memorial services shall be limited to 9:00 a.m. to 5:00 p.m. The hours of operation during which funeral and memorial services can be conducted shall be 9:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday. No more than one memorial or funeral service shall occur at a time on the site.
12. There shall be no more than four non-accessory events such as concerts, recitals, or readings permitted within the Columbarium structure each year. The Project Sponsor shall offer the use of the Columbarium for a minimum of one neighborhood meeting per year. Neighborhood meetings held on site shall not be counted as non-accessory events. Such non-accessory use shall be limited to events which do not charge admission or which are sponsored by non-profit charitable organizations. Events shall be limited to groups of up to 100 persons.
13. No funeral processions or the use of hearses shall be permitted in connection with funerals and memorial services.
14. No amplification shall be permitted outside of the buildings on the site.

15. Funeral and memorial services shall be permitted up to six days and four evenings per week.
16. All funeral and memorial services shall occur indoors within the Columbarium or within the new niche enclosure buildings. Interment services shall be permitted both within the Columbarium and outdoors at the niche wall.
17. The Project Sponsor shall have the right to construct and maintain an embalming facility on-site, including the right to equip the facility with all the necessary supplies and equipment, and the right to sell embalmings and other services that include embalmings, such as closed casket funerals, open casket funerals, and viewings. The Project Sponsor shall have the right to perform up to 25 embalmings per year on-site. However, if the Project Sponsor is permitted to perform such embalmings off-site under local, state, and federal law, rule, regulation, order, or interpretation, the Project Sponsor shall perform such embalmings off-site until such law, rule, regulation, order, or interpretation is changed to prohibit the Project Sponsor from performing such embalmings off-site, in which case, the Project Sponsor shall be able to perform such embalmings on-site.

Construction

18. Project construction shall be conducted between the hours of 7:30 a.m. and 4 p.m. Monday through Friday. There shall be no construction permitted on Saturday or Sunday.
19. All temporary and permanent illumination of the structures and site shall be installed so as to be directed away from adjacent residential properties.

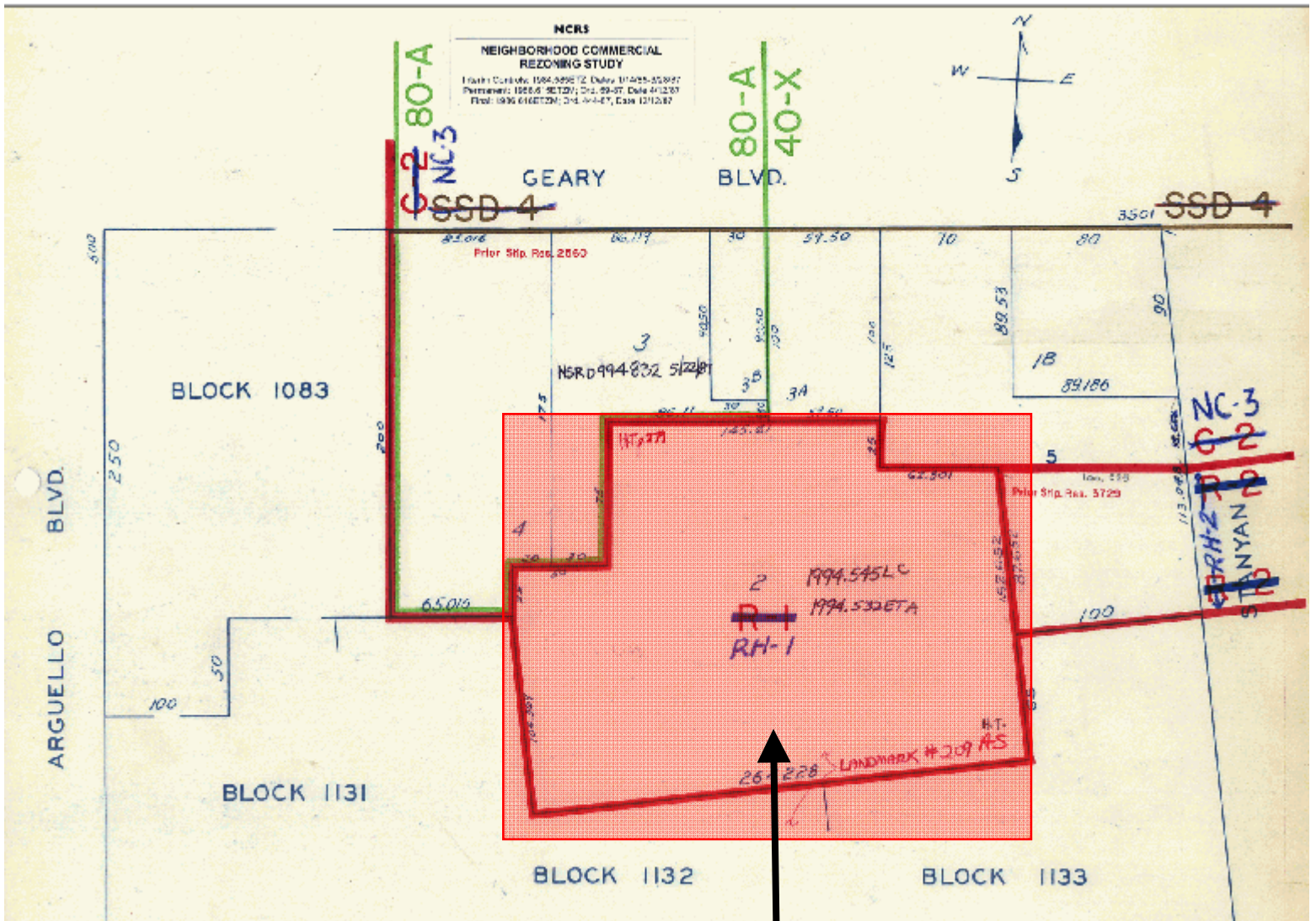
Performance

20. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project, including noise and neighborhood parking. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated. Should the implementation of the Project result in complaints from interested property owners and residents of the neighborhood that are not resolved by the Project Sponsor (and/or the appointed community liaison for the Project) and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or specific conditions of approval for the Project, as set forth in Exhibit A of this Motion, then the Zoning Administrator shall report such complaints to the City Planning Commission after which the Commission may hold a hearing on the matter, in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 or the Code, to consider revocation of this Conditional Use Authorization.
21. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
22. The Project Sponsor shall prepare a report for Department and Commission review disclosing the level of activity at the site one year after the construction of the new support buildings and niche walls. The report shall include the number of funeral and memorial services, embalmings, non-accessory events held, and number of interments that have occurred during the course of the year.

Mitigation Measures

23. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed Project and have been agreed to by the Project sponsor. Their implementation is a condition of Project approval

Block Book Map

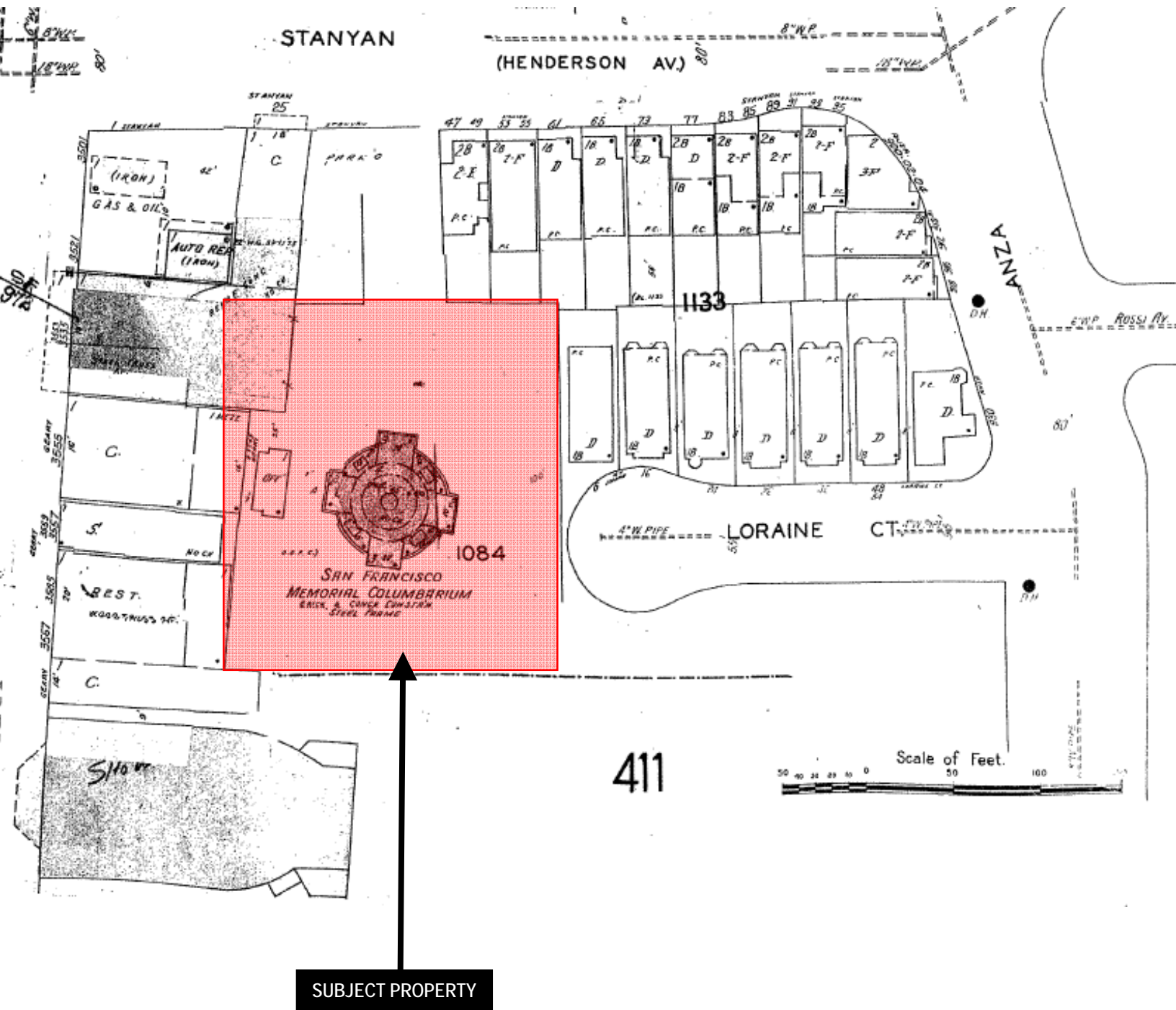


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2009.0457ACE
1 Loraine Court

Sanborn Map*



SUBJECT PROPERTY

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



Conditional Use Authorization Hearing
Case Number 2009.0457ACE
1 Loraine Court

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2009.0457ACE
1 Loraine Court

APPLICATION FOR CONDITIONAL USE
One Loraine Court
Block 1084; Lot 002
The San Francisco Columbarium Niche Enclosures
Submitted _____

Application for Conditional Use

1. Owner/Applicant Information

Property Owner's Name:	The Neptune Society of Northern California c/o Bill Farrar Regional Vice President, Stewart Enterprises	Telephone:	925-287-9734
Address:	1855 Olympic Blvd, Suite 110, Walnut Creek, CA	Zip:	94596
Applicant's Name:	The Neptune Society of Northern California	Telephone:	925-287-9734
Address:	315 Montgomery Street, 8 th Floor	Zip:	94104
Contact for Project Information:	Debra Stein	Telephone:	415-391-4100
Address:	315 Montgomery Street, 8 th Floor	Zip:	94104

2. Location and Classification

Street Addresses of Project:	One Loraine Court		
Cross Streets:	Project located west of Stanyan Street, north of Anza and south of Geary Street		
Assessors Block/Lots:	Block 1084 Lot 002		
Lot Dimensions:	See attached map	Zoning District:	RH-1
Lot Area (Square Feet):	45,067s.f.	Height/Bulk District:	40-X

3. Project Description

Please Check All That Apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Change of Hours | <input checked="" type="checkbox"/> New Construction |
| <input checked="" type="checkbox"/> Alterations | <input type="checkbox"/> Demolition | <input type="checkbox"/> Other |

Application for Conditional Use

Describe what is to be done:

Proposal: The Neptune Society of Northern California (the "Project Sponsor") and owner of the historic San Francisco Columbarium building (the "Columbarium") and grounds located at one Loraine Court, San Francisco, California which include the support building, driveway, parking lot, and loading area, lawn, planters, sidewalks, and the outdoor niche area and niche walls, footings, and foundations (the "Project Site" or the "Neptune Society Property") proposes improvements to the Project Site which include completion and enclosure of the remaining partially constructed niche wall wings that were approved as part of Board of Supervisors 1996 Ordinance No.40-96, and improvements to the support building (the "Project"). The 1996 Board of Supervisors Ordinance No. 40-96, hereinafter the "1996 Ordinance." There is no work proposed to the historic Columbarium itself. The Project would contain 5,400 standard niches and 300 pet niches for a total of 5,700 niches that would be installed in the approximate footprints of the three approved niche wall wings (to be constructed in two phases). T

The Project would be designed in a manner that is consistent with the existing architectural elements of the Columbarium and would be a continuation of the "back-drop" concept where the Columbarium building is the "star" and the where the surrounding buildings would make the Columbarium stand out. Upon completion of the Project the Columbarium would be surrounded on three sides with lower buildings that would create a sense of unified architectural expression to the perimeter of the grounds. The completed niche walls would be reflect an architectural design similar to the Beaux Art architecture of the Columbarium.

The Project is intended to provide economic stability for the long term maintenance and preservation of the Columbarium and the Neptune Society Property and would not represent a significant change in the historical nature or the existing use.

The Project would be accomplished in two phases as detailed below.

Phase 1: Using the approximate footprint of most of the existing niche foundation, the partially constructed northeast niche wall wing would be completed and enclosed with a roof. The northeast niche wall wing would include niches that will be distributed among several interior spaces. A doorway into this niche wall wing would be located at the northeast corner of the Neptune Society Property, at the edge of the lawn. A second doorway would provide access to this niche wall wing from the existing fountain courtyard area. The northeast niche wall wing will be the same height as the existing administrative support building, 14'-6", and would extend to the northern edge of the property. The enclosed niche wall wing would be setback five feet (minimum) from the eastern property line and would be buffered from the eastern neighbors by a landscaped redwood hedge. The hedge will be planted behind the northeast niche wall wing, along the entire eastern perimeter of the Project Site.

Application for Conditional Use

Phase 1 would also include a new decorative screen wall that would be located along the northwest property line, adjacent to the existing service vehicle driveway. One of the existing storage courtyard doors along the northwest façade would be removed and replaced with a window and decorative surround that would match the detail of the adjacent windows. The enclosed courtyard of the existing support building would continue to be used for general storage.

Phase 1 also would include exiting upgrades for the support building. Specifically, a new west exit door would be placed at the western wall of the support building, which would lead out to a walkway along the northwestern edge of the Project Site. The walkway would connect the support building to the parking lot.

In addition, the southeast niche wall wing, which has an existing foundation, would be completed and enclosed in approximately the same shape footprint although it would have new footings based upon a new structural system. The southeast niche wall wing would have niches spread among several rooms. This niche wall wing also would include a small supply closet. This southeast niche wall wing would be 14'-6" tall (the same height as the proposed northeast niche wall wing and the existing support building). This southeast niche wall wing would be setback five feet from the eastern property line, and ten feet from the southern property line except at the fire door where the setback would be 7'-6" from the property line. The southeast niche wall wing would be accessible from a doorway connecting to the fountain courtyard area and an emergency exit doorway would lead onto the lawn at the southern edge of the site. A redwood hedge would be planted behind this southeast niche wall wing, along the east property line. The hedge would match the existing hedge which is planted along the south property line.

Phase 2: The existing niche foundation on the western edge of the site forms the approximate size and shape of the proposed new western niche wall wing which would be completed and enclosed. The niches in this western niche wall wing would be spread among several rooms. Redwood tree hedges are already growing behind what would be the western niche wall wing on both the west and south sides.

Overall: In total, 5,700 niches would be installed in the three wings in the approximate footprints established in the 1996 Ordinance. The total niches are fewer than the 5,900 niches that were approved as part of the 1996 Ordinance.

Present or Previous Use of the Site:

Columbarium, Mortuary and Business Office Use

Proposed Use:

Columbarium, Mortuary and Business Office Use

Building Permit Application No. _____

Date Filed: _____


Application for Conditional Use

4. Action(s) Requested (Include Planning Code Section which authorizes action)

- Conditional Use Authorization – a conditional use authorization will need to be obtained to expand and alter a permitted conditional use as required under Section 178(c) of the San Francisco Planning Code.
- Certificate of Appropriateness - A separate application for a certificate of appropriateness will need to be filed with the San Francisco Landmark's Preservation Board in order to alter the existing mortuary and related uses at the designated landmark site.

5. Applicant's Affidavit: Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or authorized agent of the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.

Signed:  Date 2 June 09
Applicant or Owner
Debra Stein for Neptune DATE
(Print name of applicant in full)
Society of N. Calif.

Application for Conditional Use

APPLICATION INFORMATION

1. Owner of Record:

**Mr. Bill Farrar
Regional Vice President
Stewart Enterprises, Inc.
1855 Olympic Blvd., Suite 110
Walnut Creek, California 94596**

2. Project Sponsor:

**The Neptune Society of Northern California
c/o Mr. Bill Farrar
Tel: 925-287-9734
bfarrar@stei.com**

3. Project Contact/Applicant:

**The Neptune Society of Northern California
C/o Debra Stein
GCA Strategies
315 Montgomery Street, 8th Floor
San Francisco, CA 94104
Tel: 415-391-4100
Fax: 415-391-8882
stein@gcastrategies.com**

4. Architect Contact:

**Patrick Carney, AIA
Director
Heller Manus Architects
221 Main Street, Suite 940
San Francisco, CA 94105
T 415.247.1100 x 142
patc@hellermanus.com**

**Jeffrey Heller, FAIA
jeffreyh@hellermanus.com**

5. Consultants:

6 EIR Consultant:

None

SUMMARY

LOCATION OF SUBJECT PROPERTY:

1. Address: One Loraine Court
2. Nearest Cross Streets: The Neptune Society Property is located at the northern end of Loraine Court, west of Stanyan Street, north of Anza and south of Geary Street.
3. Assessor's Block and Lot Number: Block 1084, Lot 002
4. Zoning District: RH-1
5. Height/Bulk District: 40-X
6. Lot dimensions and size: 45,067s.f.

REASONS FOR CONDITIONAL USE APPLICATION

Project Sponsor seeks to obtain a Conditional Use Authorization under Section 303 of the Planning Code for the following reason:

1. To allow new construction for the completion and enclosure of the previously approved niche wall wings at the Project Site. New construction would intensify the existing conditional use. Section 178(c) requires that a new conditional use authorization be obtained for any enlargements or intensifications of an existing conditional use, and therefore the new construction proposed at the Project Site requires a conditional use authorization.

SATISFACTION OF SECTION 303 REQUIREMENTS

1. **That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary and desirable for, and compatible with, the neighborhood or the community.**

The Project is *necessary and desirable for, and compatible with the neighborhood*. The Columbarium was built in 1898 and is an important historic resource and an irreplaceable asset to the neighborhood as well as the San Francisco community at large. The future maintenance and upkeep of the Project Site is essential to its long-term viability and preservation and the Project is an integral part of the Project Sponsor's long term plan to repair, maintain, and preserve the Columbarium using proceeds from the sale of the niches that will be built and enclosed as part of the Project. Completing and enclosing 5,700 of the already approved 5,900 niches would generate sales of these facilities that would permit the Project Sponsor to generate sufficient funding to ensure the long term economic viability, maintenance, and upkeep of the historic Columbarium building and mortuary.

Application for Conditional Use

The San Francisco community at large would benefit from the enclosure of the already approved niches because the future viability, maintenance, and upkeep of the Columbarium depends on the Project, which will ultimately allow future generations to enjoy this historic structure and unique place.

The Project would provide economic stability for the Columbarium:

The 1996 Ordinance granted approval for construction of 5,900 new niches, of which 5,700 would be installed as part of The Project. The original design incorporated these new niches into outside, exposed niche walls. A more recent and detailed financial analysis concluded that the state mandated \$100 per niche fee contribution to the Columbarium's endowment is insufficient to cover the costs of ongoing operations, maintenance, and property upkeep. At the current rate of sales and contributions the Columbarium can not be self sustaining. The Project Sponsor has analyzed a new financial model that demonstrates how the sale of enclosed niches is essential to provide a stream of funds for the long term maintenance of the property.

Specifically, the Project is needed to fund the endowment for the Columbarium so that it will be sufficient enough to support all future property upkeep. The Project Sponsor's sales information indicates that interior (enclosed) niches are preferred by buyers as they are sheltered from rain and protected from wind gusts. Personal memorabilia left by the bereaved can be discreetly preserved and protected in indoor niches. Furthermore, the unpredictable and harsh San Francisco weather supports inside visitations where the wind cannot blow and cause the mementos and offerings left by the bereaved to be scattered across the property.

Providing buyers with the opportunity to purchase enclosed niches is expected to increase sales absorption and the value of the niches. The increase in sales and higher values of the niches will enable the Project Sponsor to make more frequent and larger contributions into the endowment care fund, thereby ensuring a viable source of funding for ongoing operations, maintenance, and property upkeep of the Columbarium. Thus, the Project's improvements are essential to sustain the Columbarium's future economic viability, ensure its continued historic use, and maintain and preserve the historical building and landscaped grounds.

The Project would be compatible with the surrounding neighborhood and the architectural style of the Columbarium:

The Project would also be compatible with the character of the surrounding neighborhood. The Columbarium is the only surviving remnant of the original Lone Mountain Cemetery District and pre-dates the surrounding residential neighborhood. The Columbarium is a striking visual landmark and preservation of this historically significant landmark for future generations is necessary and desirable as it is one of only two pre-1900 San Francisco buildings with a prominent copper-sheathed dome and its Beaux Arts design is a rare outstanding example of architecture predating the 1906 earthquake. The Project proposes merely to continue a use that would be appropriate and in harmony with the surrounding neighborhood uses. The Project would also protect the Columbarium and the Project Site because completing the niche wall wings and planting of redwood hedges along the perimeter of the Project Site would restrict access by intruders from the neighboring properties and especially from the rear properties.

Application for Conditional Use

The Project's design is also compatible with the existing architectural style of the Columbarium. The approved niches that are part of the 1996 Ordinance were designed so that the structures were long and low with updated and more stylized detailing than the historic Columbarium. Consistent with the approved architectural design concept, the completion and enclosure of the niche wall wings would provide a uniform and subordinate back drop to the historic Columbarium, and thereby emphasize the Columbarium. The unity of these completed perimeter buildings would also improve the appearance of the overall Project Site for visitors and the surrounding neighbors. The enclosed niche wall wings will continue the simple façade treatment of the existing support building. This design creates a more serene, dignified and appropriate backdrop to the historic Columbarium building. The architectural design concept would have a similar visual effect as the example that was used at the 1995 Landmark's Board and Planning Commission hearings, which was that of the Compo Santo in Pisa, Italy whereby the long low unified architectural expression of the Compo Santo acts as a back drop so that the Cathedral, Baptistery and Campanile (Leaning Tower) all stand out within the unified and serene setting.

In light of how the Project is necessary and desirable for, and compatible with the neighborhood, the San Francisco community at large, and the existing architectural style, granting a conditional use for the completion and enclosure of the approved niche wall wings is appropriate.

- 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (2A) The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of structures;**

The Project's size and arrangement of the improvements on the Project's Site will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity. For example, the completion of the niche wall wings is consistent with the nature and existing use of the Columbarium and the Project Site.

The Project's improvements would be consistent with the Columbarium's architectural style and existing use. The Project Site is 45,067 square feet, of which the Columbarium is 10,250 square feet on four levels. A 3,300 square foot office and reception area is located at the north end of the site in a support building. The Columbarium's niche capacity has been nearly exhausted and, in the 1996 Ordinance, a series of 8'-9" tall by 2'-4" deep unenclosed niche walls were approved that would line the perimeter of the property. Only a portion of the walls were completed due to the lack of consumer demand for unenclosed outdoor niches. The partially constructed niche foundations are three feet to ten feet from the property line along the northeast, southeast and western edges of the property. The entire parcel is buffered from the surrounding properties by a landscaped hedge.

The Project would use the approximate footprint of the existing foundations to complete and enclose the niche wall wings in two separate phases. The enclosures would be 14'-6" tall, with widths that vary from 8'-6" to 36'-6" feet and lengths up to 105' and would be comprised of a series of internal rooms. There would be 5,400 standard niches plus 300 pet niches for a total

Application for Conditional Use

of 5,700 niches in the three completed niche wall wings. The roofs of the niche wall wings would be flat built-up roofs to match that of the existing support building. Protective glazing would shelter the new niches from the harsh wind and cold and would match the decorative window surrounds of the existing support building. The color scheme and details of the niche wall wings would also match those of the existing support building, which would create a cohesive design theme to the back-drop structures. The Columbarium building would continue to stand out as the central focus of the site.

The inclusion of a pet niches would also be consistent with the nature and existing use of the Columbarium. The City has seen a significant rise in the proportion of dog and cat owners. In response to the increase in the number of pet guardians, and for those pet guardians who want to cremate their pets, the Project would include 300 pet niches to hold domestic pet internments.

Additionally, the Project's open space improvements will maintain and enhance the park-like atmosphere of the Project Site. For instance, a perimeter of redwood hedges would be planted behind the three new niche wall wings, and a large portion of the Project Site would remain as undeveloped open space or surface parking. A perimeter lining of trees would also provide attractive visual and physical screening for neighbors. The dense hedges are expected to grow to approximately 16 feet in height. This extensive landscaping element of the Project would not only enhance the park-like character of the Project Site, but it would also soften the visual appearance of the parking area.

The Project would also bring the support building into compliance with the applicable fire code and accessibility requirements. As part of the Project, exiting upgrades would be made, which include the installation of two new doors. Specifically, a west exit door will be added to the support building, which will connect to a sidewalk leading to the second new exit door. The second exit door will open into a walkway that leads to the vehicle driveway and parking area.

The Columbarium and the Project Site has been used historically as a columbarium and mortuary with memorial services for 110 years (the site was abandoned for a period of time when maintenance funds ran out, resulting in much deterioration to the building which the Neptune Society and Stewart Enterprises repaired when they took over the facility). The Project would allow for the continuation of the Columbarium and mortuary use of the property without changing the nature of the Project Site. Additionally, the Project, including the size, shape and arrangement of structures would be an improvement to the existing site, as this Project would create a more fitting and appropriate backdrop to the historic Columbarium building by establishing a low, simple, and unified architectural statement that keeps a visitors focus on the Columbarium.

(2B) The accessibility & traffic patterns for persons and vehicles, type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

There will be sufficient parking for the neighborhood residents and for patrons of the Columbarium upon completion of the Project and the Project will not detrimentally affect traffic and parking in the vicinity.

Section 151 of the Planning Code requires five parking spaces for mortuary uses and zero spaces for office use under 5,000 square feet. The existing office building located on the Project Site is 3,300 square feet and thus only five parking spaces are required to be provided on the Project Site. The existing on-site parking exceeds the minimum quantities of off-street parking spaces required under the Planning Code and can accommodate up to 20 independently parked or 43 attendant-assisted vehicles. The Project would preserve all of these parking spaces.

Furthermore, the Project is not expected to significantly impact the current available parking or the traffic in the area. In 2007 and 2008, the Project Sponsor monitored the number of cars during peak visiting periods in order to determine the existing parking needs and project future parking demands. The two peak dates each year are Mother's Day and Memorial Day. In 2008, the Project Sponsor found that the maximum number of visitor cars parked in the lot during Mother's Day, was five during any given hour and the maximum number of visitor cars on Memorial Day was three cars during any given hour. These used parking spaces were well below the 43 spaces allotted for cars in the parking lot. Based on the monitoring conducted in 2008, the Project Sponsor also found that parking demand during regular days averaged four to five visitor cars parked in the lot per hour during the business hours.

Additionally, based on the 2007 data, the Project Sponsor concluded that the Columbarium hosts, on average, three memorial services a month. Cars generally park in the lot during these services and in nearly all instances, the parking lot accommodates the parking needs for such services. On these occasions, the parking also is supervised by on-site staff. On the rare occasions where overflow parking is required, Anza Street is typically utilized by visitors. The future frequency of memorial services is expected to slightly decrease given that only 5,700 of the previously approved 5,900 niches would be built as part of The Project.

2C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

During the Project's construction phase, the Project Sponsor will undertake appropriate mitigation measures to minimize noise, vibration, dust and odor emissions. The new hedge as planned and the new niche wing walls would enclose the Project Site and thereby reduce noise generated by activities hosted at the Columbarium and the Project Site. Furthermore, no such emissions or glare will be involved in the Project after completion of construction.

Application for Conditional Use

(2D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The Project would preserve and enhance the Project Site's park-like open space atmosphere. The Project also would improve the existing landscaping with the addition of redwood hedges and trees at the north, east and western edges of the Project Site. For instance, these hedges and trees would act as a backdrop to screen the surrounding commercial activities, specifically the commercial buildings that front Geary Boulevard. Furthermore, at approximately 16 feet in height, these hedges would add greenery and would offer the neighboring residences privacy.

The Project would also continue to use the existing Victorian-style street lamps, which currently illuminate the Project Site by timing devices and which fit into the historic setting. The Project would continue to use these lamps, placed at regular intervals throughout the Project Site. For safety, the sidewalks also will be illuminated with low bollards and accent lights. The Project would reduce any nighttime light to neighboring properties by the enclosure of the niches.

In light of the enhanced and improved open-space atmosphere that the Project would provide, along with the improved pedestrian experience that would result from the Project, it is clear that the Project's size and arrangement of the improvements on the Project Site would not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity. As such, granting the conditional use authorization as requested in this application is appropriate.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan in accordance with Section 303(c))(3) of the Planning Code.

The Project Sponsor proposes a project that will be consistent with and comply with all applicable provisions of the Planning Code.

Authorizing this conditional use application will affirmatively promote, is consistent with, and will not adversely affect the Planning Code nor the General Plan. In particular, the Project would be consistent with the Recreation and Open Space, the Community Safety, and the Urban Design Elements of the General Plan, and would promote the goals of the Residential, House, One Family (RH-1) District. The Project also would be built to the City's latest Seismic, Fire, Building and ADA Codes.

Application for Conditional Use

The Project is consistent with the following objectives and policies of the General Plan:

Urban Design Element:

Objective 2 Conservation of Resources Which Provide a Sense of Nature, Continuity With the Past, and Freedom From Overcrowding.

Policy 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”*: The Project responds to the historic, aesthetic and architectural values of the Columbarium. The niche enclosures are designed with features that provide continuity with and deference to the past development of the site. The Project will preserve an historically significant landmark building for future generations. The Columbarium is the single surviving element of the City’s former Lone Mountain Cemetery District. Its architecture is a rare and outstanding example of major building architecture pre-dating the 1906 earthquake.

Policy 6: *“Respect the character of older development nearby in the design of new buildings”*: The Project promotes visual harmony and is an appropriate development within a neighborhood that has buildings of varied use and similar scale. The niche enclosures will be deferential to the Columbarium building and will reach a height of 14’-6”. The Columbarium has been a part of the Inner Richmond district since 1898. Older buildings, such as the Columbarium, have significant and distinctive design characteristics which exemplify the best of the past architectural styles of development. The Project responds to the historic, aesthetic, and architectural values of the Columbarium and the Project Site and the niche enclosures would be designed with features that would be consistent with the overall development of the Project. The niche enclosures would serve as a backdrop for the historic Columbarium, and, with their long low structures, would create unity to the perimeter of the grounds, and visually would make the Columbarium stand out as a strong architectural expression.

Policy 7: *“Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character”*: The Project’s improvements would protect and enhance the Columbarium, which has been recognized as an outstanding and unique building which contributes to San Francisco’s visual form and character. In particular, the Project’s improvements would provide economic stability for the maintenance and upkeep of the Columbarium for the enjoyment and us of future generations.

Application for Conditional Use

Objective 3 Moderation of Major New Development to Complement the City Pattern, the Resources to Be Conserved, and the Neighborhood Environment

Policy 1: *“Provide harmony in the visual relationships and transitions between new and older buildings”:* The Project promotes visual harmony and is an appropriate development within existing buildings of varied use and similar scale. The completion and enclosure of the niche wall wings will be deferential to the Columbarium building. The height of the niche enclosures will reach only 14'-6". Older buildings, such as the Columbarium, have significant and distinctive design characteristics which exemplifies the best in past styles of development. The proposal responds to the historic, aesthetic and architectural value of the site and the niche enclosures are designed with features that provide continuity with the overall development of the site.

Objective 4 Moderation of Major New Development to Complement the City Pattern, the Resources to Be Conserved, and the Neighborhood Environment

Policy 12: *“Install, promote and maintain landscaping in public and private areas”:* The Project's open space improvements would maintain and enhance the park-like atmosphere of the Project Site. A perimeter of redwood hedges would be planted behind the three new niche wall wings, and a large portion of the Project Site would remain as undeveloped open space or surface parking. A perimeter lining of trees would also provide an attractive visual and physical screening for neighbors. This extensive landscaping element of the Project would not only enhance the park-like character of the Project Site, but it would also soften the visual appearance of the parking area.

Recreation and Open Space Element:

Objective 4 Improvement of the Neighborhood Environment to Increase Personal Safety, Comfort, Pride and Opportunity.

Policy 1: *“Make better use of existing facilities”:* The Columbarium and the Neptune Society Property is situated in a high density neighborhood with very little open space for the neighbors to enjoy. The grounds of the Neptune Society Property provide a serene, open area which can be enjoyed by the neighborhood. The Project will preserve the visual beauty of the park-like grounds for residents of San Francisco to enjoy.

Community Safety Element:

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

Policy 1: *“Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco”:* The Project would improve safety of the Neptune Society Property through the installation of exit upgrades that would include a new west exit and sidewalk for the existing support building. The new exit upgrades and sidewalk would allow the Neptune Society Property to be accessible to visitors with disabilities and will be designed to meet all building code safety standards.

4. PROPOSITION “M” PRIORITY POLICIES FINDINGS

The Project is consistent with the Proposition M Priority Policies of Section 101.(b) of the Planning Code:

- 1) *That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;***

The Project accords with this policy. Residents, tourists, and memorial service attendees who visit the Columbarium and the Neptune Society Property will continue to visit the existing neighborhood retail establishments and restaurants.

- 2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;***

No housing exists on the Project Site. The Neptune Society Property is surrounded by modest stucco homes of the late 1930s and early 1940s. Given the historic significance of the Columbarium and the open space which it provides the neighborhood, it is necessary and desirable that the landmark be maintained for future generations. The beauty and architectural integrity of the Columbarium has been an asset to the Richmond District neighbors since 1898 and has always been compatible with the surrounding neighborhood. The Project would not impact the existing housing and neighborhood character. Furthermore, the Project would preserve the cultural and economic diversity of the neighborhood by enhancing the grounds surrounding the Columbarium.

- 3) *That the City's supply of affordable housing be preserved and enhanced;***

The Project would have no impact on the City's stock of affordable housing.

Application for Conditional Use

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;***

The Project accords with this policy. There will be no change in the number of employees or change in commuter traffic at this site. The amount of commuter traffic generated by this Project will not impede Muni transit service or overburden streets or neighborhood parking. The Planning Code requires five parking spaces for mortuary uses. The Columbarium provides 20 independent or 43 attendant-serviced parking spaces, well in excess of Code requirements.

- 5) *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;***

The Project accords with this Policy. The Project will not affect any industrial or service sector jobs.

- 6) *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;***

The Project supports this Policy. The new construction will be built to the latest structural, seismic, fire, life safety and accessibility Codes, ensuring the most up-to-date protection against injury or loss of life in an earthquake or other disaster.

- 7) *That landmarks and historic buildings be preserved;***

The Project does not involve any changes to the Columbarium building. The project includes landscaping improvements which will slightly enlarge the amount of landscaped open space around the Columbarium and enhance the quality of the site. The new niches will provide the economic stability necessary to continue to preserve and maintain the Columbarium building and grounds in the future.

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

The Project supports this policy. The Project would not adversely affect any public parks or open space nor their access to sunlight and vistas. The project will slightly increase the amount of landscaped area around the Columbarium building.



Pillsbury Winthrop Shaw Pittman LLP
50 Fremont Street | San Francisco, CA 94105-2228 | tel 415.983.1000 | fax 415.983.1200

MAILING ADDRESS: P. O. Box 7880 | San Francisco, CA 94120-7880

J. Gregg Miller, Jr.
tel 415.983.1557
gregg.miller@pillsburylaw.com

June 14, 2010

Via Email and Hand Delivery

Shelley Caltagirone
Preservation Planner Neighborhood Planning
Division, NW Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Odd Fellows Columbarium; Case No. 2009.0457 ACE

Dear Shelley:

Enclosed herewith, please find our supplemental language with respect to Section 304 of the Planning Code. The enclosed language is intended to become part of and to amend the Project's Conditional Use Application.

Sincerely,

J. Gregg Miller, Jr.

Enclosures

cc: David Lindsay, SF Planning Department (w/encs.)

The following is hereby added to the original Application for Conditional Use, dated June 9, 2009 (the "Original Application"), for Case No. 2009.0457ACE as a new section of the Original Application after Section 4 ("Proposition "M" Priority Policies Findings") of the Original Application:

SATISFACTION OF SECTION 304 REQUIREMENTS.

In addition to meeting the criteria applicable to conditional uses as stated in Section 303(c) of the Planning Code, Planned Unit Developments must satisfy additional criteria set forth in Section 304(d) of the Planning Code as follows:

- 1. The Project would affirmatively promote applicable objectives and policies of the General Plan in accordance with Section 304(d)(1) of the Planning Code.**

The Project supports the applicable objectives and policies of the General Plan as stated in Section 3 above, including those of the Urban Design, Recreation and Open Space, and Community Safety Elements.

- 2. The Project would provide off-street parking adequate for the occupancy proposed in accordance with Section 304(d)(2) of the Planning Code.**

Section 151 of the Planning Code requires five parking spaces for mortuary uses and no spaces for office uses under 5,000 square feet. The office portion of the existing support building located on the Project Site is 3,300 square feet and thus only five parking spaces are required to be provided on the Project Site. The existing on-site parking exceeds the minimum quantities of off-street parking spaces required under the Planning Code and can accommodate up to 20 independently parked or 43 attendant-assisted vehicles. The Project would preserve all of these parking spaces.

- 3. The Project would provide open space usable by the occupants, and where appropriate, by the general public at least equal to the open spaces required by the Planning Code in accordance with Section 304(d)(3) of the Planning Code.**

The Planning Code does not require any open space to support the site activities. Nevertheless, the Project would retain and improve the existing landscaped open area and retain the surface parking lot. As proposed, the Project would actually increase the amount of open landscaped area by approximately seventy (70) square feet. The proposed improvements would make the new and existing open space more usable for the columbarium staff and the public.

- 4. The Project would be limited in dwelling unit density required by the Planning Code in accordance with Section 304(d)(4) of the Planning Code.**

The Project does not include any dwelling units.

Applicant's Affidavit: Under penalty of perjury, I declare that I am an authorized agent of the owner of the property and the information presented is true and correct to the best of my knowledge.

Signed: J. Gregg Miller, Jr.
J. Gregg Miller, Jr.

Dated: June 14, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Mitigated Negative Declaration

PMND Date: May 12, 2010
Case No.: 2009.0457E
Project Title: **One Loraine Court – San Francisco Columbarium**
Zoning: RH-1 (Residential–House, One Family) Use District
40-X Height and Bulk District
Block/Lot: 1084/002, 1132/001
Lot Size: 45,067 square feet
Project Sponsor: The Neptune Society of Northern California, c/o Stewart Enterprises Inc.,
c/o J. Gregg Miller, Jr. (415) 983-1557
Lead Agency: San Francisco Planning Department
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is occupied by the San Francisco Columbarium (City Landmark No. 209), a repository for cremated human remains, and by a single-story office and support building, landscaping, outdoor walls containing niches, and a parking lot. The proposed project would involve the construction of three single-story buildings (niche enclosures) to the east and west of the existing Columbarium that would contain approximately 5,300 niches for the permanent keeping of cremation ashes, including 300 niches for pet remains. The proposed project would include the planting of dense hedges of redwood trees around the northwest corner of the project site that would screen the new structures from the view of adjacent residences. No changes are proposed in the existing Columbarium building. The remainder of the project site, including existing parking and landscaping, would remain the same as under existing conditions.

FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached. Mitigation measures are included in this project to avoid potentially significant effects. See pages 84-87.

In the independent judgment of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

BILL WYCKO
Environmental Review Officer

June 2, 2010
Date of Adoption of Final Mitigated
Negative Declaration

cc: J. Gregg Miller, Jr., Shelley Caltagirone, M.D.F



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Mitigated Negative Declaration

Date: May 12, 2010
Case No.: **2009.0457E**
Project Title: **One Loraine Court – San Francisco Columbarium**
Zoning: RH-1 Use District (Residential–House, One-Family)
40-X Height and Bulk District
Block/Lot: 1084/002, 1132/001
Lot Size: 45,067 square feet
Project Sponsor: The Neptune Society of Northern California
c/o Stewart Enterprises Inc.
Contact: J. Gregg Miller, Jr., Project Sponsor’s Representative -
415.983.1557
Lead Agency: San Francisco Planning Department
Staff Contact: Jeanie Poling – (415) 575-9072
Jeanie.Poling@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The approximately 45,000-square-foot project site (Assessor’s Block 1084, Lot 002 and Block 1132, Lot 001) is located at One Loraine Court, within the interior of the block bounded by Geary Boulevard to the north, Stanyan Street to the east, Anza Street to the south, and Arguello Boulevard to the west. The site is occupied by the San Francisco Columbarium (City Landmark No. 209), a repository for cremated human remains, and by a single-story office and support building, landscaping, outdoor walls containing niches, and a parking lot. The proposed project would involve the construction of three single-story buildings (niche enclosures) to the east and west of the existing Columbarium that would contain approximately 5,300 niches for the permanent keeping of cremation ashes, including 300 niches for pet remains. The proposed project would include the planting of dense hedges of redwood trees around the northwest corner of the project site that would screen the new structures from the view of adjacent residences. No changes are proposed in the existing Columbarium building, nor in the existing adjacent single-story office building (except for the replacement of a garage door with a window in the office building). The remainder of the project site, including existing parking and landscaping, would remain the same as under existing conditions. No new off-street parking spaces would be provided.

A previously approved project (1996) proposed the construction of three open-air structures, containing 5,900 outdoor niches. This 1996 project was not fully implemented. Only approximately 400 of the 5,900 outdoor niches were constructed, because it was subsequently determined that outdoor niches are less economically viable than enclosed niches. Under the currently proposed project, the existing 400 outdoor niches built under the 1996 project would remain, and together with these niches, the current proposal would result in a total of about 5,700 niches outside the existing Columbarium, or about 200 fewer niches than were approved in 1996.

The project is within an RH-1 Use District (Residential–House, One Family) and a 40-X Height and Bulk District (40-foot height limit; no bulk limit). The project would require Conditional Use authorization (CU) from the Planning Commission for alteration of an existing Planned Unit Development (“PUD”) under Section 303 and 304 of the Planning Code. The project would also require issuance of a Certificate of Appropriateness from the Historic Preservation Commission for alteration of the site of the San Francisco Columbarium, a City Landmark.

FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures are included in this project to avoid potentially significant environmental effects.

cc: J. Gregg Miller, Jr., Project Sponsor’s Representative
Supervisor Eric Mar, District 1, Board of Supervisors
Sue Hestor
Distribution List
Bulletin Board
Master Decision File

INITIAL STUDY
Case No. 2009.0457E –
One Loraine Court – San Francisco Columbarium
Table Of Contents

	<u>Page</u>
A. Project Description	1
Introduction	1
Project Location and Setting	1
Project Background.....	5
Proposed Project.....	6
Project Approvals, Schedule, and Cost.....	13
B. Project Setting.....	14
C. Compatibility With Zoning, Plans, and Policies.....	15
D. Summary of Environmental Effects	19
E. Evaluation of Environmental Effects.....	19
1. Land Use and Land Use Planning	20
2. Aesthetics	23
3. Population and Housing.....	28
4. Cultural Resources.....	30
5. Transportation and Circulation	36
6. Noise.....	43
7. Air Quality	47
8. Greenhouse Gases.....	52
9. Wind and Shadow	61
10. Recreation	63
11. Utilities and Service Systems.....	64
12. Public Services.....	67
13. Biological Resources	68
14. Geology, Soils, and Seismicity	70
15. Hydrology and Water Quality	74
16. Hazards and Hazardous Materials.....	78
17. Mineral and Energy Resources	80
18. Agricultural and Forest Resources	81
19. Mandatory Findings of Significance	83
F. Public Notice and Comments	84
G. Mitigation Measures	84
H. Determination.....	88
I. List of Preparers	89

	<u>Page</u>
List of Figures	
1. Project Location.....	2
2. Photos of the Project Site.....	4
3. Existing Site Plan.....	8
4. Proposed Site Plan – Phase I.....	9
5. Proposed Site Plan – Phase II.....	10
6. Rendering of the Proposed Project.....	11
7. Views of the Project Site.....	24

LIST OF ABBREVIATIONS

5-Yr WWCIP	5-Year Wastewater Capital Improvement Program
AB 32	Assembly Bill 32: California Global Warming Solutions Act of 2006
BAAQMD	Bay Area Air Quality Management District
bgs	below ground surface
CARB	California Air Resources Board
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CO	carbon monoxide
CO2-eq	carbon dioxide equivalents
Corps	U.S. Army Corps of Engineers
dBA	A-weighted decibel(s)
DBI	Department of Building Inspections
DPH	San Francisco Department of Public Health
DPW	Department of Public Works
ERO	Environmental Review Officer
ESA	Environmental Science Associate
FEMA	Federal Emergency Management Agency
FIRMS	Flood Insurance Rate Maps
GHGs	greenhouse gases
HEPA	High Efficiency Particulate Air Filter
HUD	Department of Housing and Urban Development
ISCOTT	Interdepartmental Staff Committee on Traffic and Transportation
LEED®	Leadership in Energy and Environmental Design
LOS	Level of Service
LUFT	Leaking Underground Fuel Tank
MEA	Major Environmental Analysis
MRZ-4	Mineral Resource Zone 4
MSL	mean sea level
NCD	Neighborhood Commercial District
NCT	Neighborhood Commercial Transit District
NEPA	National Environmental Policy Act

NFIP	National Flood Insurance Program
NOx	nitrous oxide
NPDES	National Pollutant Discharge Elimination System
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PM	particulate matter
PV	Solar Photovoltaic
ROG	reactive organic gases
sf	square feet
SFFD	San Francisco Fire Department
SFHA	Special Flood Hazard Area
SFMTA	San Francisco Municipal Transportation Agency
SFPUC	San Francisco Public Utilities Commission
SMP	Site Mitigation Plan
SOx	sulfur oxides
SUD	Special Use District
TACs	toxic air contaminants
UST	underground storage tank

INITIAL STUDY
Case No. 2009.0457E –
One Loraine Court – San Francisco Columbarium

A. PROJECT DESCRIPTION

INTRODUCTION

The approximately 45,000-square-foot (sf) project site (Assessor’s Block 1084, Lot 002, and Block 1132, Lot 001) is located at One Loraine Court and is occupied by the San Francisco Columbarium (City Landmark No. 209), a 6,083-niche repository; an office and support building (built in 2000); outdoor walls with niche enclosures; landscaping; and a surface parking lot that can accommodate up to 43 vehicles. (A niche is an enclosed recess within a wall where cremated remains are kept in containers of different kinds and sizes.)

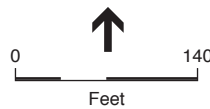
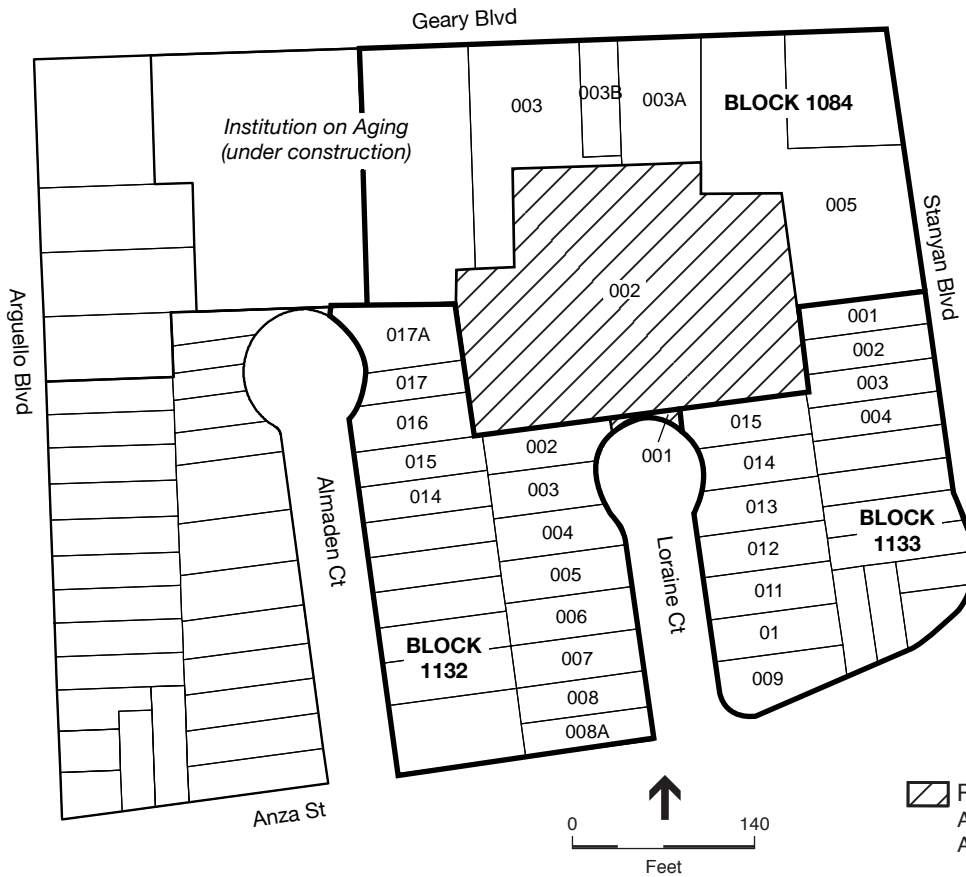
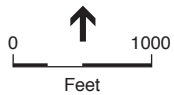
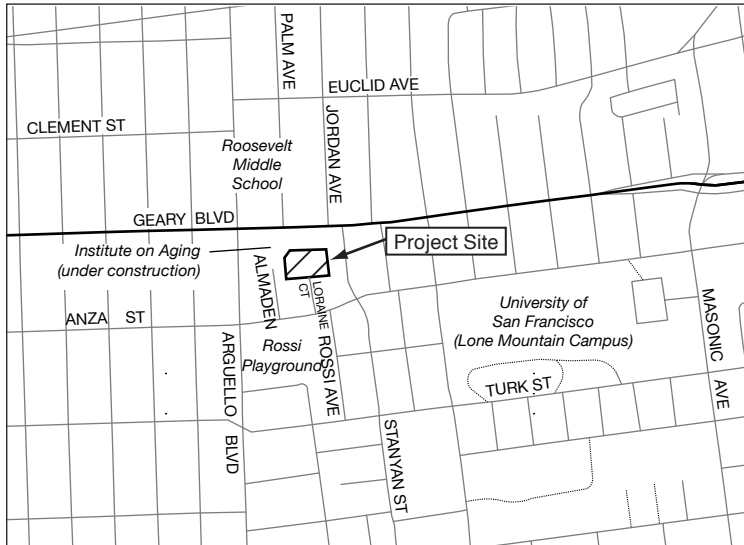
The proposed project would involve the construction of three single-story enclosed structures along the perimeter of the site. Once completed, these enclosed structures would contain approximately 5,300 new niches, including 300 niches for pet remains. The proposed project would also include additional perimeter landscaping and minor alterations to the existing support building. No changes are proposed to the landmark Columbarium, and no on-site parking would be removed. The proposed project would likely occur in two phases. Phase I would entail the construction of the two enclosed structures in the eastern portion of the site. Phase II would entail the construction of the third enclosed structure in the southwestern portion of the site.¹

The project site is not located within any historic or special use district. The project would require Conditional Use authorization (CU) for alteration of an existing CU; a Certificate of Appropriateness for alteration to a City Landmark; and building permit(s) from the Department of Building Inspection.

PROJECT LOCATION AND SETTING

The project site (Assessor’s Block 1084, Lot 002, and Block 1132, Lot 001) is located at One Loraine Court, within the interior of the block bounded by Geary Boulevard to the north, Stanyan Street to the east, Anza Street to the south, and Arguello Boulevard to the west (see **Figure 1, Project Location**). The

¹ There is a possibility that the two phases could be undertaken concurrently.



 Project Site
 Assessor's Block 1084, Lot 2;
 Assessor's Block 1132, Lot 1

approximately 45,000-sf (just over one acre) site is situated in the area where the Richmond District meets the Lone Mountain neighborhood, within a subdivision called Francisco Heights. This subdivision was plotted in the 1930s on the former site of the Odd Fellows Cemetery. The site is currently occupied by the City Landmark San Francisco Columbarium (Landmark No. 209), a repository for cremated human remains, and by a 5,600-sf, single-story office and support building and a parking lot.²

The project site also includes three niche walls around an outdoor 750-sf courtyard on the east side of the property, which were constructed as part of the project approved in 1996, as well as footings for other niche walls approved at the same time. These footings are visible, flush with the ground – see **Figure 2, Photos of the Project Site**. Landscaping on site includes redwood hedges, other trees, shrubbery, and flowers, as well as lawns that surround three sides of the landmark Columbarium building itself. The landmark Columbarium building contains about 10,250 sf of floor area on four levels; it occupies a footprint of approximately 4,000 sf. The Columbarium contains 6,083 niches, approximately 30 of which are currently vacant.

Access to the project site is from Loraine Court, a cul-de-sac in a mixed-use neighborhood that includes single-family dwellings. Residential uses are located along Loraine and Almaden Courts and Anza and Stanyan Streets, which are located southwest, south, and east of the site, respectively. Residential uses are also located along Palm, Jordan, and Commonwealth Avenues, residential streets north of Geary Boulevard. Geary Boulevard is a major east-west city thoroughfare that runs from downtown San Francisco all the way to the western edge of the City. Geary Boulevard borders the project block to the north. Rossi Playground, a 6.5-acre San Francisco Recreation and Park Department facility, is located less than one block south of the project site across Anza Street on a block surrounded by Arguello Boulevard and Anza, Edward, and Rossi Streets.

² The 4,300-sf support building approved in 1996 was to have an adjacent outdoor courtyard. Additionally, and to achieve consistency with Planning Department staff recommendation to provide a continuous building façade behind (north of) the existing Columbarium building, the 1996 proposal was to construct walled, but largely unroofed, space for storage of equipment and for maintenance activities, as well as for mechanical equipment. This continuous building façade was intended, as stated in the Landmarks Preservation Advisory Board resolution recommending approval of the Certificate of Appropriateness for the 1996 project, to “create a visual barrier screening the rear of the commercial buildings which front on Geary Boulevard from view” from within the project site (LPAB Resolution 468, approved September 20, 1995). During construction of the support building, the original outdoor courtyard was roofed and became a storage area, and the unroofed maintenance area and the unroofed mechanical (cooler) room were both covered. The total area that was originally planned as uncovered space is approximately 1,300 sf; added to the approved 4,300-sf building, this results in the 5,600-sf support building that exists today. The 1,300 sf continues in use as mechanical, storage, and maintenance, the same uses as were indicated on the 1996 project plan. The continuous building façade remains in the form approved in 1996 and creates the desired visual barrier screening of rear portions of the commercial buildings (to the north of the project site) fronting Geary Boulevard.



Parking lot



Footings on west side of property



Niche walls and fountain on east side of property



Columbarium entry

Commercial uses are located along Stanyan Street, Arguello Boulevard, and Geary Boulevard, to the north and northeast of the project site. Immediately northwest of the project site, a six-story, 76-foot-tall senior housing development, the Institute on Aging, is under construction. At completion, this building will contain 150 senior residences over two stories of health and social support programs for seniors. There are other neighborhood-serving commercial uses farther west and east along Geary Boulevard, including small- and medium-sized office and medical buildings, gas stations, retail establishments such as home goods stores and specialty grocers, restaurants and cafes, and institutional uses. Although many of these commercial uses are neighborhood-serving, some provide goods and services to residents from all over the City, including the Kaiser medical campus at 6th and Geary.

PROJECT BACKGROUND

The proposed project would not involve any changes to the existing landmark Columbarium, built in 1898. The four-story Beaux-Arts style Columbarium was designed by noted architect Bernard J.S. Cahill and was built as part of what was once the Odd Fellows Cemetery. (See Section E.4, p. 32, Cultural Resources, for a discussion of the Columbarium and project effects thereto.)

In 1996, a project was approved on site for construction of 5,900 outdoor niches in a series of walls to the east and west of the historic Columbarium building. The area to be occupied by the niche walls and associated hardscape was approximately 5,945 sf. The 1996 project also proposed a new 4,300-square-foot single-story office and support building to the north of the Columbarium. As part of the 1996 project, hedging around the perimeter of the property was also approved.

The project sponsor decided that outdoor niches were not as desirable as enclosed niches due to the generally windy conditions at the project site that resulted in “offerings” left for the deceased, such as balloons, stuffed animals, and flowers, being blown about and detracting from the backdrop of the historic Columbarium. Of the 1996 project, only the support building and a portion of the 9-foot-tall east wing niche walls were constructed in 2000. The east wing niche walls contain a total of 400 niches and currently enclose a 25-by-30-foot outdoor courtyard located to the east of the Columbarium. On the western side of the property, a redwood hedge was also planted as part of the 1996 project. Certain landscaping was performed as well, including installation of a new lawn and sprinkler system, proper site drainage, decorative small flowering trees near the Columbarium entry, new low box hedges, flowering shrubs, three large specimen trees along the southeast property line, and a completely new garden to the west of the driveway gate which includes flowering shrubs surrounded by low box hedges. In addition, all of the footings for niche walls approved in the 1996 project were constructed to the east and west of the Columbarium and remain at the site.

The proposed project would not involve any changes to the existing landmark Columbarium. (See Section E.4, p. 30, Cultural Resources, for a detailed discussion of the Columbarium and project effects thereto.)

PROPOSED PROJECT

Project Purpose and Need. The project sponsor, the Neptune Society of Northern California/Stewart Enterprises, Inc., proposes to construct three new single-story buildings to the east and west of the existing Columbarium, and to make minor alterations to the existing parking lot and to site landscaping. The project would likely be undertaken in two phases (as described below). At completion, the new buildings would contain approximately 5,300 new niches for the permanent keeping of cremation ashes, including 300 niches for the remains of deceased pets. The project sponsor is pursuing the current project instead of completing construction of the previously approved project (1996) that would have added 5,900 new niches in outdoor or open-to-sky walls. The open-to-sky niche area would remain as an open niche wall. It would not be enclosed as part of the proposed project. The proposed new buildings would be constructed in substantially the same location as the previously approved niche walls. Together with the approximately 400 outdoor niches that were constructed as part of the 1996 project (which would remain), the currently proposed project would result in a total of about 5,700 niches outside the existing Columbarium, or 200 fewer niches than approved in 1996.³ The proposed project would permit memorabilia that is currently placed at the outdoor niche walls to be enclosed within the new buildings, avoiding the sometimes-cluttered appearance of the grounds that currently results when wind disturbs mementos placed outside.

Project Description. In total, the proposed new structures would contain about 5,500 sf of floor area, or about 12 percent of the Columbarium site area. With completion of the currently proposed project, all development on the site, including the historic Columbarium, the existing office and support building, and the three proposed new buildings, would occupy approximately one-third of the site area; the remaining approximately two-thirds of the site would be occupied by landscaping, walkways, and parking/driveways. The number of parking spaces would not change. Existing lawns to the northwest, northeast, and southeast of the existing Columbarium building would be slightly reconfigured such that the total amount of landscaped area would increase by approximately 70 square feet from the amount of landscaped area to be provided under the 1996 approved project.

The proposed buildings on the site would be approximately 14.5 feet tall, or about 10 feet shorter than the main, two-story 25-foot tall portion of the Columbarium. As such, they would be less than one-fifth the

³ 400 existing (previously approved and constructed) niches + 5,300 new niches = 5,700 total niches on the site after project implementation; 5,900 previously approved niches – 5,700 total proposed niches on the site after project implementation = 200 fewer niches than previously approved.

overall height of the Columbarium's dome, which is listed in the Historic Resource Evaluation Report as being 75 feet tall.

The proposed new development would be constructed in an architectural style that would complement the Columbarium. The proposed single-story buildings (niche enclosures) would be constructed of steel-reinforced concrete with cement plaster (stucco) wall cladding, and would be designed with their primary facades (those facing the Columbarium) employing simplified Classical detailing and fenestration identical to the existing office and support building. The primary facades of the new buildings would include rectangular, operable, aluminum-sash windows with alternating triangular and semi-circular stucco pediments. Ornamentation would include dentils, egg-and-dart molding, and cast plaster reliefs in the entablatures beneath the pediments, as in the existing support building. The windows would be separated by Tuscan pilasters, and the facades would terminate in slightly projecting parapets with simple terminating entablatures.

Project Phasing. The project would be undertaken in two phases beginning in late 2010. Construction of Phase I is projected to continue through mid to late 2011. Construction of Phase II is not currently scheduled, and would depend on when the Phase I niches are fully sold. However, both phases of the proposed project would be initiated within three years of approval, and completed within about four years of approval. Construction of each phase would take approximately eight months. The project sponsor indicates that, while not likely, it is possible that both phases would be undertaken simultaneously, if substantial cost savings could be achieved. Should this occur, the result would be a shortening of the overall construction calendar.

Figure 3, Existing Site Plan, p. 8, presents a plan of the existing conditions on the project site. **Figure 4, Proposed Site Plan – Phase I**, and **Figure 5, Proposed Site Plan – Phase II**, pp. 9 and 10, depict proposed plans of the two phases of the proposed project. **Figure 6, Rendering of Proposed Project**, p. 11, shows the architect's rendering of the proposed project (Phases I and II).

Phase I. As part of Phase I, the project sponsor would construct two new one-story niche buildings along the eastern perimeter of the project site. The two easterly buildings would contain approximately 3,250 sf of floor area and would be constructed using the approximate footprint of the existing niche foundation that was approved as part of the 1996 project. The easterly buildings would extend north to south along the eastern portion of the project site with a footprint similar to the existing footings for the outdoor walls that were part of the approved 1996 project. They would be linked at the center by the existing outdoor courtyard created by the three walls built in 1999-2000 as part of the previously approved (1996) project. These existing outdoor niche walls and fountain would remain and would not be enclosed.

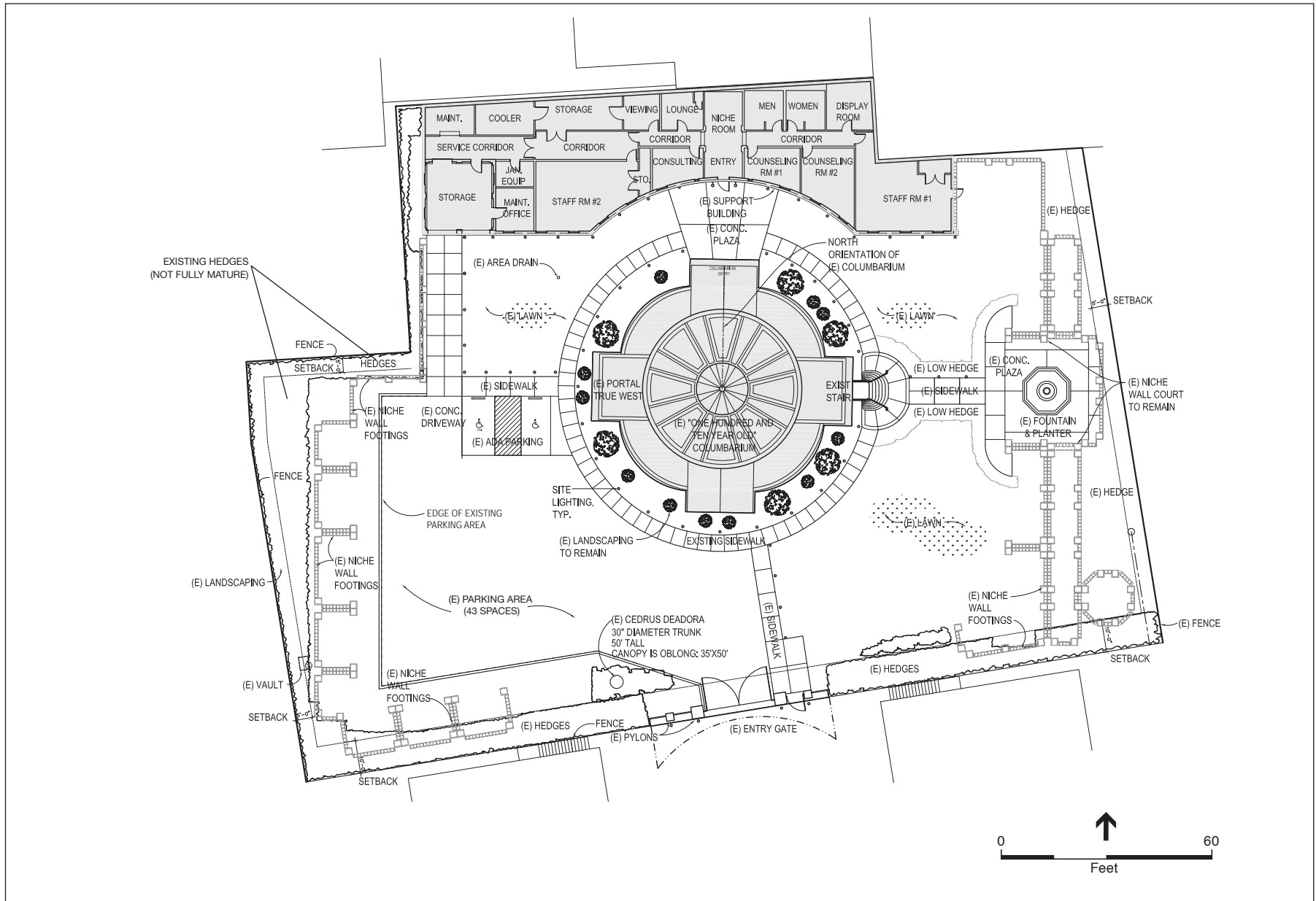
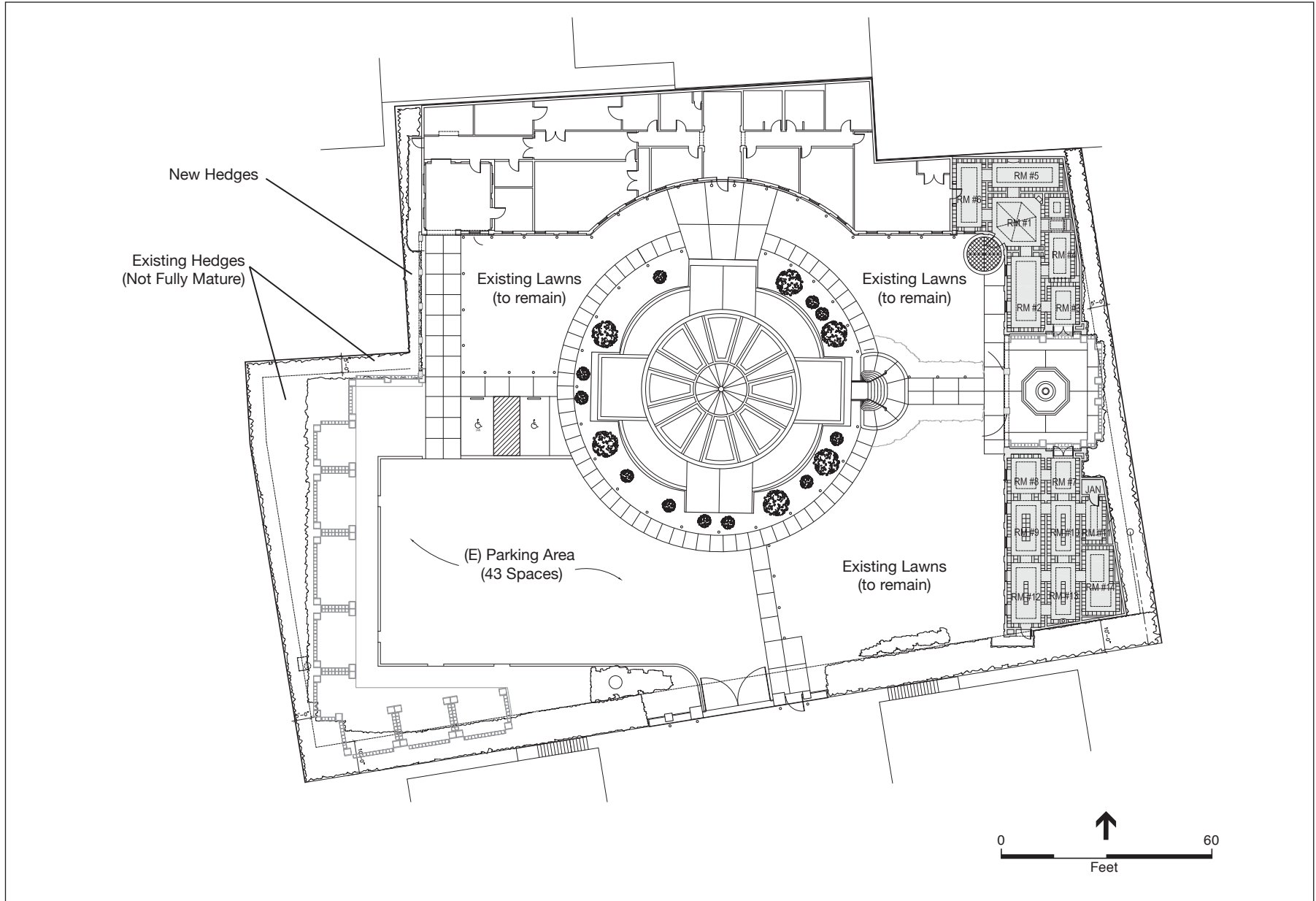
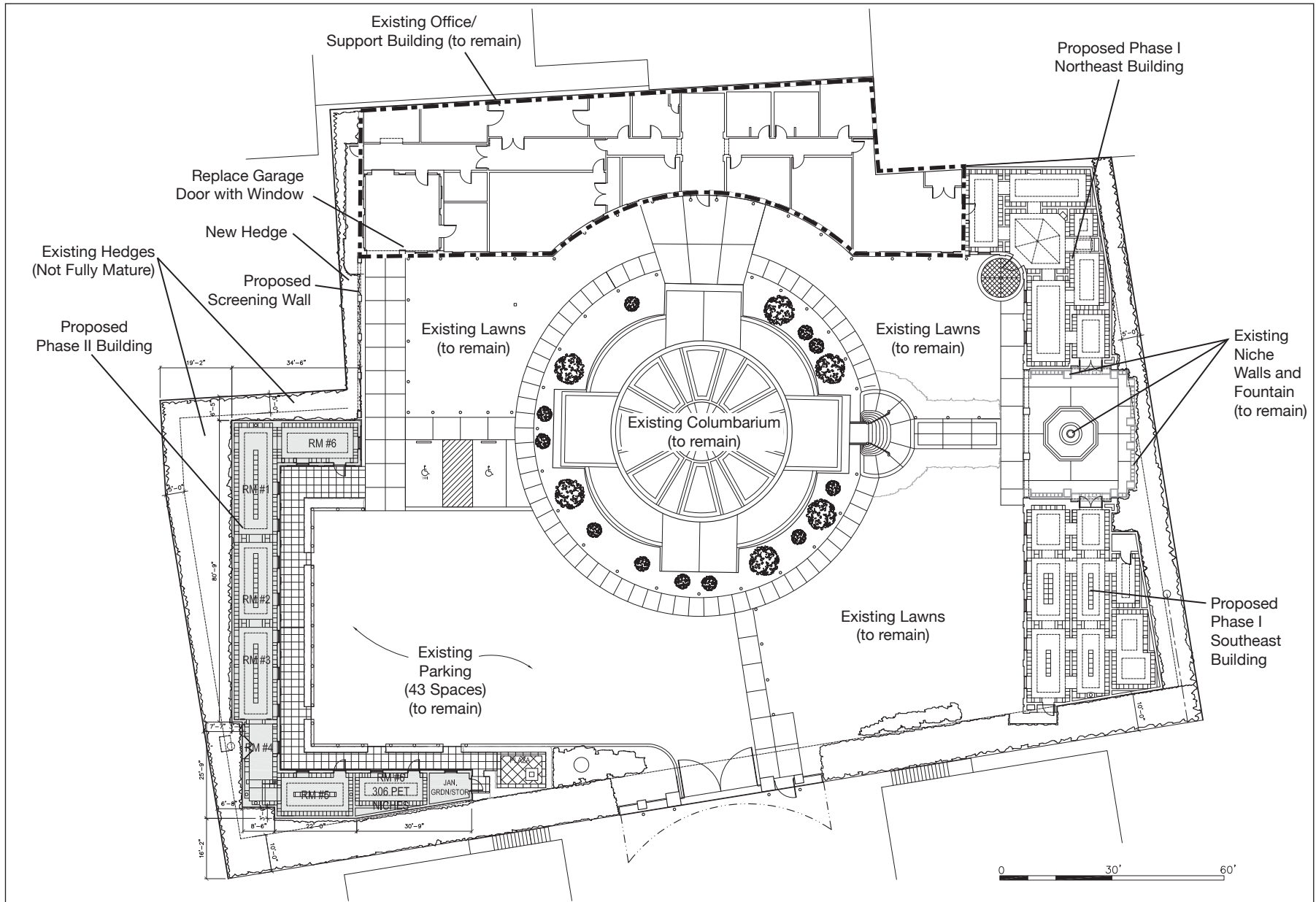


Figure 3
Existing Site Plan

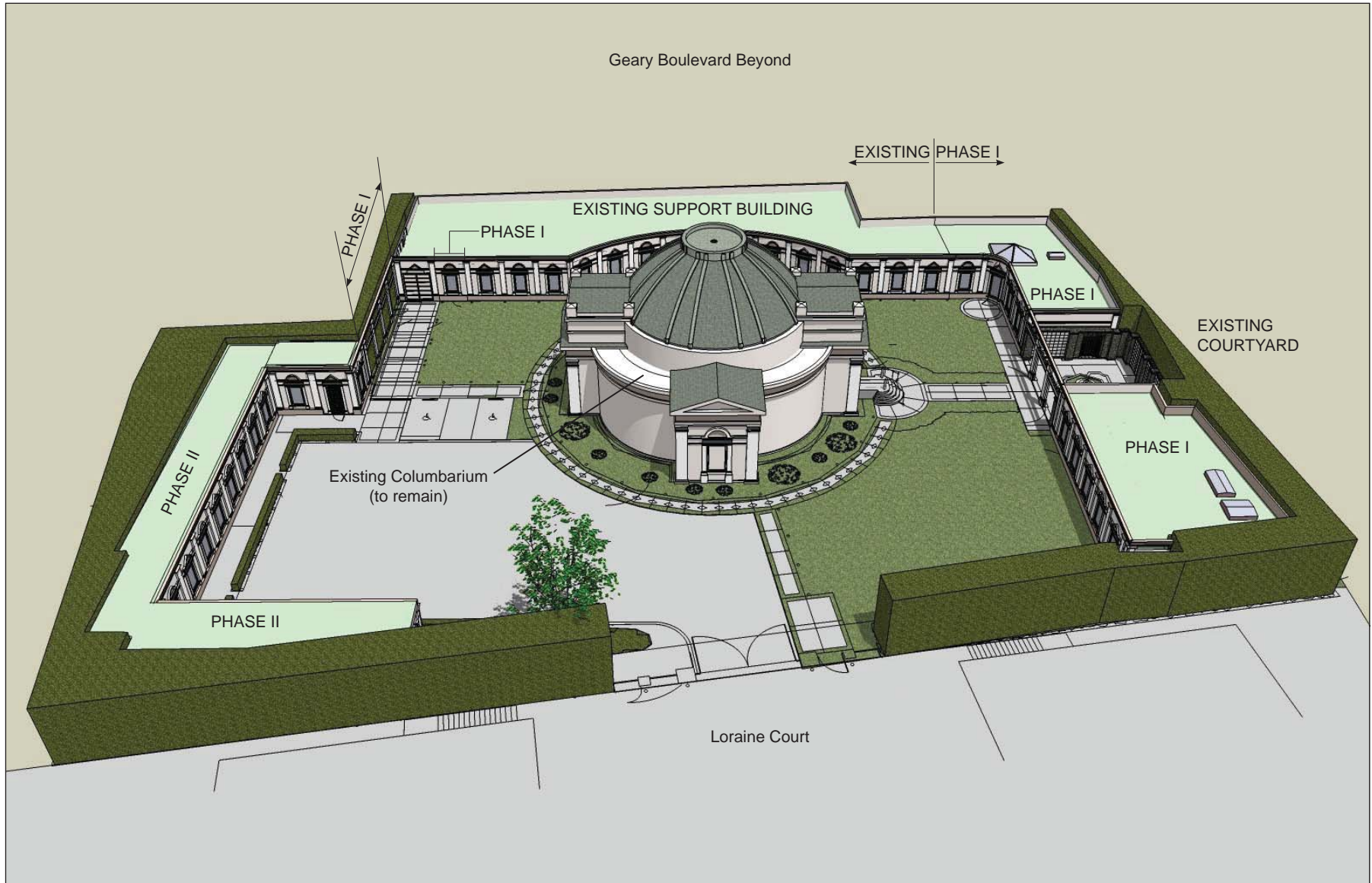




SOURCE: Heller Manus Architects

Case No. 2009.0457E: One Loraine Court (S.F. Columbarium) . 209345

Figure 5
Proposed Site Plan - Phase II



Minor changes are also proposed to the existing single-story office and support building, located immediately north of the Columbarium, that was built in 2000. These changes include the replacement of one of the two existing garage doors with a wall and a window to match the rest of the façade, and the installation of a new pedestrian doorway in the building's west façade, which is out of public view. In addition, the parking lot would be slightly reconfigured; no new off-street parking would be created and no on-site parking would be removed.

Phase I of the project would also include the construction of a new screening wall at a location near the northwest corner of the project site, where the western property line jogs eastward and the site is narrower. The new screening wall would connect to the southwest corner of the existing support building. A hedge would be planted behind it, at the northwest corner of the site, similar to the existing hedges along the eastern and western property lines. The wall and an existing hedge would enclose the remaining portion of the site that is not proposed for buildings or currently planted, and would provide further visual screening of the property from off-site viewpoints, including the senior housing development.

Project construction would entail removal of the existing footings, excavation to a maximum depth of about 16 feet for installation of new footings (average depth of 3 – 4 feet), and erection of the proposed new buildings and screening wall, along with alterations to the existing support building. Proposed excavation during Phase I would total approximately 400 cubic yards. No pile driving would be necessary to accommodate the proposed Phase I structures.

Phase II. Phase II of the proposed project would entail the construction of a new L-shaped niche building in the southwestern part of the site. As with the easterly buildings, this westerly building would occupy a footprint similar to the footings installed as part of the previously approved (1996) proposal for the outdoor niche walls that were then not built. The new westerly building would contain about 2,100 sf of floor area, including a room for pet niches and a small janitorial storeroom.

New hedges would also be installed on the northwestern edge of the property behind the new screening wall, similar in screening effect to the hedges that were previously installed on the eastern and western sides of the property, although the species planted would vary. When mature, all hedges would be maintained to a maximum height of 16 feet. The only exception would be the hedge on the western side of the property, which would be maintained to a maximum height of 11 to 14 feet at the request of adjacent neighbors. To allow for hedge maintenance, the new buildings would be set back a minimum of 5 feet from the east and west property lines; on the south side, the new buildings would be set back 10 feet from the existing property line.

Phase II of the project would include construction of a retaining wall at the northwestern corner of the project site, where the grade of the site is several feet higher than the grade of the adjacent Institute on Aging building currently under construction. Proposed excavation during Phase II would total approximately 400 cubic yards. No pile driving would be necessary to accommodate the Phase II development.

Circulation. The existing largely unmarked (except for disabled-accessible spaces) paved parking area in the southwest portion of the project site would be altered slightly by the removal of existing asphalt paving in the northwest corner of the lot and replacement of the paving with a portion of the new pedestrian walkway outside the Phase II building. The parking lot would have a capacity to accommodate about 43 vehicles, which is the same as the existing parking capacity. Vehicle access to the project site would continue to be through the main gate at the northern end of Loraine Court.

Each phase of the project would include the installation of new paved walkways for access to the new buildings. One walkway would extend from an existing paved walkway east of the Columbarium building to a doorway up to the new northeasterly building (see Figure 5). Access to the new westerly building would be from doorways at the north and south ends of a new walkway to be built on unpaved ground adjacent to the existing paved parking lot.

PROJECT APPROVALS, SCHEDULE, AND COST

The project would require the following approvals:

- A Certificate of Appropriateness by the Historic Preservation Commission for alteration of the site of the San Francisco Columbarium, a City Landmark;
- A Conditional Use (CU) authorization from the Planning Commission for alteration of an existing conditional use; and
- Building permit(s) from the Department of Building Inspection.

In terms of schedule, the project would be undertaken in two phases with the first phase beginning in late 2010 and continuing through mid to late 2011. Phase II is expected to begin after Phase I is completed. However, there is some possibility that both phases would proceed at once, depending on the cost and time savings associated with doing so. As noted above, the project would be completed within approximately four years of approval; if the two construction phases were to overlap, the overall schedule would be condensed. The sponsor's estimated project cost is \$675,000. The project architect is Heller Manus Architects of San Francisco.

B. PROJECT SETTING

The project site is located in the area where the Richmond District meets the Lone Mountain Neighborhood, in the central part of the City and approximately halfway between the Presidio to the north and Golden Gate Park to the south. The project area is largely residential but also contains commercial, institutional, light industrial, and recreational uses. Residential uses occupy most lots on the project block and the surrounding blocks (along Loraine and Almaden Courts, Anza Street, and Palm, Jordan, and Commonwealth Avenues). In the project area, residential uses range from single-story, single-family homes to four-story multi-family buildings, many of which are constructed in architectural styles typical of the early- to mid-twentieth century. Building heights in the general area range between 15 to 45 feet in height, although most buildings that flank Loraine and Almaden Courts (the two cul-de-sacs on the project block) are two-story single-family homes. Immediately northwest of the project site, a 76-foot tall senior housing development is under construction at 3575 Geary Boulevard. This building will contain 150 senior residences over two stories of health and social support programs for seniors.

Commercial uses in the project area are located along Geary Boulevard, an east-west arterial that serves as a major transit and commercial corridor and forms a link between the residential districts in the western part of the City and the Financial District/Downtown areas in the east. Commercial uses also concentrate along Clement and Stanyan Streets and Arguello Boulevard, all of which are within a few blocks of the project area. Neighborhood-serving commercial uses in the area include small- and medium-sized office and medical buildings, gas stations, retail establishments such as home goods stores and specialty grocers, restaurants and cafes, and institutional uses. Rossi Playground, a 6.5-acre San Francisco Recreation and Park Department facility, is located one block south of the project site across Anza Street, on a block surrounded by Arguello Boulevard and Anza, Edward, and Rossi Streets. Roosevelt Middle School, a middle school under the jurisdiction of the San Francisco Unified School District, is located across Geary Boulevard from the project block, and the Lone Mountain Campus of the University of San Francisco, a private Jesuit university, is located two blocks to the east of the project site.

The project site is served by numerous Muni bus lines within walking distance, including the 38-Geary (including Limited and Express bus service), the 2-Clement, the 31-Balboa, the 33-Stanyan, and the 5-Fulton. Regional transit connection is provided via BART's Civic Center Station, about three miles from the project site, which can be accessed via several of the aforementioned bus lines. The project site is generally well served by public transit.

Freeways, including the U.S. Hwy 101 and Interstate 80, are located about two and one-half miles east of the project site. State Route 1, which connects to Interstate-280, exists as Park Presidio Boulevard approximately one mile west of the project site.

C. COMPATIBILITY WITH EXISTING ZONING AND PLANS

	Applicable	Not Applicable
Discuss any variances, special authorizations, or changes proposed to the Planning Code or Zoning Map, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discuss any conflicts with any adopted environmental 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 AND ZONING

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 and complies with the *Planning Code*, or an exception is granted pursuant to provisions of the *Planning Code*, or a reclassification (rezoning) of the site occurs.

The project site is within the RH-1 (Residential, House, One Family [Detached Dwelling]) District. According to *Planning Code* Section 206.1, RH districts in general are "intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height." RH-1 Districts are generally occupied by "single-family houses on lots 25 feet in width, without side yards. Floor sizes and building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front setbacks are common, and ground level open space is generous." Based on *Planning Code* Section 209.9(j), with approval of a CU and the Certificate of Appropriateness the proposed alteration of the Columbarium property would be permitted within the RH-1 District.

The RH-1 zoning district conditionally permits "columbarium uses located on a landmark site, and where the site is within a height and bulk district of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation."⁴ Furthermore, Section 178(c) of the *Planning Code* requires that a new Conditional Use authorization be obtained for any alternation of an existing conditional use.

In 1996, as part of the previously approved project, the Planning Commission approved a Conditional CU authorization (Motion No. 14002) that allowed for the implementation of that project as a Planned Unit Development (PUD).⁵ The creation of a PUD on the project site allowed for several exceptions from

⁴ Planning Code Section 209.9

⁵ Although the Planning Commission action occurred in 1995, the CU authorization was conditioned upon the Board of Supervisors approving designation of the Columbarium as a City Landmark, which occurred in 1996.

standard applicable provisions of the *Planning Code*, including: a reduction of the rear yard by approximately 3,226 sf to allow for the construction of the new support building and portion of a new niche wall (Planning Code Section 134, Rear Yards); construction of a portion of a new niche wall within the required 15 percent (or 15 foot) front setback (Planning Code Section 132, Front Setback Areas); and the continuation of the Columbarium uses on the project site as a legal non-conforming use (Planning Code Section 209, Uses Permitted in R Districts). According to Planning Code Section 209(j) mortuary and columbarium uses are allowed by conditional use when they are “located on a landmark site, and where the site is within a Height and Bulk District of 40 feet or less, and where a columbarium use has lawfully and continuously operated since the time of designation.” The project is consistent with these requirements.

The CU authorization obtained in 1996 included specific conditions of approval that the project sponsor was required to incorporate into the construction and operation of the Columbarium facility. These included the following:

- a mitigation measure to control dust pollution during the construction phase;
- a measure to mitigate potential encounters of archeological resources during ground disturbing construction activities;
- requirement to use a parking attendant during funeral and memorial services;
- requirement to offer Muni Fast Passes to all site employees;
- requirement to provide written disclosure regarding limited on-street and on-site parking to those planning services at the facility and encouraging alternate travel options for memorial events (this is to be done at the time when funeral and memorial service arrangements are made);
- requirement to install and maintain speed humps of similar traffic calming devices on Loraine Court if desired by the neighbors and approved by the City;
- limits on freight loading to vans and small trucks and specific hours;
- limits on hours of operations of the Columbarium;
- limits on the frequency of and attendance of non-memorial services;
- prohibition of funeral processions or hearses on the site;
- prohibition of amplification outside of the building;
- requirement that all funeral and memorial services occur indoors;
- allowance of no more than 25 embalmings per year on site;
- limits on construction hours to between 7:30 a.m. and 4 p.m. on Monday through Friday;
- requirement to direct illumination away from nearby residences;
- requirement to appoint a community liaison to address neighborhood concerns; and
- various measures designed to fund and monitor the compliance with the other conditions and other applicable codes, law, and regulations that pertain to the proposed project.

The project sponsor appears to be in compliance with conditions of approval that were part of the 1996 Conditional Use authorization.

In terms of parking requirements, Planning Code Section 151 does not list parking requirements for columbarium uses; however, mortuary uses require five parking spaces. Furthermore, Planning Code Section 151(c)(1) states that “off-street parking and loading spaces need be provided only in the case of a major addition to such structure or use. A major addition is defined as any enlargement, alteration, or increase in intensity of use which would increase the number of off-street parking spaces required for uses other than dwelling units by at least 15 percent or by at least five spaces, whichever is greater; or which would increase the requirement for off-street loading spaces by at least 15 percent.” The project site currently contains 43 parking spaces. This would remain unchanged with the implementation of the proposed project. Fifteen percent of 43 is approximately six parking spaces. However, the proposed project would not require the six additional parking spaces since the number of visitors would not increase substantially enough to require additional on-site parking.⁶ Therefore, the proposed project is not considered a major project and would be consistent with the existing zoning provisions concerning parking.

In approving the PUD, the Commission found that the project would comply with Planning Code Section 304 (Planned Unit Developments) requirements, including but not limited to the following: the project would promote applicable objectives and policies of the *San Francisco General Plan*); the project would provide adequate off-street parking; and the project would provide adequate amount of open space.

The currently proposed project would not further affect setback or rear yard requirements because it would be constructed within the footprint of what was previously approved in 1996. Furthermore, no changes would occur to the number of parking spaces or the amount of open space available for site occupants and the general public, as compared to prior approvals. The currently proposed project would result in additional physical changes on the site, but they would be within the constraints of the existing approvals already granted to the applicant that already allow for exceptions concerning rear yard, open space and the continuation of the columbarium uses on the site.

The project sponsor would seek a CU authorization from the Planning Commission to modify a PUD, which is a type of permitted conditional use. As required under Section 178(c) of the *Planning Code*, the project sponsor will file a Certificate of Appropriateness with the San Francisco Historic Preservation Commission for the alteration of a site containing an existing designated City landmark.

⁶ Anticipated increases in the number of visitors to the site are discussed in Section E.3, Population and Housing on page 28.

Based on the above, the proposed project would conform and comply with the provisions and requirements of the RH-1 District within which the project site is located and the PUD established at the project site. Therefore, no change in zoning or land use controls is required for project approval.

The project site is within a 40-X Height and Bulk District (40 foot maximum height, no bulk limit). The proposed new single-story buildings to the east and west of the existing Columbarium would be 14 feet, 6 inches in height, measured from ground level to the top of the parapet. Therefore, the proposed structure would comply with the 40-X Height and Bulk District.

PLANS AND POLICIES

San Francisco General Plan. In addition to the *San Francisco Planning Code*, the project site is subject to provisions of the *San Francisco General Plan (General Plan)*. The *General Plan* provides policies and objectives to guide land use decisions. The proposed project would not conflict with the *General Plan* policies that relate to physical environmental issues.

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.

Proposition M, the Accountable Planning Initiative. In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the *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 (not applicable to the proposed project); (2) protection of neighborhood character (Question 1c, Land Use and Land Use Planning); (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, and f, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership (Question 1c, Land Use and Land Use Planning); (6) maximization of earthquake preparedness (Questions 14a – 14d, Geology and Soils); (7) landmark and historic building preservation (Question 4a, Cultural Resources); and (8) protection of open space (Questions 9a and b, Wind and Shadow, and Questions 10a 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 Section E of this document, 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.

Other Plans and Policies. Environmental plans and policies, like the *Bay Area 2005 Ozone Strategy*, the *Bay Area Air Quality Plan*, and the San Francisco Bay Conservation and Development Commission's *San Francisco Bay Plans* directly address physical environmental issues and/or contain standards or targets that must be met in order to preserve or improve specific components of the City's physical environment. The proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

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"/> Biological Resources |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Wind and Shadow | <input type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Cultural and Paleo. Resources | <input type="checkbox"/> Recreation | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Transportation and Circulation | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mineral/Energy Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Public Services | <input type="checkbox"/> Agricultural and Forest Resources |
| | | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

E. EVALUATION OF ENVIRONMENTAL EFFECTS

All items on the Initial Study Checklist that have been checked "Less than Significant Impact," "No Impact," or "Not Applicable" indicate that, upon evaluation, staff has determined that the proposed project could not have a significant adverse environmental effect relating to that topic. A discussion is included for those issues checked "Less than Significant Impact" and for most items checked with "No Impact" or "Not Applicable." For all of the items checked "Not Applicable" or "No Impact" without discussion, the conclusions regarding potential significant adverse environmental 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*, or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Game. For each checklist item, the evaluation has considered the impacts of the proposed project both individually and cumulatively.

<i>Issues (and Supporting Information Sources):</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>
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"/>

a. Established Community. The proposed project would construct three new single-story buildings (niche enclosures) to the east and west of the existing Columbarium and would be undertaken in two phases, as described in the Project Description on page 6. At completion, the new buildings would contain approximately 5,300 new niches for the permanent keeping of cremation ashes, including 300 niches for the remains of deceased pets. The project sponsor is pursuing the current project instead of completing construction of the previously approved project (1996) that would have added 5,900 new niches in outdoor or open-to-sky walls. The proposed new buildings would be constructed in substantially the same location as the previously approved niche walls. Together with about 400 niches that were constructed as part of the 1996 project which would remain, the currently proposed project would result in a total of about 5,700 niches outside the existing Columbarium.

Land use impacts are considered to be significant if the proposed project would physically divide an established community. The proposed project would be incorporated within the existing parcel layout and the established street plan in the project area and would not create an impediment to the passage of persons or vehicles. Accordingly, the proposed project would not disrupt or divide the physical arrangement of the neighborhood.

The project would constitute a modification of the types of uses that already exist on the project site and would not extend beyond the boundaries of the site. As such, it would be consistent with the existing uses on and surrounding the project site and would not alter the general land use pattern of the immediate area, which contains primarily single-family residential buildings as well as some neighborhood commercial, light industrial, recreational, and institutional uses. Moreover, the proposed project would not introduce an incompatible land use to the area since the Columbarium has existed on the project site since 1898, predating the surrounding residential neighborhood. For these reasons, the proposed project would not divide an established community and there would be less-than-significant impacts related to this topic.

b. Consistency with Plans and Zoning. Land use impacts are also considered to be significant if the proposed project would conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The project's consistency with applicable plans and policies are discussed in Section C, Compatibility with Existing Zoning and Plan, on page 15. As noted above, the RH-1 zoning district conditionally permits columbarium uses on the project site⁷ and the project sponsor would seek a Conditional Use authorization to modify the existing PUD to allow for the implementation of the currently proposed project. Thus, the proposed changes would not conflict with the Planning Code or any other applicable land use plan, policy, or regulation and this impact would be less than significant.

c. Character. Land use impacts are considered to be significant if the proposed project would have a substantial impact upon the existing character of the vicinity. The proposed project would occur within the boundaries of the existing San Francisco Columbarium site and would be compatible with the existing uses on the surrounding properties. Although the proposed project would result in a more intensified use than currently exists on the site, the Columbarium structure has existed on the project site since 1898, has long become one of the accepted features in the neighborhood, and is considered harmonious with the surrounding vicinity. Moreover, the increased intensity of use would represent a relatively small increment, and would result in less-than-significant effects with regard to views (see Section E.2), transportation (see Section E.5), noise (see Section E.6), or air quality (see Section E.7). The proposed project would not change the types of uses that would occur on the project site or substantially alter the way the on-site development would interact with the surrounding neighborhood.

As noted above, the project would require a CU authorization for alteration of a PUD and would be compatible with the zoning and height and bulk districts of the project site. Moreover, the proposed project would not affect the ability of other residential and neighborhood-serving uses to continue unhindered. Although the Columbarium structure itself is unique in character, the additional single-story buildings (niche enclosures) would not affect the Columbarium building because the proposed development would not constitute a major alteration of the site and, therefore, the net effect to the surrounding area would be minor. Overall, the proposed project would not be substantially or demonstrably incompatible with the existing uses in the project area.

In conclusion, by perpetuating the uses already conditionally permitted on the project site through the construction of several small-scale structures, the currently proposed project would constitute a continuation of the types of uses that already exist on the project site. The proposed development would be appropriate and in harmony with the surrounding neighborhood. As stated above, the project would

⁷ Planning Code Section 209.9(j).

not constitute a change in land use patterns and would be compatible with the overall character of the project vicinity. Thus, impacts on the existing character of the vicinity would be considered less than significant.

The proposed Columbarium modification would not result in a significant impact on the existing character of the site.

Cumulative Land Use Impacts. Currently, there are two projects in close proximity to the project site. Specifically, the Planning Department is reviewing, or has recently completed review, of the following two projects:

- a. One Stanyan Street, Case File No. 2007.011c3E – Demotion of a gas station and construction of a four-story mixed-use building, with 13 residential units, 1,700 sf of ground floor retail space, and 14 parking spaces. This project has been approved by the Planning Department; however, the project sponsor has put the project on hold due to market conditions.⁸
- b. 3575 Geary Boulevard, Case File No. 2003.0410E – construction of a six-story senior housing development (the Institute on Aging) that will contain 150 senior residences over two stories of health and social support programs for seniors. This project is currently under construction and is expected to be completed by October 1, 2010.⁹

These nearby projects as well as the proposed project are all located along or in close proximity to the Geary commercial corridor, which contains a wide variety of land uses and building types and sizes. The two nearby projects, as well as the proposed Columbarium project, are all within the parameters of the types of development that already exist in the neighborhood and are permitted by the zoning controls for the project vicinity (or have been considered individually by the Planning Commission and granted necessary variances).

The project would not result in any significant cumulative land use or planning impacts, since it would cause no change in the mix of land uses in the vicinity, and thus would not contribute to any overall change in neighborhood character or any overall conflict with applicable environmental plans. Furthermore, this project would not combine with other projects in the vicinity to physically divide an established community, conflict with applicable plans and policies adopted to avoid or mitigate environment effects, or change the existing character of the vicinity.

Given all of the above, the project would have less-than-significant individual and cumulative land use impacts.

⁸ Silverman, D., Personal communication with Planning Department staff, December 11, 2009.

⁹ Lusty, Don., Bridge Housing, personal communication with Planning Department staff, December 11, 2009.

<i>Issues (and Supporting Information Sources):</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>
2. AESTHETICS—Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

As described in the Historic Resource Evaluation Report prepared for the proposed project, the Columbarium structure features a Greek Cross plan with four projecting temple fronts connected by four curved walls. It is clad in smooth concrete and is capped by a combination gable and domed roof sheathed with copper. It is constructed in a Beaux-Arts style, and contains Classical ornamentation applied throughout. The support building features an irregular plan with a concave primary façade and a center entrance that faces the Columbarium’s primary entrance. The support building also features a rhythm of rectangular windows with alternating triangular and semi-circular pediments that include dentils and egg-and-dart molding. The windows are separated by simple Tuscan pilasters.

Public views of the project site are from several streets and sidewalks. From Loraine Court and Anza Street, views of the site are of the entrance gates and on-site landscaping, the sidewalk leading up to the Columbarium, the southern façade of the existing Columbarium structure, and portions of the southern lawn areas. From these vantage points, the existing building appears as a visually distinctive structure, containing a number of unique architectural features such as curved walls, projecting temple fronts, stained glass windows, and a combination of gabled and domed roof sheathed with copper (see **Figure 7, Views of the Project Site**).

At approximately 75 feet in height, the Columbarium structure is taller than the two-story single-family homes that line Loraine Court and predominate in the immediate project area, but is not so tall that it stands out in views from areas further than about one block from the project site. Views of the project site from Rossi Playground are obscured by the hedges that border the playground along Anza Street as well as street trees that line both sides of Loraine Court. Only a portion of the Columbarium dome and the entrance gates are visible from this vantage point. Private views of the project site from



View of the project site from terminus of Loraine Court



View of the project site from Loraine Court and Anza Street



View of the project site from Stanyan Street



View of the project site from Geary Boulevard

the senior housing development are difficult to describe, since this project has not been completed. However, they likely include views of the Columbarium dome and, possibly, the adjacent support structures and the surrounding landscaping.

In short- to medium-range views (along Loraine Court and Anza Street), the visibility of the site is limited to its southern portion, with views of other site areas blocked by surrounding development, existing vegetation, and the entrance gates. Views of the existing site from Stanyan Street and Geary Boulevard are limited to the Columbarium's domed roof. In long-range views of the project site, the existing on-site structures blend into the dense, urban character of the surrounding area and are mostly blocked by intervening buildings.

As noted in Project Description, on page 7, the three proposed single-story buildings (niche enclosures) would be constructed of steel-reinforced concrete block on the rear walls and metal stud framing on the frontages with cement plaster (stucco) wall cladding, and would be designed with their primary facades (those facing the Columbarium) employing identical simplified Classical detailing and fenestration as the existing office and support building. The primary facades of the new buildings would include rectangular, operable, aluminum-sash windows with alternating triangular and semi-circular stucco pediments. Ornamentation would include dentils, egg-and-dart molding, and cast plaster reliefs in the entablatures beneath the pediments, as in the existing support building. The windows would be separated by Tuscan pilasters, and the facades would terminate in slightly projecting parapets with simple terminating entablatures. In accordance with the *Secretary of the Interior Standards*, all of these elements would be in a more modern and simplified rendition than the detailing on the existing historic Columbarium.

a and b. Effects on Scenic Vista and Scenic Resources. The design of the new single-story buildings (niche enclosures) would be largely compatible with the scale, volume, and design of the existing Columbarium. In future views of the project site, the Columbarium would continue to predominate, since the new structures would be shorter and less bulky. The design would be more restrained in massing. Additionally, the new structures would be constructed along the east and west edges of the site, where they would be less prominent. In terms of style, the proposed new structures would be consistent with the existing development on the project site. While the views of the site would differ from what is currently seen on the site, development of the new buildings would be compatible with existing on-site development and would not degrade existing views of the site.

The proposed buildings would be shorter than the existing Columbarium structure. They would be within the allowable 40-foot height requirement, and would also be shorter than most of the single-family homes along Loraine Court. As such, they would not block views of the landmark Columbarium building

from public sidewalks and streets. Moreover, although the Columbarium structure constitutes a visually distinctive feature within the urban landscape, existing views of the site are not considered scenic. The project would not substantially alter existing views of the site, since views of the main features of the project site that make it visually unique (for example, the domed roof of the Columbarium) would continue to remain available. While the proposed project may alter some views of the site available from the surrounding private residences, such changes to private views within a developed context are not generally considered a significant impact under CEQA. Furthermore, the project sponsor would construct a new screening wall at a location near the northwest corner of the project site, where the western property line jogs eastward and the site is narrower, and plant a hedge along it. The screening wall and hedges would provide further visual screening of the site the surrounding viewpoints and would block some existing private views of the Columbarium structure that are currently available. The proposed hedges would not substantially alter views of the project site from other public vantage points.

Open spaces near the project site include the Angelo J. Rossi Pool and Playground, the Muriel Leff Mini Park, the Laurel Hill Playground, and Golden Gate Park. Although the domed roof of the main Columbarium building is visible from the Rossi Playground, the new structures would be positioned on either side of the Columbarium and would not be prominently visible from this park. Furthermore, the site is not currently visible from any of other public parks in the project vicinity due to intervening buildings. Views of the proposed new structures would also be blocked by intervening buildings and they would not be of sufficient height to be visible from these locations either. As noted below, although the Columbarium may be visible in longer-range views from other publicly accessible spaces, the project would not result in a substantial adverse visual change, because the proposed new structures would be visible only from limited public vantage points (e.g., through an existing parking lot on Stanyan Street), and they would visually blend into the densely built urban fabric of the area. In an urban area, such as the project neighborhood, the loss of some existing private views is not generally considered a significant adverse effect on the environment because limited views and lighting are commonplace in densely developed urban neighborhoods and normally accepted as part of urban living.

In terms of landscaping, the majority of the existing landscaping, including the lawn areas that predominate on the project site, would be left unaltered. As described above, the exception to this would be the trees that would be thinned or removed along the western border. Additional landscaping would be in the form of the redwood hedge that would be installed on the northwestern edge of the property. These would be maintained to a maximum height of between 11 to 16 feet, depending on location. These changes would be largely compatible with the existing structures and landscaping on the site and would not substantially alter the existing views of the project site.

Project impacts associated with views would not be considered substantial, because the proposed structures would be of moderate height not unlike several other buildings in the area and they would not substantially interfere with off-site views of the Columbarium. Hence, this impact would be less than significant.

c. Visual Character. The project would conform to the 40-X Height and Bulk District controls applicable to the site and would be smaller in scale and less visually prominent than the existing Columbarium structure and the low-rise structures on the surrounding lots (including those along Geary Boulevard). Although the proposed new buildings would alter the existing visual character of the project site, this, in and of itself, would not constitute a significant impact because the new structure would be compatible in style to the existing structures on the project site and would not be of sufficient size to alter the visual prominence of the historic Columbarium structure. While the existing hedges, when mature, would largely obscure the proposed buildings from most public views, portions of the new structures would, nevertheless, be visible to neighboring residents and workers through breaks in vegetation. However, the new structures would be similar in massing and height to most other development in the project vicinity. Moreover, the proposed project would be constructed of building materials similar to those already employed on the project site. Thus, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, or contribute substantially to any potential cumulative negative aesthetic effect. Therefore, this impact would be less than significant.

d. Substantial Light and Glare. The project site could be more noticeable at night than under existing conditions because the project would introduce more lighting to the site, which would be visible through windows and at entries of the single-story buildings (niche enclosures). However, the existing and proposed hedges and decorative screens around the perimeter of the property would minimize light spillover into adjacent lots. Minimal site lighting would provide safety to and from the project site. The existing decorative light fixtures would continue to provide a very dim glow near the corners of the site. Any proposed exterior lighting at building entryways would be positioned to minimize glare, and lighting would not be in excess of that commonly found in urban areas. The project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, environmental effects of light and glare due to the project would not be significant.

Cumulative Aesthetic Impacts. The nearby projects that form the cumulative setting include the One Stanyan Street Project (a mixed-use project) and the 3575 Geary Boulevard project (a senior housing development), both described on page 22. While the proposed project has the potential to alter views of the vicinity and would be visible from the upper floors at the rear of the building at 3575 Geary Boulevard, the proposed single-story buildings (niche enclosures) would not be tall or bulky enough that such changes would be considered substantial. Therefore, cumulative impacts related to scenic vistas and

scenic resources would be less than significant. Furthermore, there are no known cumulative projects in the project vicinity that would combine with the proposed project such that the project would result in a cumulative impact related to visual character. This is because, as an infill project of relatively small scale in the context of San Francisco, the proposed single-story buildings (niche enclosures) would constitute a minor visual change to the overall pattern of development in the area. In terms of light and glare, the proposed project would introduce minimal site lighting, but would not combine with other projects in a way that would result in cumulative impacts related to light and glare.

In light of the above discussion, effects on visual quality would not be significant, both individually or cumulatively.

<i>Issues (and Supporting Information Sources):</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>
3. POPULATION AND HOUSING— Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people or employees, necessitating new construction elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Columbarium structure currently contains 6,083 niches, with most of the niches able to hold more than one urn or set of remains. Approximately 30 of the existing niches are vacant. The Columbarium experiences temporary increases in visitor population during memorial services and non-memorial events (such as infrequent concerts and book signings) and experiences intermittent visits to the site by the general public and those visiting the remains of the interred. According to the project sponsor, there are, on average, one to two memorial services at the Columbarium per week (or up to about 100 per year), with an average attendance of approximately 40 people per service and a peak attendance of approximately 100 people per service (the latter occurs four to five times per year). The facility's policy prohibits weekend services and, thus, all memorial services are held during business hours on weekdays (from 9:00 a.m. to 5:00 p.m.).

According to the project sponsor, non-memorial events, such as book signings and concerts, occur at the project site approximately three to four times per year. This is consistent with the existing condition of

approvals that state that non-accessory events shall be limited to four times per year for groups of 75 persons. About 35 people per week (or 1,900 per year) come to the site to visit someone's remains. An additional 70 people per week (or 3,575 people per year) visit the site for other reasons, such as visiting the sales office and taking a tour of the site. The Columbarium's regular operating hours are Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday and Sunday from 10:00 a.m. to 3:00 p.m.

The Columbarium employs a total of about 13 full-time staff. The proposed project would not add any permanent residents to the site or increase the number of employees required to serve the modified facility.

a. Population Growth. 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, an infill development consisting of a modification of the existing Columbarium facility (with no changes proposed to the landmark building itself), would be located in an urbanized area and would not be expected to alter existing development patterns in the Richmond District or Lone Mountain neighborhood or in San Francisco as a whole. Located in an established urban neighborhood, the project would not necessitate or induce the extension of municipal infrastructure. The addition of 5,300 new niches would not noticeably increase the daytime population associated with memorial services at the project site since the new niches would be purchased over time (on an as-needed basis) and would not noticeably increase the number of memorial services, non-memorial services, or vendor-related visits or tours anticipated to the site. Over time, there would be a small increase to the number of visits to the site for the purposes of visiting someone's remains. Based on the types of visits that are currently made (35 per week or 1,900 per year), once all of the niches are sold, there would be an anticipated 30 additional visitors per week or 1,670 additional visitors per year. This constitutes a net average of less than five visitors per day. After a span of years, the frequency of visits would likely decline: visits to older remains would decrease as survivors pass away or reduce the frequency of their visits.

No permanent residential population would be introduced to the project site as a result of the project and the project would not generate additional employees, which would remain at 13. This is because the additional niches would require minimal maintenance that could be accommodated by the existing number of staff. The project would, therefore, not result in any impacts related to population growth.

Furthermore, the project would not be required to comply with the City's Inclusionary Housing Program (Planning Code Sec. 315 et. seq.), because no residential or commercial uses are proposed at the project site.

b. and c. Population and Housing Displacement. The proposed project would not displace any residents or housing units, since no residential uses or housing units currently exist on the project site.

Furthermore, as noted above, no change to the number of employees would occur as a result of the project since the new niches would require only minor maintenance that could be accommodated by the existing number of staff. Therefore, these impacts would not be significant.

Cumulative Population and Housing Impacts. Based on the above, the project would not generate demand for new housing and would not be expected to induce a substantial amount of growth, either individually or cumulatively.

<i>Issues (and Supporting Information Sources):</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>
4. CULTURAL RESOURCES— Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code</i> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Historical Resources. The San Francisco Columbarium is a four-story, steel-frame, Beaux-Arts style building constructed in 1898 as part of the Odd Fellows Cemetery (which included approximately 27 acres of land between Geary and Turk Streets, Parker Avenue, and Arguello Boulevard). The structure was designed by San Francisco architect Bernard J.S. Cahill, who specialized in memorial buildings, and was constructed by Cahill Construction Company. Cahill had previously designed the crematorium for Cypress Lawn Cemetery in Los Angeles, which in turn led to his commission by the Odd Fellows for the Columbarium in San Francisco, as well as the Evergreen Cemetery mausoleum in Oakland. Cahill also designed a number of homes in Pacific Heights and several commercial projects, including the Hotel Whitcomb on Market Street, which served as temporary City Hall following the 1906 earthquake and fire. Cahill published articles in the architectural press for many years, and was active in planning for the rebuilding of San Francisco's Civic Center after 1906.

In addition to the Columbarium, the project site contains a landscaped lawn area, a paved parking lot, and an office and support building that was constructed in 2000 as part of the project approved in 1996.

Unenclosed niche walls on the east side of the property and footings in the east and west were also installed as part of the previously approved project.

Following the passing of a law in 1901 which made burials within San Francisco illegal, the Odd Fellows graves were moved to Colma and the cemetery was disestablished. The Columbarium, which originally contained 5,000 urns, was considered a memorial and was, therefore, saved from demolition. In 1930, the ownership of the cemetery changed hands to Bay Cities Cemetery Association and, in 1935, to Cypress Abbey. In the 1930s and 1940s, much of the surrounding land that had been formerly used as a cemetery was sold for residential development, with parts of it used to construct a public park and pool (Angelo Rossi Playground and Pool, across Anza Street from the project block).

The Columbarium was abandoned in the 1930s, after which it fell into disrepair. In 1979, Sentinel Cremation Societies (owner of Neptune Society of Northern California) acquired the building and began to renovate it. Renovations undertaken since 1980 include replacement of the roof and beams, releading and repaning of the stained glass windows, repairing of the plasterwork, painting, repairing of the missing panels in the stained glass skylight, and the cleaning of mold from the niches.

The Columbarium was designated City Landmark No. 209 in 1996 pursuant to Article 10 of the *Planning Code* (Ordinance No. 40-96). Furthermore, based on a historic resources report prepared in 2009 for the project by Page & Turnbull, the Columbarium appears eligible for listing in the California Register of Historical Resources on the local level under Criterion 1 (Events) and Criterion 3 (Architecture/Design).¹⁰ The Page & Turnbull report states that none of the renovations made to the building since 1980 have affected its character-defining features. Therefore, it is considered a historic resource for the purposes of CEQA.¹¹

The Page & Turnbull report determined that the proposed changes would neither affect Columbarium's character-defining features, nor reduce the building's ability to convey its historical significance because the proposed project would not alter the historic Columbarium building itself and would not change the overall setting in a way that would compromise the building's San Francisco Landmark designation or its eligibility for the California Register. Planning Department staff reviewed Page & Turnbull's report and

¹⁰ Page & Turnbull, Inc, *Historic Resource Evaluation Report*, San Francisco Columbarium, One Loraine Court, San Francisco, May 7, 2009. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

¹¹ The Columbarium is not listed in the California Historical Resources Information System, which means that the State of California Office of Historic Resources has not received an evaluation of the property for listing in the National Register or California Register, and has not assigned the property a California Historical Resources Status Code. Furthermore, the Columbarium is not located within the boundaries of any known national, state, or local historic district. The property was rated a "2" out of "5" in the 1976 Department of City Planning Architectural Quality Survey and was identified in *Here Today*, a survey conducted by the Junior League of San Francisco in 1968.

concluded with their conclusion that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired, nor would the project adversely affect off-site historic resources.¹²

Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined by CEQA Section 15064.5, and the proposed project would not have an individual or cumulatively significant effect on historic resources.

b. Archeological Resources. The preliminary archeological review¹³ of the proposed project by the Planning Department has determined that the project may potentially adversely affect burials associated with the former Odd Fellows Cemetery (1865-c. 1900) that may provide data contributory to research themes related to the health or mortuary practices of nineteenth century San Francisco populations and to the municipal mandated cemetery removal project (1910s-1930s). Previous archeological investigations¹⁴ within the project site in 2000 recovered what had been an intact burial consisting of a coffin and the skeletal remains of a 5-10 year old child. Immediately adjacent to the Phase II component of the current Columbarium project, an archeological investigation project for the 3575 Geary Boulevard senior housing project (Institute on Aging)¹⁵ in 2008 recovered the remains of six individuals—three discrete partial burials and at least three other individuals represented by isolates. Among these, the gender, age, and health characteristics of the individuals were able to be deduced in several instances (CA-SFR-170H). Substantial architectural remnants of the former burial vaults or crypts were also present.

As noted above, the Columbarium was constructed on the site in 1898 and the existing footings and eastern niche walls were constructed as part of the previously approved project in 2000. According to a geotechnical investigation prepared for the previously approved project, the project site is underlain by

¹² Caltagirone, Shelly, Planning Department. Historic Resource Evaluation Response, San Francisco Columbarium, One Loraine Court, San Francisco, November 17, 2009. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

¹³ Randall Dean/Don Lewis. *MEA Preliminary Archeological Review Checklist, SF Columbarium*, March 23, 2010. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

¹⁴ Pastron, Allen. *Report of the Discovery, Evaluation, Exhumation, and Disposition of Human Remains and Associated Mortuary Artifacts Unexpectedly Encountered on January 7, 2000, at the San Francisco Columbarium Property, Located on One Loraine Court*. 2000.

¹⁵ Pastron, Allen and Richard Ambro. *Final Report on Archeological Investigations, Data Recovery, and Analyses of Human Remains and Artifacts from the Former Odd Fellows Cemetery Bridge-IOA Senior Campus Project 3575 Geary Boulevard*. January 2009

topsoil, loose to medium-dense, fine-grained sand (Dune Sand), and medium-dense clayey sand.¹⁶ The proposed project would be supported on perimeter footings with slab on top.

To accommodate the proposed foundations, the proposed project would require an excavation to a maximum depth of about 16 feet (and an average depth of 3 – 4 feet), which has the potential to disturb archeological resources that may be present beneath the project site, including human remains from the former cemetery. While the level of vibration that would occur during excavation activities is not anticipated to impact the historic Columbarium structure itself, to ensure that any disturbances to buried or submerged historical resources are avoided, the Planning Department’s archeology staff recommended the implementation of **Mitigation Measure CP-1**, below, which would mitigate potential impacts to CEQA-significant archeological resources to a less than significant level.

Mitigation Measure CP-1: Archeological Mitigation Measure II (Monitoring). Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer (ERO) for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5 (a) and (c).

Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of

¹⁶ Treadwell & Rollo Environmental and Geotechnical Consultants. Geotechnical Investigation, San Francisco Columbarium, San Francisco, California. June 11, 1997. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

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

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

The scope of the ADRP shall include the following elements:

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

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

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

c. Paleontological and Geological Resources. There are no known paleontological resources or unique geologic features at the project site. The project site is underlain by topsoil, sands and clays, which are not considered paleontologically sensitive or geologically unique. Therefore, this topic is not applicable.

d. Human Remains. As described above, human remains have been recorded beneath the project site, which was historically part of a cemetery. Mitigation Measure CP-1, discussed above, would reduce any potentially significant disturbance, damage, or loss of human remains to a less-than-significant level.

Cumulative Cultural Resources Impacts. As discussed above, the project would involve some ground excavation, which may impact subsurface cultural resource. However, implementation of Mitigation Measure CP-1 (Archeological Mitigation Measure) would reduce such impacts to a less-than-significant level and as such, no project-specific contribution to cumulative impacts are anticipated. The proposed project would also not combine in a cumulatively considerable manner with the proposed projects along Geary Boulevard, including the One Stanyan Street project and the 3575 Geary Boulevard project.

Based on the foregoing, the proposed project’s impacts related to cultural resources, both individually and cumulatively, are less than significant.

<i>Issues (and Supporting Information Sources):</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>
5. TRANSPORTATION AND CIRCULATION— Would the project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</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>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.) regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

The project site is located at One Loraine Court, within the interior of the block bounded by Geary Boulevard, Stanyan Street, Anza Street, and Arguello Boulevard. Loraine Court, which terminates at and provides sole access to the project site, is a two-way residential street that permits two-hour vehicle parking on both sides of the street. Daytime parking for longer than two hours requires a residential parking permit from the Department of Parking and Traffic.

The Columbarium experiences temporary increases in visitor population during memorial services and non-memorial events (such as infrequent concerts and book signings) and experiences intermittent visits to the site by the general public and those visiting the remains of the interred. According to the project sponsor, the existing Columbarium holds approximately one to two memorial services per week, attracting an average of approximately 40 visitors to the site for each service (and a peak attendance of approximately 100 people per services, which occurs four to five times per year). According to the project sponsor, non-memorial events, such as book signings and concerts, occur at the project site approximately three to four times per year. This is consistent with the existing conditions of approval that state that non-accessory events shall be limited to four times per year for groups of 75 persons. About 35 people per week (or 1,900 per year) come to the site to visit someone's remains. An additional 70 people per week (or 3,575 people per year) visit the site for other reasons, such as visiting the sales office and taking a tour of the site. The Columbarium's regular operating hours are Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday and Sunday from 10:00 a.m. to 3:00 p.m. Memorial services are held only on weekdays.

The following section of the document describes the potential impacts that the proposed project could have on traffic, transit, pedestrian, bicycle, loading, and emergency vehicle circulation and construction impacts on transportation and circulation. This section also provides a parking analysis for informational purposes. The discussion below is organized by mode to facilitate the transportation impact analysis; however, the transportation significant thresholds are essentially the same as the ones in the environmental checklist (Appendix G of the State CEQA Guidelines), which has been adopted and modified by the San Francisco Planning Department.

Impact Analysis. The 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 project.

Traffic Impacts. As discussed under Population and Housing on p. 28, the existing 6,033 niches generate about five visits per day to the project site and it is expected that, once all of the proposed 5,300 niches are sold and occupied, the proposed project would generate approximately five additional daily visits (10 one-way trips) to the project site for the purposes of visiting the interred remains. After a span of years, the frequency of visits would likely decline: visits to older remains would decrease due to survivors passing away or reducing the frequency of their visits.

Additional visits to the site are not expected to be concentrated during a.m. or p.m. peak hours but would instead occur intermittently throughout the day. It is fair to assume that, on average, one such trip would occur per hour over the course of a day, which would not constitute a meaningful difference from the existing conditions, nor noticeably affect traffic on the surrounding roadways. The proposed project would, therefore, not be expected to substantially alter the traffic conditions or levels of service at or near the project site.

The project sponsor has indicated that weeks prior to Christmas experience a less than five percent increase of visitors for purposes of visiting the interred remains.¹⁷ With implementation of the proposed project, the number of visitors during the middle two weeks in December would be expected to increase further. However, even during peak times of the year, such visits would not noticeably affect traffic volumes or levels of service near the project site.

By increasing the number of niches at the project site, the proposed project would extend the lifetime over which memorial-related trips to the project site would occur, since memorials may occur whenever a new niche is occupied. Therefore, the immediate vicinity would experience an increase in traffic related to memorial events which attract an average of 40 visitors per event. However, traffic generated by memorial events on the site does not substantially affect the surrounding roadways. While such events could occur more frequently (i.e., on more weekdays in any given week) with project development, no increase would be expected in the maximum number of peak-hour trips beyond what currently occurs, since the same number of visitors per event (40) would be expected. Therefore, an increase in frequency of such events would not lead to a change in traffic patterns or adversely affect nearby roads during peak periods.

¹⁷ J. Gregg Miller, Jr., Pillsbury Winthrop Shaw Pittman LLP, San Francisco Columbarium – Case No. 2009.0457, Questions and Answers Related to Traffic at the Project, October 29, 2009. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

In terms of other types of trips to the project site, no changes would be expected to occur in the number of vendor visits to the property, since the additional niches would not generate a substantial need for additional deliveries to the site. Furthermore, the project would also not be expected to increase the number of visits for purposes of touring the site or attending events such as concerts and book signings, since tours and events have no direct relation to the number of niches at the property. Thus, traffic to and from the property related to these types of visits would remain unchanged.

Transit Impacts. The project would generate a small increase in daily transit trips, since most visits to the project site are made by passenger vehicles.¹⁸ These additional riders could easily be accommodated on the multiple Muni lines (38-Geary, including Limited and Express bus lines, 2-Clement, 31-Balboa, 33-Stanyan, and 5-Fulton). The project's incremental contribution to transit ridership would be negligible and thus less-than-significant.

Pedestrian and Bicycle Impacts. The proposed project would generate a small increase in daily pedestrian and bicycle trips to the project site. While it is difficult to estimate how many such trips would occur, this number is likely to be small, since most visits to the project site are made by passenger vehicles. The project's incremental contribution to pedestrian and bicycle-related impacts would be negligible and thus less-than-significant.

Loading Impacts. The proposed project would have less-than-significant effects on loading demand, since the construction of three single-story buildings (niche enclosures) on the site would not substantially increase the need for deliveries to the site. This is because many deliveries to the site relate to administering the facility and do not relate directly to the volume of niches on the site. Thus, while an increase in the number of niches may lead to an increase in materials (such as cleaners, for example) required to maintain the proposed single-story buildings, such increases could be accommodated by the existing deliveries to the site.

Traffic Hazards and Emergency Access. The project site is currently accessed via the main entrance gate at the terminus of Loraine Court. The proposed project would slightly reconfigure the boundaries of the existing parking lot, but would not make any changes to the parking capacity or to the way the site is accessed by visitors or emergency personnel. During memorial services and other large events, an attendant assists with parking. The use of a parking attendant, which was a condition of approval of the 1996 project, reduces the potential for parking-related hazards because the parking is better regulated.¹⁹

¹⁸ Based on observations of visitors to the site.

¹⁹ San Francisco Planning Commission, Motion No 14002, Case No. 94.532ELATC, San Francisco Columbarium. Adopted November 9, 1995. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

The project site is accessed via a combined vehicle/pedestrian entrance gate that is located at the terminus of Loraine Court. The gate is unlocked at 7:00 a.m. and is locked between 5:00 p.m. and 7:00 p.m.

Pedestrians access the site by walking along one of the Loraine Court sidewalks and then walking over to the gate via the street. While this requires them to walk down the middle of Loraine Court for a short distance, accidents are avoided due to the fact that vehicle speeds at the gate are low and pedestrians are instinctively observant of incoming or outgoing traffic.

The proposed project is not expected to result in a substantial increase in traffic hazards because the use of the parking attendant during events would continue and because no changes would be made to how the site is accessed by visitors or emergency personnel. Moreover, emergency access would not be substantially impeded. This impact would be considered less than significant.

Construction Impacts. Project construction would last approximately eight months for each phase. During the construction period, temporary and intermittent transportation impacts would result from truck movements to and from the project site. Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 4:00 p.m. and 6:00 p.m. would coincide with peak hour traffic and could impede traffic flow. 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. Any temporary sidewalk closure proposed during construction would be subject to review and approval by the Traffic Advisory Staff Committee (TASC).²⁰ The project sponsor has indicated that truck movements to and from the site would be limited to the hours of 8:30 a.m. and 3:30 p.m. to minimize disruption of the general traffic flow on adjacent streets.

A revocable encroachment permit from DPW would be required if materials storage and/or project staging is necessary within the rights-of-way of any surrounding streets. No bus stop relocation would be necessary.

During the estimated eight-month construction period for each of the two phases, the peak number of construction workers anticipated on-site at any time is approximately 12. Construction workers would park on site or in the project vicinity. Given the small number of construction workers, temporary parking demand from construction workers' vehicles and impacts on local intersections from construction worker traffic would not substantially affect parking conditions in the project vicinity. Thus, this impact would be less than significant.

²⁰ TASC consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division and DPW. TASC provides recommendations on construction projects that impact the public right-of-way.

Cumulative Transportation and Circulation Impacts. In terms of other proposed projects along Geary Boulevard in close proximity to the project site (as described on page 22), the proposed project would not combine with these other nearby projects to result in significant impacts because the projects, in combination, would not generate sufficient traffic, transit ridership, or other trips that would adversely affect transportation conditions. The trips generated by other nearby projects would be generated at different locations and, thus, only a portion of trips to and from the various project sites (including the proposed project) would overlap. Furthermore, the proposed project would not combine with these nearby projects in a way that would lead to a cumulative increase in parking demand beyond what can be accommodated in the project vicinity, nor in a way that would result in a significant impacts related to traffic hazards and emergency access.

Conclusion. In light of the above the project would not result in a significant effect with regard to transportation, both individually and cumulatively.

Parking Discussion

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. The San Francisco Planning Department acknowledges, however, that parking conditions may be of interest to the public and the decision makers. Therefore, the parking analysis and discussion is included here for informational 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 § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities,

shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy.

The City's Transit First Policy, established in the City's Charter 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."

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

In summary, changes in parking conditions are considered to be social impacts rather than impacts on the physical environment. Accordingly, the following parking analysis is presented for informational purposes only.

During memorial services and other large events, an attendant assists with parking. According to the project sponsor, the project site is able to accommodate up to 43 vehicles with the assistance of a parking attendant. The site also contains two designated disabled-accessible spaces.²¹ As a condition of approval of the 1996 project, the project sponsor provides written information when funeral and memorial service arrangements are made disclosing the limited on-site and on-street neighborhood parking, advising clients and visitors of the need to park on-site if arriving by vehicle and encouraging the use of transit and ridesharing.²² The proposed project would not result in any changes to the existing number of parking spaces and an attendant would continue to assist with parking during large events.

With project development, peak parking demand would continue to occur during memorial services and non-memorial events. As noted above, the Columbarium holds such events infrequently; about one to two memorial services are held per week, and non-memorial events, such as book signings and concerts,

²¹ According to Planning Code Section 155(i), the project is required to provide one parking space designated for handicapped persons for each 25 off-street parking spaces provided.

²² San Francisco Planning Commission, Motion No 14002, Case No. 94.532ELATC, San Francisco Columbarium. Adopted November 9, 1995. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

are held approximately three to four times per year, per one of the conditions of approval for the 1996 project. Another condition of approval for the 1996 project stipulates that “hours of operation during which funeral and memorial services can be conducted shall be 9:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday and Sunday.”²³ However, the facility’s policy prohibits weekend services and, thus, all memorial services are held during business hours on weekdays from 9:00 a.m. to 5:00 p.m. Another condition of approval also states that no more than one memorial or funeral service can occur at a time on the site.²⁴ The facility is in compliance with this condition of approval.

The frequency of memorial services and non-memorial events, and time of day when they could be held, would not change substantially with project development. Memorial services would continue to be held between the hours of 9:00 a.m. to 5:00 p.m. on weekdays only. In the event that the availability of additional niches triggers an incremental increase in the frequency of memorial events, these events would also increase the frequency of times when valet parking would be required. However, an incremental increase in memorial events would not increase the overall demand for on-site parking during such events, since the number of event attendees (about 40) would not be expected to increase and only one memorial event could occur per weekday. Furthermore, any parking demand that could not be accommodated on site would be accommodated within the surrounding neighborhood. Parking on nearby streets for short durations of one- to two- hours would not compete with resident-related parking since most residents would be at work during the time that memorial services are held (9:00 a.m. to 5:00 p.m. on weekdays) and since many residents park in their driveways or garages.

<i>Issues (and Supporting Information Sources):</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>
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"/>

²³ *Ibid.*

²⁴ *Ibid.*

<i>Issues (and Supporting Information Sources):</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>
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 impacted by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

Based on modeling of traffic noise volumes conducted by the San Francisco Department of Public Health (DPH),²⁵ the traffic noise level at the project site is less than 50 dBA. Ambient noise levels in the project vicinity are typical of noise levels in greater San Francisco, which are dominated by vehicular traffic, including, cars, Muni buses, and emergency vehicles. Geary Boulevard, about 100 feet north of the project parcel, is a heavily traveled street, that generates moderate to high levels of traffic noise, while traffic noise along the other nearby streets, such as Loraine Court, Anza and Stanyan Streets, and Arguello Boulevard is relatively milder. Observation indicates that surrounding land uses do not noticeably conduct noisy operations.

a. – d. and g. Construction Noise. Removal of the existing footings, excavation, and the construction of three single-story structures would temporarily and intermittently increase noise levels 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, each of the two construction phases would last approximately eight 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 (a maximum of 16 months) during which new foundations and exterior structural and facade elements would be constructed and would be lesser for any interior finishing.

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, such as jackhammers, hoerammers, and impact wrenches, must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Noise

²⁵ Traffic noise map presented on DPH website: <http://www.sfdph.org/dph/EH/Noise/default.asp>.

Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 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.

The closest sensitive noise receptors to the project site that have the potential to be adversely affected by construction noise are residences adjacent to the project site on Loraine Court. Most construction activities (other than pile driving, which would not be required for this project) typically generate noise levels no greater than 90 dBA, for instance, for excavation at 50 feet from the activity. Some construction activities such as concrete work are much less noisy. Closed windows typically can reduce daytime interior noise levels to an acceptable level. Therefore for nearby sensitive receptors, although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly experienced in an urban environment, and would be considered less than significant.

Land Use-Noise Compatibility. The Environmental Protection Element of the *San Francisco General Plan* contains Land Use Compatibility Guidelines for Community Noise.²⁶ These guidelines, which are similar to state guidelines promulgated by the Governor's Office of Planning and Research, indicate maximum acceptable noise levels for various newly developed land uses, including residential units, commercial establishments, schools, hospitals, and recreational facilities. For instance, for residential uses, the maximum "satisfactory" noise level without incorporating noise insulation into a project is 60 dBA (Ldn²⁷), while the guidelines indicate that commercial development such as retail establishments, movie theaters, and restaurants, should be discouraged at noise levels above 77 dBA (Ldn).²⁸ Where noise levels exceed 60 dBA, a detailed analysis of noise reduction requirements will normally be necessary prior to final review and approval, with noise insulation features required in the design.

Although the guidelines do not explicitly indicate maximum acceptable noise levels for columbarium uses, the project would fall within thresholds typically applied to schools, libraries, and churches, for which the guidelines state a maximum of 65 Ldn as being an acceptable noise level with no special noise

²⁶ City and County of San Francisco, Planning Department, San Francisco General Plan, Environmental Protection Element, Policy 11.1.

²⁷ Ldn is the energy average of A-weighted sound levels over a 24-hour period, including a "penalty" to account for the greater sensitivity of most people to nighttime noise. Noise that occurs between 10:00 p.m. and 7:00 a.m. is weighted (penalized) by adding 10 dB to account for the greater annoyance of such noise. The Ldn is also referred to as DNL.

²⁸ 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, 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).

insulation requirements, and 70 Ldn as being acceptable noise level with noise insulation features incorporated into the design. Furthermore, although the project would expand church-like uses, it would not introduce any land uses to the existing noise environment that do not already exist on the site or those that are considered to be “sensitive receptors.” Church-like uses are not considered sensitive receptors due to the fact that people spend a limited amount of time there on any given day (usually no more than two hours). Moreover, the proposed enclosures would be located at least 100 feet from the nearest roadways, which would result in noise level some 5 dB or more below the SFDPH modeled results. Therefore, any noise impacts experienced by Columbarium employees or visitors within the single-story buildings (niche enclosures) would be considered less than significant since they would be typical of an urbanized environment and noise exposure would be on a temporary basis (no increase in permanent or daytime population would occur as a result of the proposed project).

Compliance with California Building Code standards and with the General Plan would ensure that effects from exposure to ambient noise would not result in significant impacts.

Traffic Noise. Generally, traffic must double in volume to produce a noticeable increase in average noise levels. Based on the transportation analysis prepared for the project (see Section 5, above), traffic volumes would not double on area streets as a result of the proposed project, which would result in an additional 10 daily one-way trips, or as a result of expected cumulative traffic growth. Therefore, the proposed project would not cause a noticeable increase in the ambient noise level in the project vicinity and this impact would be less than significant.

Operational Noise. The three new single-story buildings (niche enclosures) and other minor changes would not result in a substantial increase in on-site noise. The project would not add any mechanical equipment to the site that would produce more operational noise than is already produced by the support buildings. Incremental increase in operational noise may occur in the long-run due to an increased number of visitors to the site (since the site would contain additional niches). However, such increases would not be substantial enough to be considered a significant impact. Based on the above, noise effects related to building operation would not be significant.

Cumulative Noise Impacts. The noise impacts of the Columbarium expansion project would be considered minor in comparison to the other two projects proposed nearby (see page 22). The nearby senior housing project is largely complete as of publication of this IS/MND, and construction of the other project, at the corner of Geary Boulevard and Stanyan Street, could overlap with that of the proposed project, but few sensitive receptors would be close enough to both to notice the noise. Therefore, the project’s contribution to cumulative effects related to construction noise would not be cumulatively considerable. Furthermore, there are no known cumulative projects in the project vicinity that would

combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to noise compatibility, traffic noise, or operational noise. In light of the above, noise effects related to the proposed project would be less than significant, both individually and cumulatively.

<i>Issues (and Supporting Information Sources):</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>
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project would be located within the San Francisco Bay Area Air Basin (Bay Area), which is designated as a nonattainment area for the state and federal ozone standards as well as the state particulate matter (PM-10 and PM-2.5) standards. The Bay Area is either in attainment or unclassified with respect to all other state and federal standards. As required by state and federal law, the 2001 Bay Area Ozone Attainment Plan and the 2005 Bay Area Ozone Strategy have been prepared to address non-attainment of federal and state ozone standards. No plan for particulates has been prepared or is required under state air quality planning law.

The regional agency primarily responsible for developing the regional ozone plans is the Bay Area Air Quality Management District (BAAQMD). BAAQMD is also the agency with permit authority over most types of stationary sources in the San Francisco Bay Area. BAAQMD exercises permit authority through its Rules and Regulations. Both federal and state ozone plans rely heavily upon stationary source control measures set forth in BAAQMD's Rules and Regulations. The overall stationary source control program that is embodied by the BAAQMD Rules and Regulations has been developed such that new stationary sources can be allowed to operate in the Bay Area without obstructing the goals of the regional air quality plans.

a. – d. Construction Air Quality Emissions, Conflicts with Air Quality Plan, Air Quality Standard Violations, Criteria Pollutants, and Exposure of Sensitive Receptors to Pollutant Concentrations.

Construction Emissions. Construction activities would temporarily affect local air quality during the project's two eight-month construction phases, causing temporary increases in particulate dust and other pollutants. Emissions generated from construction activities include dust (including PM-10 and PM-2.5) primarily from "fugitive" sources, combustion emissions of criteria air pollutants (reactive organic gases [ROG], nitrogen oxides [NOx], carbon monoxide [CO], sulfur oxides [SOx], and PM-10) primarily from operation of construction equipment and worker vehicles, and evaporative emissions (ROG) from asphalt paving and architectural coating applications.²⁹ The *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.³⁰ Therefore, construction emissions are not expected to impede attainment or maintenance of ozone standards in the Bay Area.

Project-related 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 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.³¹

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

²⁹ PM-10 and PM-2.5 are particles that are 10 microns or less in diameter and 2.5 microns or less in diameter, respectively.

³⁰ Bay Area Air Quality Management District, *BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans*, December 1999.

³¹ California Air Resources Board. "Staff Report Public Hearing to Consider Amendments to the Ambient Air Quality Standards for Particulate Matter and Sulfates"; Table 9.8. May 3, 2002. Available on the internet at: <ftp://ftp.arb.ca.gov/carbis/research/aaqs/std-rs/pm-final/PMfinal.pdf>.

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

The Dust Control 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.

The project sponsor 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 polyethylene plastic tarp with a thickness of one-hundredths of one inch (or 10 mils), or equivalent, braced down, or use other equivalent soil stabilization techniques.

The project site is greater than one half-acre in size; thus, the project sponsor would be required to submit a Dust Control Plan for approval by the San Francisco Health Department. The project sponsor would also 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.

In terms of criteria air pollutants and evaporative emissions associated with construction, the BAAQMD neither recommends quantified analysis of project-specific and cumulative construction emissions, nor provides thresholds of significance that could be used to assess such 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 project's contribution to the cumulative context (which includes two proposed nearby projects along Geary Boulevard) 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. These impacts would therefore be considered less than significant.

Operational Air Quality Emissions. The project would be located in a region that experiences occasional violations of ozone and PM standards. Though the regional monitoring network no longer records violations of the CO standard, congestion on busy roadways and intersections could lead to local CO hotspots, particularly during peak traffic hours. According to the BAAQMD, local CO hotspots can occur for projects in which: (1) vehicle emissions of CO would exceed 550 pounds per day, (2) project traffic would impact intersections or roadway links operating at Level of Service (LOS) D, E, or F or would cause LOS to decline to D, E, or F, (3) project traffic would increase traffic volumes on nearby roadways by 10 percent or more (unless the increase is less than 100 vehicles per hour), or (4) have roadways within 500 feet of the project site with traffic volumes of 100,000 vehicles per day or more. The new traffic generated by the project would be very minimal (well below 100 vehicles per day) and would occur intermittently throughout the day. Therefore, none of the intersections in the vicinity of the project site meet any of the first three criteria, and the vehicle trips that would occur as a result of the project would not measurably affect CO concentrations. Hence further analysis of local CO concentrations was not conducted and would not be required.

With respect to the operational phase of the project, emissions would be generated primarily from motor vehicle trips to the project site. The BAAQMD CEQA Guidelines consider a project's impact on the regional air quality to be significant if the ROG, NO_x, or PM-10 emissions exceed a significance threshold of 80 pounds per day. Generally, projects generating less than 2,000 trips per day are not expected to generate emissions that would exceed the BAAQMD significance thresholds.³² The proposed project site is currently occupied by the existing Columbarium. The modified facility would result in a net increase of up to approximately 10 daily one-way vehicle trips, as compared to the existing uses and assuming that each of the five additional visitors per day would drive alone. The net increase of 10 vehicle trips per day would generate emissions that would be well below the BAAQMD significance thresholds. Therefore, the project would not significantly affect air quality in the region or conflict with or obstruct implementation of the applicable air quality plans.

³² Bay Area Air Quality Management District (BAAQMD). BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plan. December 1999.

Any stationary sources on site would be subject to the BAAQMD Rules and Regulations. Compliance with BAAQMD Rules and Regulations would ensure that the project would not conflict with or obstruct implementation of the applicable air quality plans and this impact would be less than significant.

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."³³ However, as stated above, the proposed project would not be considered a sensitive land use.

In November 2008, the City enacted Article 38 of the *San Francisco Health Code*, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthy levels of PM-2.5. Through air quality modeling, the assessment is conducted to determine if annual average concentration of PM-2.5 from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average). If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters (as applicable), designed to remove at least 80 percent of ambient PM-2.5 from habitable areas of residential units. Because the proposed project would not include residential uses, it would not be subject to the Article 38. Thus, impacts related to roadway exposure to TACs would be less than significant.

e. Odors. As a general matter, the types of land use development that pose potential odor problems include wastewater treatment plants, refineries, landfills, composting facilities, and transfer stations. No such uses are currently located within the project vicinity, and the project does not propose uses that would generate objectionable odors. Therefore, no noticeable new odors are expected to occur with the implementation of the proposed project.

In light of the above, effects related to air quality would not be significant.

³³ 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.

Cumulative Air Quality Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to construction air quality emission, operational air quality emissions, project-related motor vehicle emissions, roadway-related exposure to toxic air contaminants, or odors. Therefore, all air quality impacts associated with the proposed project would be less than significant, both individually and cumulatively.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
8. GREENHOUSE GAS EMISSIONS— Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).³⁴

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more

³⁴ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.³⁵

The Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO₂E (MMTCO₂E), or about 535 million U.S. tons.³⁶ The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.³⁷ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36% of the Bay Area's 95.8 MMTCO₂E emitted in 2007.³⁸ Electricity generation accounts for approximately 16% of the Bay Area's GHG emissions followed by residential fuel usage at 7%, off-road equipment at 3% and agriculture at 1%.³⁹

Senate Bill 97 (SB 97) requires the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA guidelines, effective March 18, 2010, by amending various sections of the guidelines to provide guidance for analyzing GHG emissions. Among other CEQA Guidelines changes, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs. OPR's amendments to the CEQA Guidelines have been incorporated into this analysis accordingly.

a. Greenhouse Gas Emissions. The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.⁴⁰ State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. The GHG calculation presented in this analysis includes an estimate of

³⁵ California Climate Change Portal. Frequently Asked Questions About Global Climate Change. Available online at: <http://www.climatechange.ca.gov/publications/faqs.html>. Accessed March 2, 2010.

³⁶ California Air Resources Board (ARB), "California Greenhouse Gas Inventory for 2000-2006— by Category as Defined in the Scoping Plan." http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf. Accessed March 2, 2010.

³⁷ *Ibid.*

³⁸ Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory_2007_2_10.ashx. Accessed March 2, 2010.

³⁹ *Ibid.*

⁴⁰ Governor's Office of Planning and Research. Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review. June 19, 2008. Available at the Office of Planning and Research's website at: <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

emissions from CO₂, N₂O, and CH₄. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Both direct and indirect GHG emissions are generated by project operations. Operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would increase the activity onsite by attracting additional visitors to the project site. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and operations associated with energy use, water use and wastewater treatment, and solid waste disposal. For example, the project would include a minimal amount of heating to ensure that the project finishes do not deteriorate from the cold and that there is a minimum level of heat for the comfort of the visitors. However, the heating would be negligible compared to levels commonly found at office buildings, retail establishments, or residences. Therefore, GHG emissions resulting from heating or from anaerobic decomposition of solid waste disposal at landfills were not calculated. Direct project emissions of carbon dioxide equivalents (CO₂E) (including CO₂, NO_x, and CH₄ emission) include 5.55 MTCO₂E/year from transportation. Construction of the project would emit approximately 117.05 tons of MT MTCO₂E.^{41,42} In total, annual GHG emissions would represent less than one-thousandths of one percent (0.001 percent) of total Bay Area GHG emitted in 2007.⁴³

San Francisco has been actively pursuing cleaner energy, alternative transportation and solid waste policies, many of which have been codified into regulations as shown above. In an independent review of San Francisco's communitywide emissions it was reported that San Francisco has achieved a 5% reduction in communitywide GHG emissions below the Kyoto Protocol 1990 baseline levels. The 1997 Kyoto Protocol sets a greenhouse gas reduction target of 7% below 1990 levels by 2012. The "community-wide inventory" includes greenhouse gas emissions generated by San Francisco by residents, businesses,

⁴¹ 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.

⁴² Environmental Science Associates. Case No. 2009.0457E – One Loraine Court (San Francisco Columbarium) Project Greenhouse Gas Emissions Calculations. February 25, 2010. Copies of this document are available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2009.0457E.

⁴³ Bay Area Air Quality Management District. *Source Inventory of Bay Area Greenhouse Gas Emissions*. Updated: February 2010. 939 Ellis Street, San Francisco, CA 94109. The Bay Area Air Quality Management District reported regional Bay Area GHGs emissions in 2007 at approximately 95.8 MMTCO₂E. Bay Area 2007 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.

and commuters, as well as municipal operations. The inventory also includes emissions from both transportation and building energy sources.⁴⁴

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

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

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

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels.⁴⁵ The Scoping Plan estimates a reduction of 174 million metric tons of CO₂E (MMTCO₂E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see Table 1, below. ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.⁴⁶ Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

⁴⁴ City and County of San Francisco: *Community GHG Inventory Review*. August 1, 2008. IFC International, 394 Pacific Avenue, 2nd Floor, San Francisco, CA 94111. Prepared for City and County of San Francisco, Department of the Environment.

⁴⁵ California Air Resources Board, California's Climate Plan: Fact Sheet. Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

⁴⁶ California Air Resources Board. AB 32 Scoping Plan. Available Online at: http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf. Accessed March 2, 2010.

**TABLE 1
GHG REDUCTIONS FROM THE AB 32 SCOPING PLAN SECTORS⁴⁷**

GHG Reduction Measures By Sector	GHG Reductions (MMT CO ₂ E)
Transportation Sector	62.3
Electricity and Natural Gas	49.7
Industry	1.4
Landfill Methane Control Measure (Discrete Early Action)	1
Forestry	5
High Global Warming Potential GHGs	20.2
Additional Reductions Needed to Achieve the GHG Cap	34.4
Total	174
Other Recommended Measures	
Government Operations	1-2
Agriculture- Methane Capture at Large Dairies	1
Methane Capture at Large Dairies	1
Additional GHG Reduction Measures	
Water	4.8
Green Buildings	26
High Recycling/ Zero Waste	
• Commercial Recycling	
• Composting	9
• Anaerobic Digestion	
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	
Total	42.8-43.8

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

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

City and County of San Francisco GHG Reduction Strategy. In addition to the State's GHG reduction strategy (AB 32), the City has developed its own strategy to address greenhouse gas emissions on a local

⁴⁷ *Ibid.*

level. The vision of the strategy is expressed in the City's Climate Action Plan, however implementation of the strategy is appropriately articulated within other citywide plans (*General Plan, Sustainability Plan, etc.*), policies (Transit-First Policy, Precautionary Principle Policy, etc.), and regulations (Green Building Ordinance, etc.). The following plans, policies and regulations highlight some of the main components of San Francisco's GHG reduction strategy.

Overall GHG Reduction Sector. *San Francisco Sustainability Plan.* In July 1997 the Board of Supervisors endorsed the Sustainability Plan for the City of San Francisco establishing sustainable development as a fundamental goal of municipal public policy.

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) setting a goal for the City and County of San Francisco to reduce GHG emissions to 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*.⁴⁸ The Climate Action Plan provides the context of climate change in San Francisco and examines strategies to meet the 20 percent GHG reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions have been implemented or are now in progress.

Greenhouse Gas Reduction Ordinance. In May 2008, the City of San Francisco adopted an ordinance amending the San Francisco Environment Code to establish City GHG emission targets and departmental action plans, to authorize the Department of the Environment to coordinate efforts to meet these targets, and to make environmental findings. The ordinance establishes the following GHG emission reduction limits for San Francisco and the target dates to achieve them:

- Determine 1990 City GHG emissions by 2008, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 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

⁴⁸ 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.

emissions. As part of this, the San Francisco Planning Department is required to: (1) update and amend the City's applicable *General Plan* elements to include the emissions reduction limits set forth in this ordinance and policies to achieve those targets; (2) consider a project's impact on the City's GHG reduction limits specified in this ordinance as part of its review under CEQA; and (3) work with other City departments to enhance the "transit first" policy to encourage a shift to sustainable modes of transportation thereby reducing emissions and helping to achieve the targets set forth by this ordinance.

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

San Francisco Municipal Transportation Agency's Zero Emissions 2020 Plan. The SFMTA's Zero Emissions 2020 plan focuses on the purchase of cleaner transit buses including hybrid diesel-electric buses. Under this plan hybrid buses will replace the oldest diesel buses, some dating back to 1988. The hybrid buses emit 95 percent less particulate matter (PM, or soot) than the buses they replace, they produce 40 percent less oxides of nitrogen (NOx), and they reduce GHGs by 30 percent.

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

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

The City's *Planning Code* reflects the latest smart growth policies and includes: electric vehicle refueling stations in city parking garages, bicycle storage facilities for commercial and office buildings, and zoning that is supportive of high density mixed-use infill development. The City's more recent area plans, such as Rincon Hill and the Market and Octavia Area Plan, provide transit-oriented development policies that allow for neighborhood-oriented retail and services and where off-street parking is limited to accessory parking spaces.⁴⁹ At the same time there is also a community-wide focus on ensuring San Francisco's

⁴⁹ See *Planning Code* Sections 206.4 and 155.1.

neighborhoods as “livable” neighborhoods, including the Better Streets Plan that would improve San Francisco’s streetscape, the Transit Effectiveness Plan, that aims to improve transit service, and the Bicycle Plan, all of which promote alternative transportation options.

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

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

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

City of San Francisco’s Green Building Ordinance. On August 4, 2008, Mayor Gavin Newsom signed into law San Francisco’s Green Building Ordinance for newly constructed residential and commercial buildings and renovations to existing buildings. The ordinance specifically requires newly constructed commercial buildings over 5,000 square feet (sq. ft.), residential buildings over 75 feet in height, and renovations on buildings over 25,000 sq. ft. to be subject to an unprecedented level of LEED® and green building certifications, which makes San Francisco the city with the most stringent green building requirements in the nation. Cumulative benefits of this ordinance includes reducing CO2 emissions by 60,000 tons, saving 220,000 megawatt hours of power, saving 100 million gallons of drinking water, reducing waste and stormwater by 90 million gallons of water, reducing construction and demolition waste by 700 million pounds, increasing the valuations of recycled materials by \$200 million, reducing automobile trips by 540,000, and increasing green power generation by 37,000 megawatt hours.⁵⁰

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

⁵⁰ These findings are contained within the final Green Building Ordinance, signed by the Mayor August 4, 2008.

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.

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

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

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

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

The proposed project would be required to comply with GHG reduction regulations as discussed above, as well as applicable AB 32 Scoping Plan measures that are ultimately adopted and become effective

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

Cumulative Greenhouse Gas Impacts. As discussed above, the project would be consistent with state and local plans and regulations that address the project’s GHG emissions; thus, it can be presumed that the project would not have cumulatively considerable GHG emission impacts.

<i>Issues (and Supporting Information Sources):</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>
9. WIND AND SHADOW—Would the project:					
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Wind. Wind impacts are generally caused by large building masses 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 nature of development in the project vicinity is generally small-scale and mid-rise, and the addition of three single-story buildings would not result in adverse effects on ground-level winds. Additionally, the proposed project would plant a hedge near the northwest corner of the site, further reducing wind speeds in the project vicinity. Accordingly, the proposed project would result in a less-than-significant wind impact.

Cumulative Wind Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to wind.

b. Shadow. Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) in order to protect public open spaces, under the jurisdiction of the Recreation and Park Commission, from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shade and shadow upon public spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. The three proposed single-story buildings (niche enclosures) would be 14.5 feet tall, well under the 40 foot height limit that would trigger Section 295 review.

The closest public open space in the vicinity of the project site that falls under the jurisdiction of the Recreation and Park Department is the Angelo J. Rossi Pool and Playground, located about one block south of the project site. Neither the proposed single-story buildings nor the proposed screening wall and hedge near the northwest corner of the site would be sufficiently tall to result in additional shading on this park or any other nearby public open space. Thus, the project would not result in a significant effect with regard to new shadow or contribute to any potential cumulative shading impacts on Recreation and Park Department property. Given the small scale of the proposed development, there would be no project-related shadow impacts on publicly accessible open space in the vicinity.

The niche wall wings and hedges proposed as part of the project may add minimal new shading to surrounding streets, sidewalks, and properties. However, the new shading that would result from the project is expected to be limited in scope, would not increase the total amount of shading above levels that are common and generally accepted in urban areas, and would not be considered substantial. Due to the dense urban fabric of the City, the loss of sunlight on private property is rarely considered by the Planning Department to be a significant impact on the environment under CEQA. Although the residents immediately adjacent to the site may regard the increase in shadow as an inconvenience, increased shadow as a result of the proposed project would be considered a less-than-significant impact under CEQA.

The proposed project would also not reduce the amount of sunlight currently experienced at the buildings on surrounding lots, because the new single-story buildings (niche enclosures), at 14.5 feet tall, would be too small to cause such a change.

Cumulative Shadow Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative shadow impact.

<i>Issues (and Supporting Information Sources):</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>
10. RECREATION AND PUBLIC SPACE—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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a – c. Parks and Recreational Facilities. Recreation and Park Department properties in the project vicinity include the Angelo J. Rossi Pool and Playground, an approximately 6.5-acre park with an enclosed pool located at Arguello Boulevard and Anza Street, about one block south of the project site; the Muriel Leff Mini Park, also known as Anza Mini-Park, which is a small park located on 7th Avenue, between Geary Boulevard and Anza Street, about seven blocks west of the project site; and the Laurel Hill Playground, an approximately 1.5-acre park located at Euclid Avenue, between Iris and Collins Street, about seven blocks northeast of the project site. In addition, Golden Gate Park, a citywide recreational facility, is located approximately four blocks south of the project site. In combination, these facilities provide a wide range of amenities for recreational and passive uses, including tennis and basketball courts, baseball fields, soccer areas, an indoor swimming pool, play structures, community gardens, walkways, picnic tables and grassy areas.

The Columbarium facility includes open space and landscaping. The proposed project would not introduce a new permanent residential population to the project site and would not increase the number of employees. The estimated five new site visitors per day would be at the site for a limited period of time. These new visitors to the site may also visit the above-noted parks and open spaces, but would not be expected to substantially increase demand for or use of these facilities. Furthermore, the incremental on-site daytime visitor growth that would result from the introduction of three new one-story buildings (niche enclosures) would not require the construction of new recreational facilities or the expansion of existing facilities. The project would have a less-than-significant effect on the existing recreational facilities.

Cumulative Recreation and Public Space Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to parks or recreational facilities.

<i>Issues (and Supporting Information Sources):</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>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is within an urban area that is served by utility service systems, including water, wastewater and stormwater collection and treatment, and solid waste collection and disposal. The proposed project would not add any new daytime or permanent population to the site that would increase the demand for utilities and service systems on the site. Any incremental increases in water, wastewater treatment, and solid waste disposal demand that may be required to maintain the new single-story buildings (niche enclosures) would not be in excess of amounts expected and provided for in the project area.

a. – c. and e. Wastewater and Stormwater Services. The project site is served by San Francisco's combined sewer system, which handles both sewage and stormwater runoff. The Oceanside Wastewater Treatment Plant (Oceanside Plant) provides wastewater and stormwater treatment and management for the west side of the City, including the project site. No new sewer or stormwater facilities or construction would be needed to serve the proposed project. The proposed project would meet the wastewater pre-treatment requirements of the San Francisco Public Utilities Commission, as required by the San Francisco Industrial Waste Ordinance in order to meet Regional Water Quality Control Board

requirements.⁵¹ The proposed project would result in an additional five visitors per day, approximately. This increase in use would have minimal, if any, increases for the demand for wastewater and stormwater treatment services, certainly not in excess of amounts expected and provided for in the project area.

The project site is currently covered with a mix of pervious and impervious surfaces and the proposed project would create approximately 5,500 sf of additional impervious surfaces by constructing three single-story buildings (niche enclosures) on areas that currently contain footings associated with the 1996 project as well as topsoil. Such change would be considered relatively small and would result in little effect on the total storm water volume discharged through the combined sewer system. While the proposed project would add incrementally to stormwater flows in the area, it would not cause collection treatment capacity of the sewer/stormwater 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/stormwater treatment facilities or the expansion of existing ones. Therefore, the proposed project would result in a less-than-significant impact on wastewater and stormwater facilities.

d. Water Supply. The proposed project would not add any uses to the site that would substantially increase the demand for water. Any incremental increases that would occur due to the estimated addition of approximately five visitors per day resulting from the project would not be in excess of amounts expected and provided for in the project area. Although the proposed project would incrementally increase the demand for water in San Francisco, the estimated increase in demand could be accommodated within anticipated water use and supply for San Francisco.⁵² Since the proposed project's water demand could be accommodated by the existing and planned supply anticipated under the San Francisco Public Utility Commission's 2005 UWMP the proposed project would result in less-than-significant water service impacts.

f. and g. Solid Waste and Landfill Capacity. According to the California State Integrated Waste Management Act of 1989, San Francisco is required to adopt an integrated waste management plan, implement a program to reduce the amount of waste disposed, and have its waste diversion performance periodically reviewed by the Integrated Waste Management Board. Reports filed by the San Francisco Department of the Environment showed the City generated 1.88 million tons of waste material in 2002.

⁵¹ City and County of San Francisco, Ordinance No. 19-92, *San Francisco Public Works Code*, Part II, Chapter X, Article 4.1 (amended), January 13, 1992.

⁵² San Francisco Public Utility Commission, 2005 Urban Water Management Plan. The 2005 UWMP uses the San Francisco Planning Department's current long range growth projections – Land Use Allocation 2002 – to estimate total growth expected in the City and County of San Francisco from 2000–2025. These projections have similar employment growth and approximately 15,000 higher household growth than ABAG Projections 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. The diversion percentage increased in 2002 from 52 percent in 2001.⁵³ 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 Sunset Scavenger Company, hauled to the Recology 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 11,500 tons per day and received about 1.29 million tons of waste in 2007. The total permitted capacity of the landfill is more than 124 million cubic yards; with this capacity, the landfill can operate until 2025.⁵⁵ Although the proposed project may incrementally increase total waste generation from the City, the increasing rate of diversion through recycling and other methods would result in a decreasing share of total waste that requires deposition into the landfill. As discussed on page 60, San Francisco Ordinance No. 27-06 requires a minimum of 65 percent of all construction and demolition debris to be recycled and diverted from landfills. 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 impact on solid waste generation and landfill capacity.

For the reasons discussed above, utilities and service systems would not be adversely affected by the project and no significant impact would ensue.

Cumulative Utilities and Service System Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to utilities and service systems.

⁵³ City and County of San Francisco, Office of the Controller, Community Indicators Report, http://www.sfgov.org/wcm_controller/community_indicators/physicalenvironment/index.htm, accessed on September 14, 2009.

⁵⁴ San Francisco Department of the Environment, http://www.sfenvironment.org/our_programs/overview.html?ssi=3, accessed March 3, 2008.

⁵⁵ California Integrated Waste Management Board, Active Landfill Profiles, Altamont Landfill, <http://www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile1.asp?COID=3&FACID=01-AA-0009>, accessed December 1, 2009.

<i>Issues (and Supporting Information Sources):</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. 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"/>

a. Governmental Facilities and Services. Fire Protection. The project site receives fire protection services from the San Francisco Fire Department (SFFD). Fire stations located nearby include Station 31 at 12th Avenue and Geary Boulevard (approximately twelve blocks from the project site) and Station 10 at Presidio Avenue and Pine Street (about ten blocks from the project site). The SFFD is made up of 1,629 uniformed firefighters, paramedics, officers, and inspectors. Because the proposed project would not increase population or employment, it is unlikely to increase the number of calls received from the area or the level of regulatory oversight that must be provided as a result of the increased concentration of activity on site, and this impacts would be less than significant.

Furthermore, the proposed project would be required to comply with all applicable building and fire codes, which establish requirements pertaining to fire protection systems, including, but not limited to, the provision of state-mandated smoke alarms, fire alarm and sprinkler systems, fire extinguishers, a required number and location of egress with appropriate distance separation, and emergency response notification systems. Since the proposed project would be required to comply with all applicable building and fire codes, and the proposed project would not result in an increase in demand, it would not result in the need for new fire protection facilities, and would not result in significant impacts to the physical environment. Hence, the proposed project would have a less-than-significant impact on fire protection services.

Police Protection. Police protection in the project area is provided by the Richmond Police Station located at 6th Avenue and Geary Boulevard, approximately six blocks west of the project site. The proposed project would have no effect on police protection services in the area as no permanent or daytime population would be introduced by the proposed project. Furthermore, the types of events that would continue to be held at the Columbarium (memorial services, book signings, and concerts) would not be expected to increase the demand for police protection services. Therefore, no increase in the number of calls received from the area or the level of regulatory oversight would be expected. The Richmond Police Station would continue to be able to provide the necessary police services and crime prevention in the

area, and no new police facilities would need to be constructed. Hence, the proposed project would have a less-than-significant impact on police services.

Schools. The proposed project would have no effect on public schools in the project area since no permanent or daytime population would be introduced to the project site as a result of the proposed project. Therefore, the implementation of the proposed project would not necessitate the need for new or physically altered schools.

Parks. Impacts on parks are discussed in Section 9, page 63.

In light of the above, public services would not be adversely affected by the project and no significant effect would ensue.

Cumulative Public Services Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to provision of public services.

<i>Issues (and Supporting Information Sources):</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>
13. BIOLOGICAL RESOURCES—					
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

a. and d. Habitat and Wildlife. The project site does not provide substantial habitat for any rare or endangered plant or animal species, and the proposed project would not affect or substantially diminish plant or animal habitats, including riparian or wetland habitat, because construction of the new single-story buildings (niche enclosures) would occur on previously disturbed parts of the site. The proposed project would not interfere with any resident or migratory species, nor affect any rare, threatened, or endangered species. The proposed project would not interfere with species movement or migratory corridors. Also, because the proposed project would not remove any mature trees, it would not have any effects on birds. The proposed project would not conflict with any local policies or ordinances directed at protecting biological resources.

b. Riparian Habitat/Other Sensitive Natural Community. The proposed project is located in a developed area, consisting of a mix of pervious and impervious surfaces. The project area does not include riparian habitat or other sensitive natural communities as defined by the California Department of Fish and Game and the United States Fish and Wildlife Service; therefore, criterion 12b is not applicable to the proposed project.

c. Federally Protected Wetlands. The project area does not contain any wetlands as defined by Section 404 of the Clean Water Act. Therefore this criterion is not applicable to the proposed project.

e. Trees. The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, *Public Works Code* Sections 801 et. seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees. Protected trees include landmark trees, significant trees, and street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. One mature tree, a deodar cedar (*Cedrus deodora*) currently exists adjacent to the entry gate along the southern edge of the property, a row of redwood trees along the western and southwestern property lines. This tree and the existing hedges would be maintained as part of the proposed project. In addition, the project sponsor would plant a hedge near the northwest corner of the site. Therefore, the proposed project would not conflict with any local policy or ordinance protecting biological resources, including trees, and this impact would be less than significant.

f. Habitat Conservation Plans. The proposed project does not fall within any local, regional, or state habitat conservation plans. Therefore, criterion 12f is not applicable to the proposed project.

Cumulative Biological Resources Impacts. For the above reasons, the project would not result in any significant effects with regard to biological resources. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to biological resources.

<i>Issues (and Supporting Information Sources):</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>
14. GEOLOGY, SOILS, AND SEISMICITY— 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 checked="" type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>	<input 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"/>

According to the 1997 geotechnical report, the project site is underlain by one to two feet of topsoil, which is underlain by approximately 18 to 19 feet of loose to medium-dense, fine-grained sand (geologically referred to as Dune Sand). Beneath the sands are stiff to very stiff sandy clay and medium-dense clayey sands, which were encountered to the maximum depth explored, 26.5 feet. Groundwater level was encountered at 24 feet below ground surface (bgs).

a. Seismic and Geologic Hazards. Rupture of Earthquake Fault. The project site is not located in an Alquist-Priolo Special Studies Zone. No known active fault exists on or in the immediate vicinity of the site.⁵⁶ In a seismically active area, such as the San Francisco Bay area, the possibility exists for future faulting in areas where no faults previously existed. The geotechnical investigation performed for the project site in 1997 concludes that neither active faults nor extensions of active faults are known to exist beneath the site.⁵⁷ The closest active faults are the San Andreas Fault, located about six miles from the project site, and the Hayward Fault, located about 10 miles from the project site. The probability that an earthquake fault rupture would occur at the site is low and, therefore, this impact is less than significant.

Seismic Ground Shaking. 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 “very strong” groundshaking (Modified Mercalli Intensity VIII) from earthquakes along the Peninsula segment of the San Andreas Fault and the North and South segments of the Hayward Fault (Map 2 of the Community Safety Element).⁵⁸ Like the entire San Francisco Bay Area, the project site is subject to ground shaking in the event of an earthquake on regional fault lines. However, the proposed project would not amplify any impacts related to ground shaking, nor would it introduce new land uses to the site that would be particularly vulnerable in the event of an earthquake. Therefore, impacts related to seismic ground shaking would be less than significant.

Seismic-related Ground Failure, Liquefaction, and Landslides. According to the 1997 geotechnical investigation, the project site is located within a seismic hazard zone for liquefaction and differential compaction. However, the report noted that the groundwater level is 24 feet bgs and that soil below this depth is clayey and should not liquefy. The project would involve maximum excavation of 16 feet bgs, for new footings, and would excavate a combined total of approximately 800 cubic yards of soil during both phases of the project. Project excavation would not reach ground water levels. Thus, the potential for liquefaction (or lateral spreading) with the proposed project would be low and impacts related to seismic-related ground failure, including liquefaction, would be less than significant.

⁵⁶ California State Department of Conservation, Division of Mines and Geology (CDMG) *Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of May 1, 1998*, [<http://www.consrv.ca.gov>], November 16, 1998, and CDMG, *Fault Rupture Hazard Zones in California Alquist Priolo Earthquake Zoning Act*, Special Publication 42, Revised 1997.

⁵⁷ Treadwell & Rollo, Geotechnical Investigation, San Francisco Columbarium, San Francisco, California. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

⁵⁸ Continued research has resulted in revisions to ABAG’s earthquake hazard maps. Available on ABAG website (viewed June 11, 2009) at: <http://www.abag.ca.gov/bayarea/eqmaps/mapsba.html>. Based on the 2003 ABAG mapping, the shaking hazard potential at the project site is considered to be “violent” and could cause significant damage 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.” Buildings that are expected to experience greater damage are older buildings that have not received seismic strengthening improvements.

According to the maps prepared by the California Division of Mines and Geology for the City and County of San Francisco in 2000 (as referenced by the geotechnical investigation) and based on Map 5 of the Community Safety Element of the *General Plan*, the project site does not lie within an area subject to earthquake-induced landslides. The project site is also outside of the area subject to tsunami run-up (Maps 6 of the Community Safety Element) and is also not located within a reservoir inundation area.⁵⁹ Therefore, impacts related to landslides would also be less than significant.

b. Soil Erosion. The project site is at an elevation of 230 feet, National Geodetic Vertical Datum, and is relatively flat. The 45,000-sf project site currently contains the San Francisco Columbarium, a single-story office and support building, landscaping, and a parking lot. The site contains a mixture of pervious and impervious surfaces and, while the proposed project would increase the amount of pervious areas on the site, it would not significantly alter drainage patterns. Therefore, the proposed project would not result in substantial soil erosion on the project site or surrounding properties.

c. and d. Unstable and Expansive Soils. As noted above, a site-specific geotechnical investigation was performed for the site in 1997. The purpose of the geotechnical investigation was to explore subsurface conditions and develop recommendations regarding the geotechnical aspects of the previous project design and construction. The geotechnical investigation found no geotechnical factors at the site that would prohibit the construction of the previously approved project. The report included recommendations to address standard geotechnical practices such as site preparation, fill placement, foundation support, slab-on-grade floors, below-grade walls, pavement design, and seismic design. The report noted that the primary geotechnical issue for the previously approved project was the presence of loose sand beneath the site and settlement behavior of new foundations founded on loose sand. The report, therefore, recommended that sand be recompacted to a depth of 2 feet below the bottom of footings to improve the strength and reduce the potential for differential settlement.

A Supplemental Geotechnical Recommendations was subsequently prepared in April 2010 to address the geotechnical issues associated with the currently proposed project.⁶⁰ This geotechnical memorandum recommends that the proposed single-story buildings (niche enclosures) be founded on shallow, continuous footings, except in portions of the site where the ground slopes downward, such as in the northern part of the site, where the elevation of the adjacent buildings along Geary Boulevard is several feet below the grade of the project site. In these portions of the site, the geotechnical review recommends that the footings be deep enough so that the base of the footing is at least seven horizontal feet from the

⁵⁹ Association of Bay Area Governments, Dam Inundation Areas for Dams and Reservoirs, <http://www.abag.ca.gov/bayarea/eqmaps/damfailure/damfail.html>, accessed November 15, 2007.

⁶⁰ Treadwell & Rollo, "Revised Supplemental Geotechnical Recommendations, San Francisco Columbarium, One Loraine Court, San Francisco, California," April 7, 2010. This letter is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

slope. Additionally, where some of these adjacent buildings have foundations more than two feet below the project site, footings for the proposed new structures should be at least as deep as the bottom of adjacent footing and two feet below the lowest adjacent grade. The geotechnical review also recommended that new footings be at least as deep as a line drawn upwards at a 30-degree angle from the bottom of adjacent footings and retaining walls. According to the project sponsor, these recommendations are consistent with the construction techniques employed in building the existing support building, which is founded on hand-dug piers up to a depth of 16 feet below the grade of the project site. Similar hand-dug piers were also installed along the northwestern and northeastern portions of the site to support the outdoor niche walls that were not constructed; the April 2010 geotechnical review found that “existing footings that meet [the report’s] recommendations are acceptable for support of the new structures.”

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources that would be 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 ameliorated during the DBI permit review process. To ensure compliance with all *San Francisco Building Code* provisions regarding structural safety, DBI would review the geotechnical report and building plans and 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. Proposed excavation for foundation would not result in a level of vibration that would impact the historic Columbarium structure.

e. Septic Tanks and Alternative Wastewater Disposal Systems. The proposed project would not request any additional connections to the City’s sewer and stormwater collection and treatment system. Nor would it use a septic waste disposal system. Therefore, criterion 13e is not applicable to the project site.

f. Topography and Unique Geologic or Physical Features. The project site is located on a block that gently slopes downward toward the northeast. The project site itself is generally flat and has no unique topographical, geological, or physical features. The project would excavate to a maximum depth of approximately 16 feet below ground surface (bgs) to accommodate building footings, and an average depth of 3-4 feet for the remainder of the foundation system. However, it would not change the

topography of the site and impacts related to topographical, geological, or physical features of the site would be less than significant.

Cumulative Geology, Soils, and Seismicity Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to seismic or geologic hazards, soil erosion, septic tanks or alternative wastewater disposal systems or topographic, geologic or physical features.

<i>Issues (and Supporting Information Sources):</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>
15. HYDROLOGY AND WATER QUALITY— Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a., and f. Water Quality, Water Quality Standards, and Waste Discharge Requirements. Over the construction period, there would be a potential for erosion and transportation of soil particles during site preparation, excavation, foundation pouring, and construction of the three single-story buildings (niche enclosures). Once in surface water runoff, sediment and other pollutants could leave the construction site and ultimately be released into the San Francisco Bay. Stormwater runoff from project construction would drain into the combined sewer and stormwater system and be treated at the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Pursuant to the *San Francisco Building Code* and the City's National Pollutant Discharge Elimination System (NPDES) permit, the project sponsor would be required to implement measures to reduce potential erosion impacts. During project operation, all wastewater from the proposed project building, and storm water runoff from the project site, would be treated at the Oceanside Wastewater Treatment Plant. Treatment would be provided pursuant to the effluent discharge standards contained in the City's NPDES permit for the plant. During operation and construction, the proposed project would be required to comply with all local wastewater discharge and water quality requirements. Therefore, the proposed project would not substantially degrade water quality or violate any water quality standards or waste discharge requirements.

Groundwater is not used as a drinking water supply in the City and County of San Francisco. The project site contains large areas of vegetation and pervious surfaces, including gravel parking areas, lawns, and gardens. By constructing three single-story buildings (niche enclosures), the proposed project would reduce the amount of pervious surface coverage available on the project site and reduce the amount of infiltration and groundwater recharge that would occur there, but not by an amount (approximately 5,500 sf) that would be deemed substantial. Much of the area would continue to be covered by pervious surfaces such as lawns and gardens, resulting in similar groundwater flow patterns as currently exist. Therefore, the proposed project would not substantially alter existing groundwater or surface flow conditions.

b. Groundwater Resources. A geotechnical investigation was prepared for the proposed project site.⁶¹ Based on this report, groundwater was observed in the boring drilled on the site at a depth of about 24 feet below grade. Excavation already occurred, to depths of approximately 16 feet, in 1998-2000 when the site was excavated for the purpose of constructing the footings for the approved open-air niche structures. However, additional excavation would be required to accommodate the new footings for the proposed single-story buildings (niche enclosures). Maximum required excavation is estimated at approximately 16 feet bgs, with an average excavation depth of 3 – 4 feet bgs. Hence, no dewatering

⁶¹ Treadwell & Rollo, *Geotechnical Investigation, San Francisco Columbarium, San Francisco, California*. June 11, 1997. Available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0457E.

would be necessary at the project site to accommodate the proposed niche structures and impacts to groundwater resources would be less than significant.

c.-e. Site Drainage, Erosion, Flooding, and Stormwater Runoff. Because the proposed project would not substantially change the amount of impervious surface area at the site, there would be no substantial increase in the quantity and rate of stormwater runoff from the site that flows to the City's combined sewer system. The proposed project would alter drainage on-site, but site runoff would continue to drain to the City's combined storm and sanitary sewer system. Because stormwater flows from the proposed project could be accommodated by the existing combined sewer system, and because there would not be a substantial increase in stormwater flows, the proposed project would not substantially alter drainage patterns.

Development in the City and County of San Francisco must account for flooding potential. Areas located on fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and sometimes during dry weather), and there can be backups or flooding near these streets and sewers. The project site, however, is not underlain by fill or bay mud and does not fall within an area in the City prone to flooding during storms since, once implemented, the ground levels of the new structures would be located above the hydraulic grade line/water level of the sewer. Thus, the proposed project would result in a less-than-significant impact related to site drainage, erosion, flooding, and stormwater runoff.

g.-i. Flood Hazards. Flood risk assessment and some flood protection projects are conducted by federal agencies including the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers (Corps). The flood management agencies and cities implement the National Flood Insurance Program (NFIP) under the jurisdiction of FEMA and its Flood Insurance Administration. Currently, the City of San Francisco does not participate in the NFIP and no flood maps are published for the City. However, FEMA is preparing Flood Insurance Rate Maps (FIRMs) for the City and County of San Francisco for the first time. FIRMs identify areas that are subject to inundation during a flood having a one percent chance of occurrence in a given year (also known as a "base flood" or "100-year flood"). FEMA refers to the flood plain that is at risk from a flood of this magnitude as a special flood hazard area ("SFHA").

Because FEMA has not previously published a FIRM for the City and County of San Francisco, there are no identified SFHAs within San Francisco's geographic boundaries. FEMA has completed the initial phases of a study of the San Francisco Bay. On September 21, 2007, FEMA issued a preliminary FIRM of San Francisco for review and comment by the City. The City has submitted comments on the preliminary FIRM to FEMA. A final FIRM may be released in 2010, after FEMA completes the more detailed analysis

that Port and City staff requested in 2007. Meanwhile, the City published its own interim flood plain maps in 2008.

FEMA has tentatively identified SFHAs along the City's shoreline in and along the San Francisco Bay consisting of Zone A (in areas subject to inundation by tidal surge) and Zone V (areas of coastal flooding subject to wave hazards).⁶² In August 2008, the San Francisco Board of Supervisors passed Ordinance 188-08 to enact a floodplain management program to govern new construction and substantial improvements in flood prone areas of San Francisco, and to authorize the City's participation in NFIP. Specifically, the proposed floodplain management ordinance includes a requirement that any new construction or substantial improvement of structures in a designated flood zone must meet the flood damage minimization requirements in the ordinance. The NFIP regulations allow a local jurisdiction to issue variances to its floodplain management ordinance under certain narrow circumstances, without jeopardizing the local jurisdiction's eligibility in the NFIP. However, the particular projects that are granted variances by the local jurisdiction may be deemed ineligible for federally backed flood insurance by FEMA. The Board of Supervisors will consider the revised Floodplain Management Ordinance, which incorporates the changes requested by FEMA, sometime within this year (2010).

According to the preliminary maps, the proposed project is neither within Zone A nor Zone V.⁶³ Therefore, the project would result in less-than-significant impacts related to flood hazards.

j. Seiche, Tsunami, Mudflow. As discussed in the section pertaining to geology and soils, above, the project site is not in an area subject to tsunami run-up, or reservoir inundation hazards (Maps 6, and 7 in the *General Plan* Community Safety Element). Therefore, the project is not expected to expose people or structures to risk from inundation by seiche, tsunami or mudflow.

Cumulative Hydrology and Water Quality Impacts. In light of the above, effects related to hydrology and water quality would not be significant. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to water quality, waste discharge requirements, groundwater resources, site drainage, stormwater runoff, flood hazards, or seiches, tsunami or mudflow.

⁶² City and County of San Francisco, Office of the City Administrator, San Francisco Floodplain Management Program Fact Sheet, <http://sfgsa.org/Modules/ShowDocument.aspx?documentid=6769>, accessed February 23, 2010.

⁶³ Federal Emergency Management Agency, Preliminary Flood Insurance Rate Map, City and County of San Francisco, California, September 21, 2007, available on the Internet at http://www.sfgov.org/site/risk_management_index.asp?id=69690, accessed December 2, 2009.

<i>Issues (and Supporting Information Sources):</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>
16. HAZARDS AND HAZARDOUS MATERIALS					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

a. , b., and c. On-Site Hazardous Materials Use and Emissions. No crematory facilities presently exist at the Columbarium site, nor would any be established as a result of the proposed project. All cremations are performed and will continue to be performed off-site. Moreover, the Columbarium is not currently licensed to perform, and does not perform, embalmings. No changes are proposed to these practices.

The new structures would store cremated human remains and other mementos associated with the deceased, none of which are expected to be hazardous. In addition, cleaners, disinfectants, and other chemical agents may be used within the new structures to maintain sanitation. These commercial products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. For these reasons, the project would not result in a substantial public health or safety hazard related to hazardous materials to the surrounding areas or nearby schools. Based on the above, this impact would be less than significant.

d. Hazardous Materials Sites List. The project site contains the Columbarium, a facility that contains cremated human remains. It is not included on the Department of Toxic Substances Control's list of hazardous material sites in San Francisco. As described above in Section E4, p. 30, under *Cultural Resources*, the Columbarium was constructed in 1898 as part of the Odd Fellows Cemetery, which included approximately 27 acres of land between Geary Boulevard and Turk Street, Parker Avenue, and Arguello Boulevard. Following a law of 1901 making burials within San Francisco illegal, the Odd Fellows graves were moved to Colma and the cemetery was disestablished. The Columbarium, which originally contained 5,000 urns, was considered a memorial and was, therefore, saved from demolition. In 1930, the ownership of the cemetery changed hands to Bay Cities Cemetery Association and, in 1935, to Cypress Abby. In the 1930 and 1940s, much of the surrounding land that had been formerly used as a cemetery was sold for residential development, with parts of it used to construct a public park and pool (Angelo Rossi Playground and Pool, across Anza Street from the project block).

Based on the historic uses of the site and on excavation that was done as part of the previously approved (1996) project, no hazardous substances or underground storage tanks (USTs) are known to exist beneath the site, nor would be expected to exist beneath the site, that would pose a risk relating to a release of hazardous materials.

Although asbestos or lead-based paint surveys were not conducted in preparation for this environmental evaluation, any impacts related to the potential release of these materials would be very low because, while there is a potential for these materials to exist on the project site, no changes would occur to the Columbarium, and only minor alterations would be made to the office and support building (which was constructed in 2000 and is therefore unlikely to contain asbestos or lead-based paint).

Although no demolition or changes to the existing buildings are proposed, it may be likely that the structural components from prior to 1958 contain hazardous materials such as asbestos and lead-based paint. Prior to 1980 asbestos was used in insulation, fire retardants, and building materials (floor tile, roofing, etc.). If the existing building contains asbestos or lead-based paint, demolition activities could release these hazardous materials into the atmosphere. BAAQMD has developed regulations for the proper removal, demolition, and disposal of buildings containing asbestos or lead-based paint. The proposed project would be required to comply with BAAQMD Regulation 11, Rule 2 (Asbestos Demolition, Renovation and Manufacturing). Therefore, required compliance with existing regulation would reduce the potential for public health hazards associated with exposure to airborne asbestos fibers or lead dust to a less-than-significant level.

In light of the above, potential impacts related to hazardous materials are considered less than significant.

e. and f. Airport Land Use Plan and Private Airstrips. 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.

g. and h. Fire Hazards and Emergency Response or Evacuation Plans. The implementation of the proposed project would, in the long-term, introduce less than five additional visitors to the project site per day. This increase in on-site population (as discussed under Population and Housing on page 28) would not result in congestion at the project site in the event of an emergency evacuation. San Francisco ensures fire safety primarily through provisions of the Building Code and the Fire Code and the proposed project would conform to the required standards contained in these codes. Therefore, potential fire hazards would be less than significant.

In addition, the proposed project would be implemented in a developed area of San Francisco, where fire, medical, and police services are available and provided. The existing street grid provides ample access for emergency responders and egress for employees and visitors to the site, and the proposed project would neither directly nor indirectly alter that situation to any substantial degree. Therefore, the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, and this impact would be less than significant.

Cumulative Hazards and Hazardous Materials Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to fire hazards or emergency response or evacuation plans.

<i>Issues (and Supporting Information Sources):</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>
17. MINERAL AND ENERGY RESOURCES—Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. and b. Mineral Resources. 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.

c. Energy. While most new buildings in San Francisco are required to conform to energy conservation standards specified by the San Francisco Green Building Ordinance (SFGBO), the proposed project would construct a non-occupiable building on the site that would consume minimal amounts of energy. Therefore, the proposed project would not cause a wasteful use of energy, and the effects related to energy consumption would not be significant. In light of the above, effects related to energy consumption would not be considered significant.

Cumulative Mineral and Energy Resources Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to mineral and energy resources.

<i>Issues (and Supporting Information Sources):</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>
18. AGRICULTURE AND FOREST RESOURCES					
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.					
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

<i>Issues (and Supporting Information Sources):</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>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. – c. Agriculture and Forest Resources. 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.” The project site does not contain agricultural uses and is not zoned for such uses. The proposed project would not involve any changes to the environment that could result in the conversion of farmland. No part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, the project would not conflict with zoning for, or cause rezoning of, forest land, result in the loss of forest land, or convert forest land to non-forest use. Accordingly, these topics are not applicable to the proposed project.

Cumulative Agriculture and Forest Resources Impacts. Cumulative projects in close proximity to the project site include the One Stanyan Street project (a mixed-use development) and the 3575 Geary Boulevard project (a senior housing development), both discussed on page 22. These projects would not combine with the proposed project such that the project would result in a considerable contribution to any cumulative impact related to agricultural or forest resources.

<i>Issues (and Supporting Information Sources):</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>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:					
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Degradation of the Environment. The proposed project, with the implementation of Mitigation Measure CP-1, identified in Section E.4, Cultural Resources, and reproduced in Section G, Mitigation Measures, below, does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Mitigation Measure CP-1 would be incorporated into the proposed project to ensure that any disturbances to buried or submerged historical resources are avoided.

b. Cumulative Impacts. Both long-term and short-term environmental effects associated with the proposed project would be less than significant, as discussed under each environmental topic. The existing conditions for traffic in the vicinity of the project site can accommodate the proposed project and the existing development in the area.

c. Substantial Adverse Effects on Human Beings. The project site is fully developed and the proposed project would constitute a continuation of the established uses at the project site (i.e., interment of human remains). Consequently, it is not likely that the project will cause significant adverse impacts on human beings, directly or indirectly. Mitigation measures that have been provided throughout this Initial Study, as well as measures already required by law, would reduce any potential direct and indirect impacts to humans to a less-than-significant level.

F. NEIGHBORHOOD NOTICE

A notice of a project receiving environmental review was sent out for the proposed project on September 14, 2009. In the comments received by the Planning Department, the following issues were brought up:

- concerns regarding potential elimination of open grass space and the removal of redwood trees that were planted as part of the 1996 approved plan;
- traffic issues, including concerns regarding potential conflicts between cars, tour buses, visitors, and residents; potential increase of traffic and double parking, speeding (measures to reduce such impacts that were suggested include the use of flashing signs and parking attendants during events, speed bumps at the entry gate, and closure of southbound turn lane at Stanyan); pedestrian safety;
- concerns regarding the displacement of birds;
- concerns that embalming chemicals used at the site may be present in the soil; and
- concerns regarding compatibility of the Columbarium in a mixed-use/residential neighborhood.

All of these issues are addressed in the Initial Study, under the Land Use, Cultural Resources, Transportation and Circulation, Aesthetics, Biological Resources and Hazardous Materials topic headings. In addition, several commenters asked to be apprised of future environmental review documents on this project.

G. MITIGATION MEASURES

The following mitigation measure has been adopted by the project sponsor and is necessary to avoid potential significant effects of the proposed project. This mitigation measure is also included in the applicable impact category sections of this Initial Study (Section E.4, Cultural Resources).

Mitigation Measure CP-1: Archeological Mitigation Measure II (Monitoring). Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer (ERO) for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5 (a) and (c).

Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

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

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO

for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

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

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

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken.

Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft 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.

H. 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.



Bill Wycko,
Environmental Review Officer
for
John Rahaim
Director of Planning

DATE 5/10/10

I. LIST OF PREPARERS

Report Authors

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Environmental Review Officer: Bill Wycko
Senior Environmental Reviewer: Devyani Jain
Environmental Coordinator: Jeanie Poling

Environmental Consultants

Environmental Science Associates
225 Bush Street, Suite 1700
San Francisco, California 94104

Project Director:	Karl Heisler
Project Manager:	Karl Heisler
Deputy Project Manager:	Tania Sheyner, AICP, LEED AP
ESA Graphics,	Perry Jung
Production and	Lisa Bautista
Editing:	Anthony Padilla

Project Sponsor

Neptune Society of Northern California c/o Stewart Enterprises
c/o J. Gregg Miller, Jr.
Pillsbury Winthrop Shaw Pittman LLP
50 Fremont Street
San Francisco, CA 94105-2228

EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM				
ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>MITIGATION MEASURE CP-1: Archeological Mitigation Measure II (Monitoring). Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the Environmental Review Officer (ERO) for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of <i>construction</i> can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5 (a) and (c).</p> <p><i>Archeological monitoring program (AMP).</i> The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be 	Project sponsor	Prior to and during construction	The ERO to review and approve the Final Archeological Resources Report	The project archeologist to consult with the ERO as indicated. Considered complete after review and approval of the Final Archeological Resources Report by the ERO.

EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM				
ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</p> <ul style="list-style-type: none"> • The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO. <p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> • The proposed project shall be re-designed so as to avoid any adverse 				

EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM				
ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>effect on the significant archeological resource; or</p> <ul style="list-style-type: none"> • An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. <p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <u>Field Methods and Procedures</u>. Descriptions of proposed field strategies, procedures, and operations. • <u>Cataloguing and Laboratory Analysis</u>. Description of selected cataloguing system and artifact analysis procedures. • <u>Discard and Deaccession Policy</u>. Description of and rationale for field and post-field discard and deaccession policies. • <u>Interpretive Program</u>. Consideration of an on-site/off-site public 	<p>Project archeologist</p>	<p>Follow requirements of an ADRP</p>	<p>The ERO to review and approve the ADRP</p>	<p>Considered complete after review and approval of the ADRP by the ERO</p>

EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM				
ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.</p> <p>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.</p>				<p>FARR by the ERO</p>

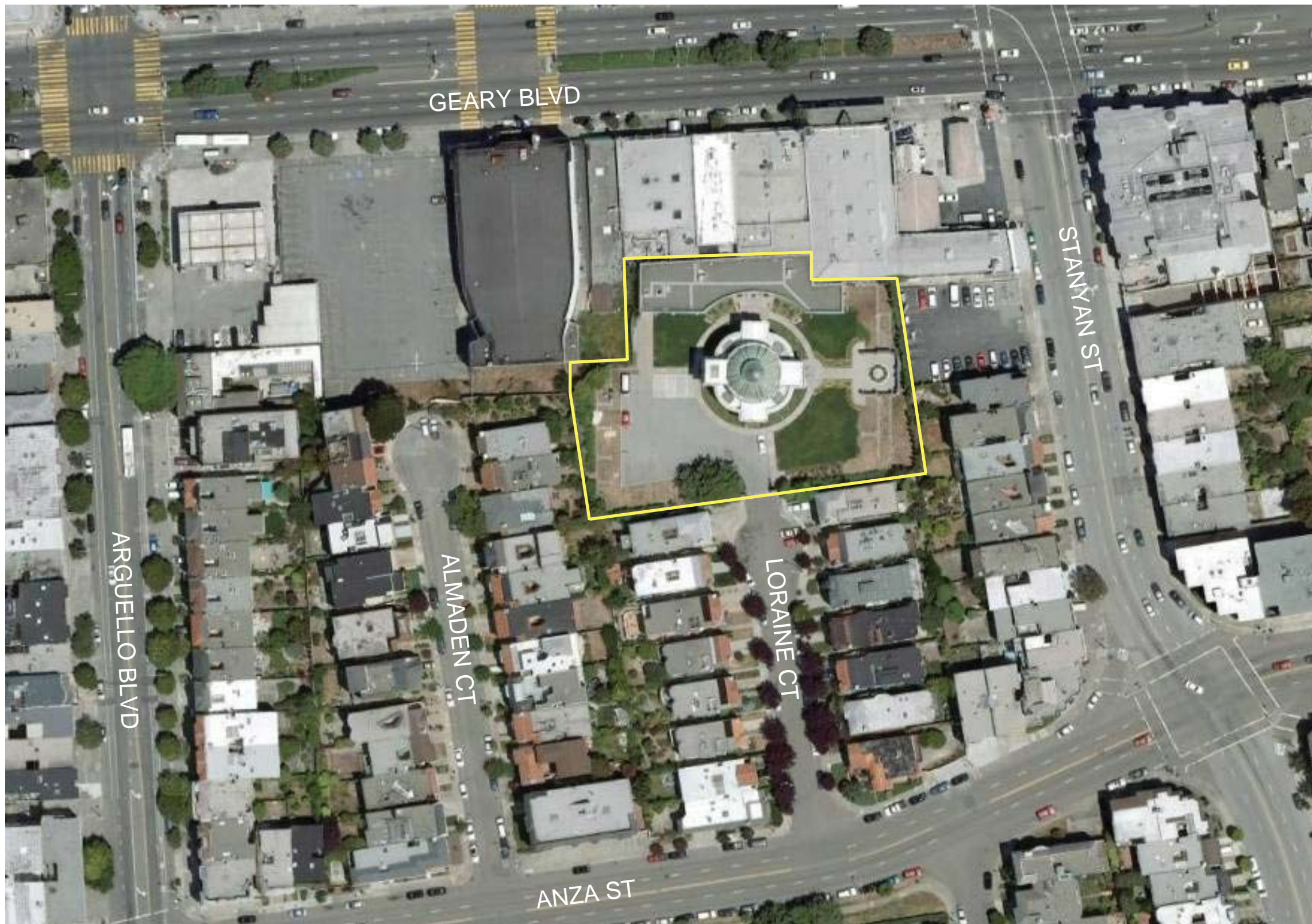


THE SAN FRANCISCO COLUMBARIUM
Revision to 1996 Approved Master Plan

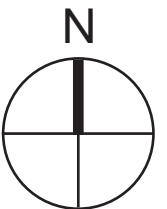
NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

San Francisco Columbarium (Niche Alcove Enclosures)



THE SAN FRANCISCO COLUMBARIUM VICINITY
RICHMOND DISTRICT
ONE LORRAINE COURT



NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

STEWART RESOURCE CENTER

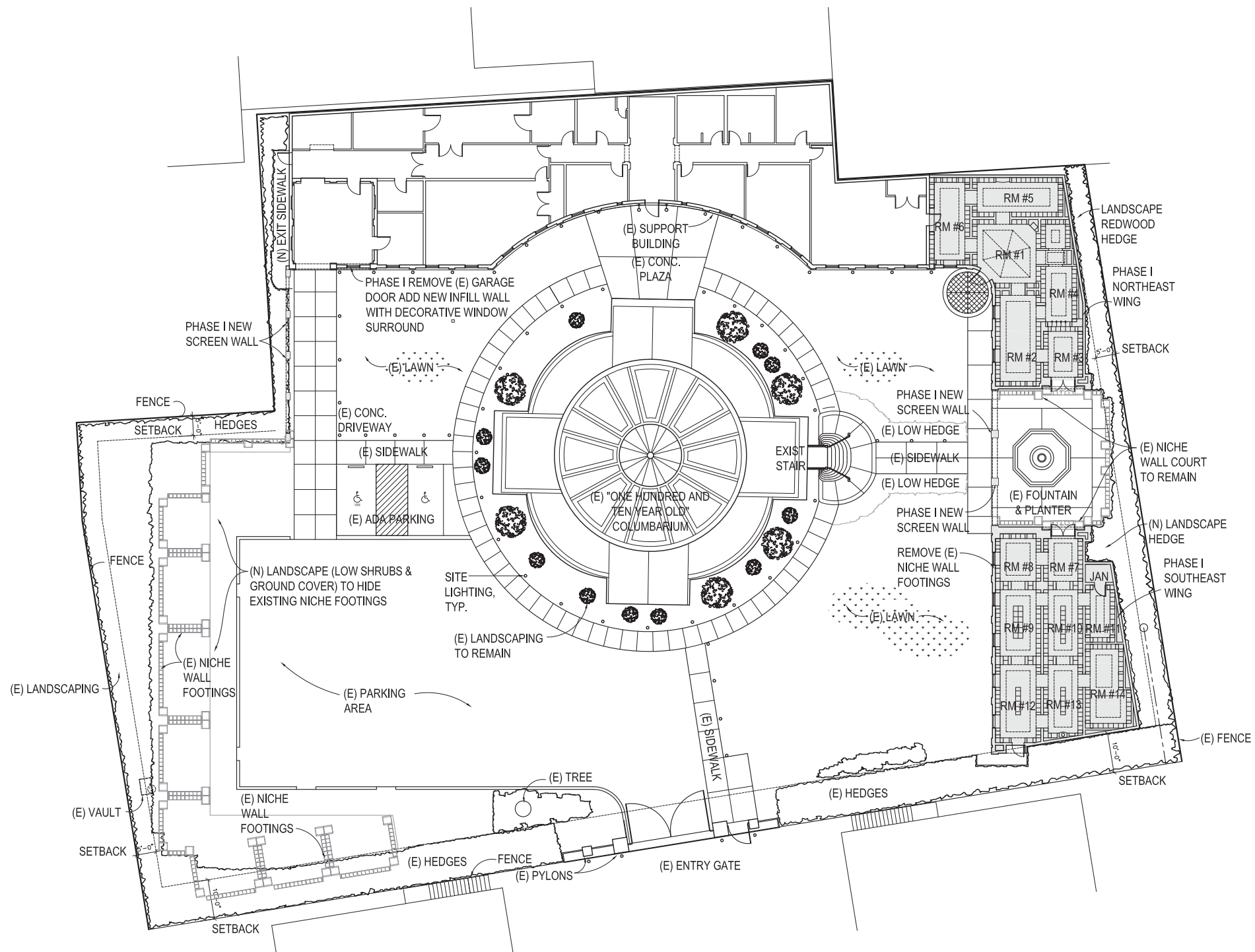
San Francisco, CA

AERIAL VICINITY PLAN

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

1" = 30'-0"
0 30' 60'

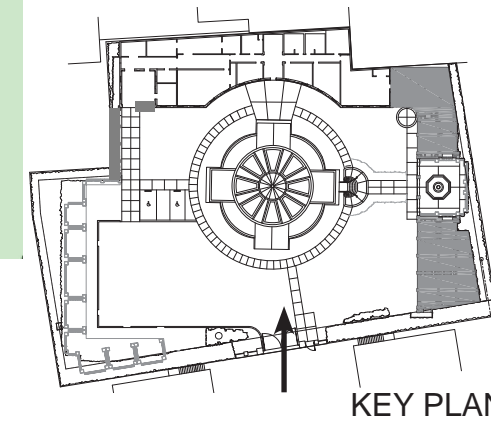
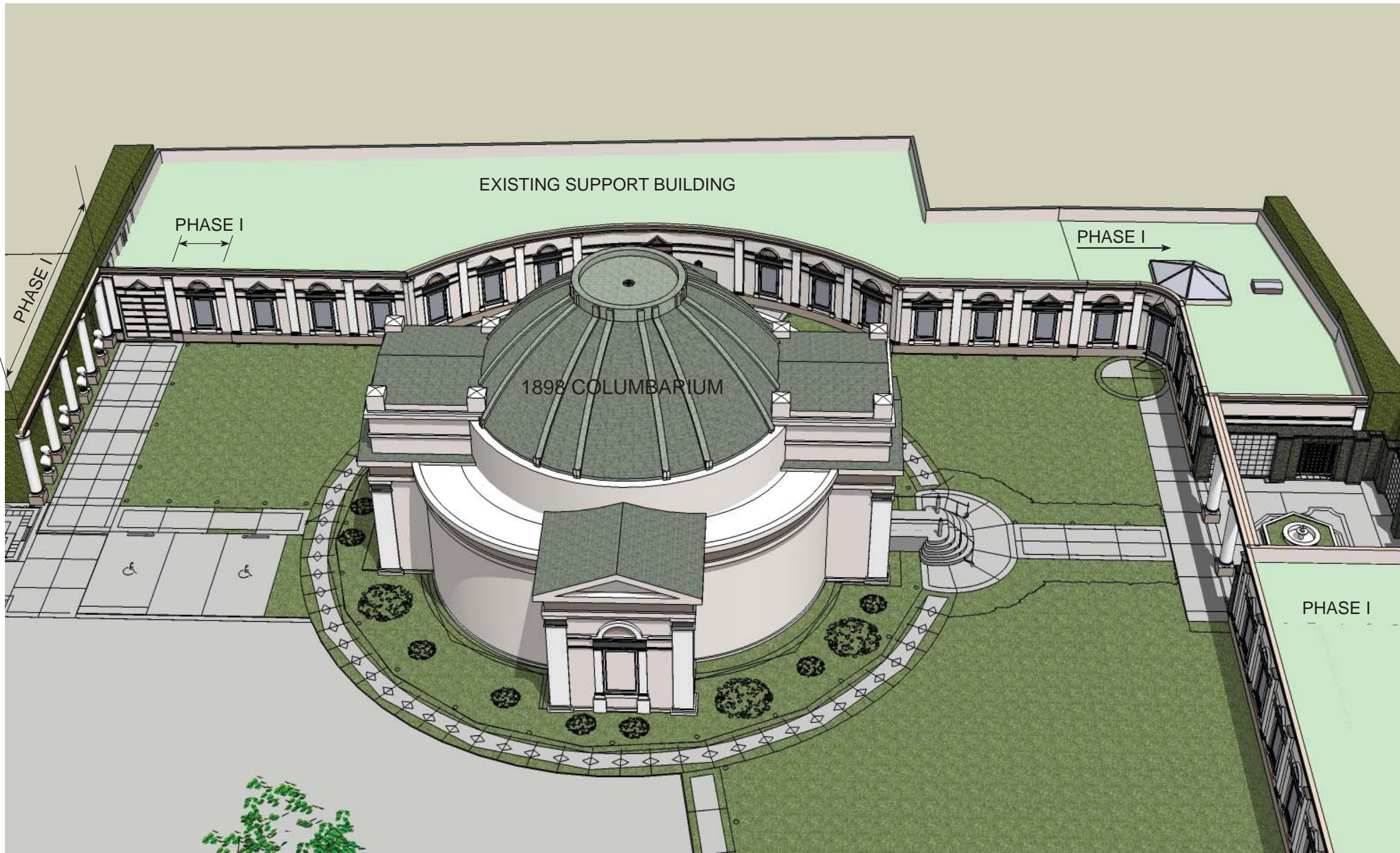
San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**



NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

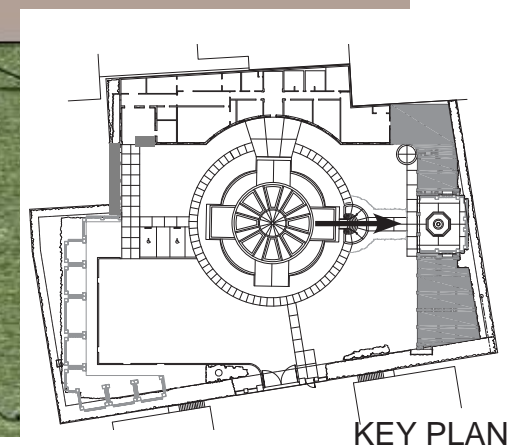
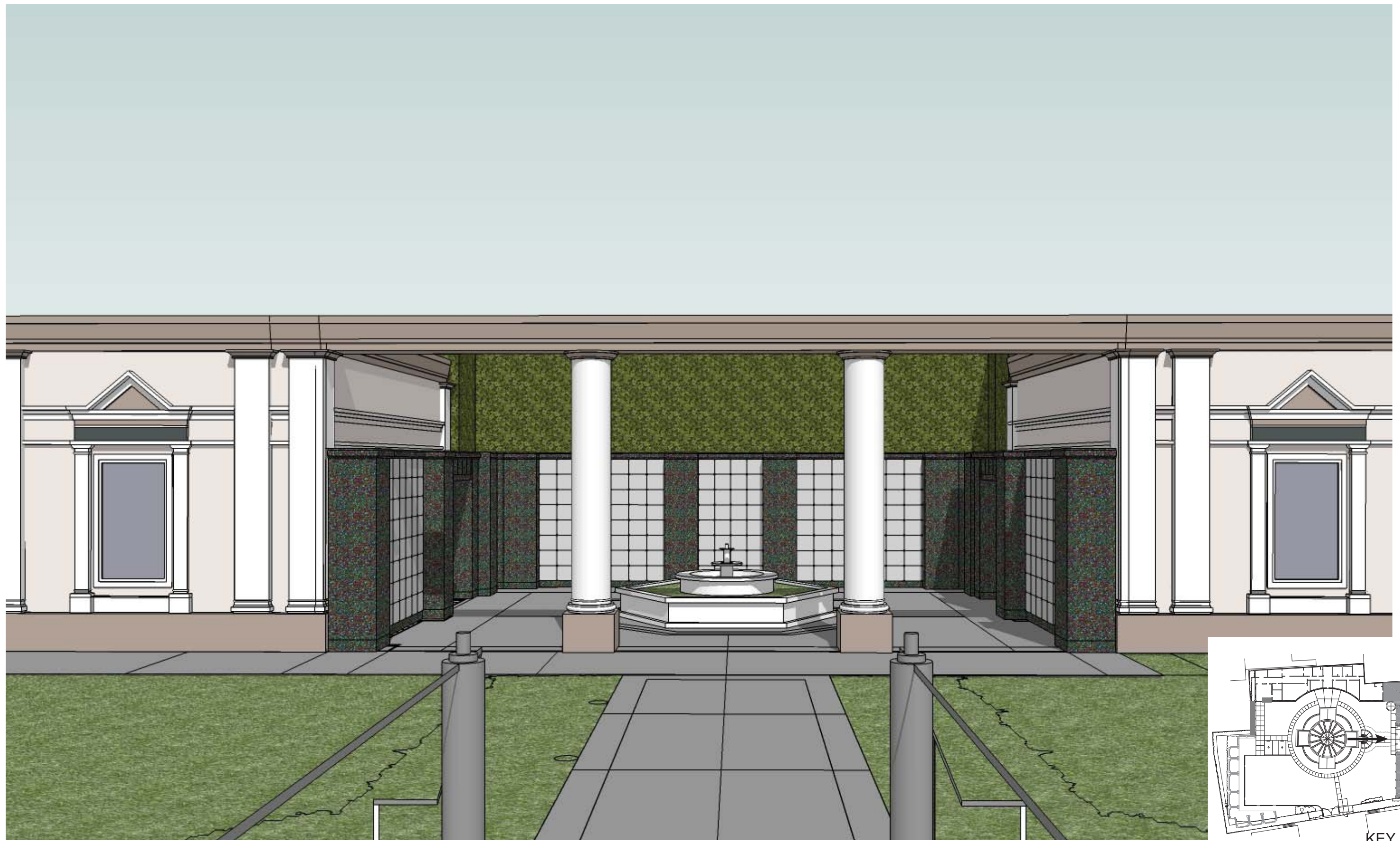
STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



KEY PLAN

FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**



NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS
© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

San Francisco, CA

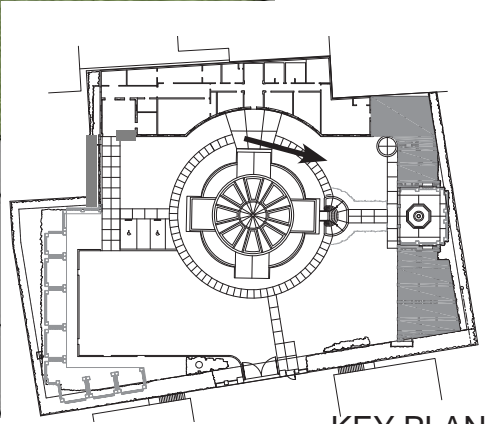
HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

EXISTING
PHASE I



KEY PLAN

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

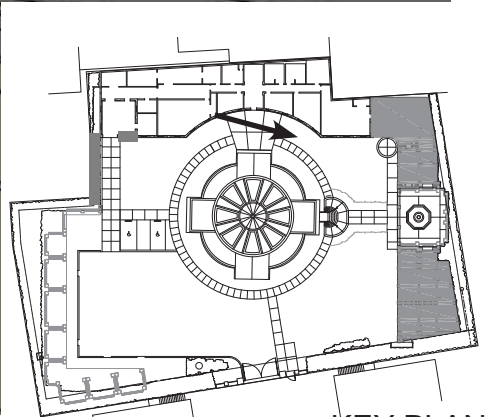
© 2009 HELLER MANUS

FEBRUARY 23, 2010



EXISTING

PHASE I



KEY PLAN

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

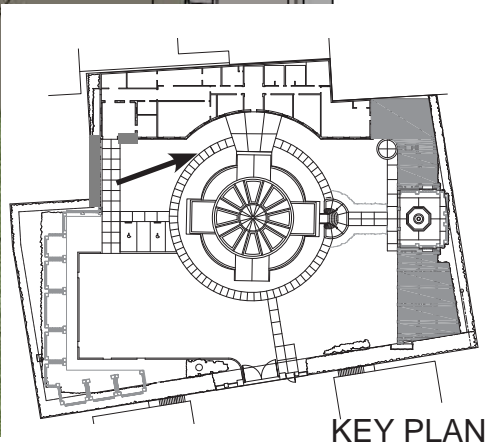
San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010



KEY PLAN

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I

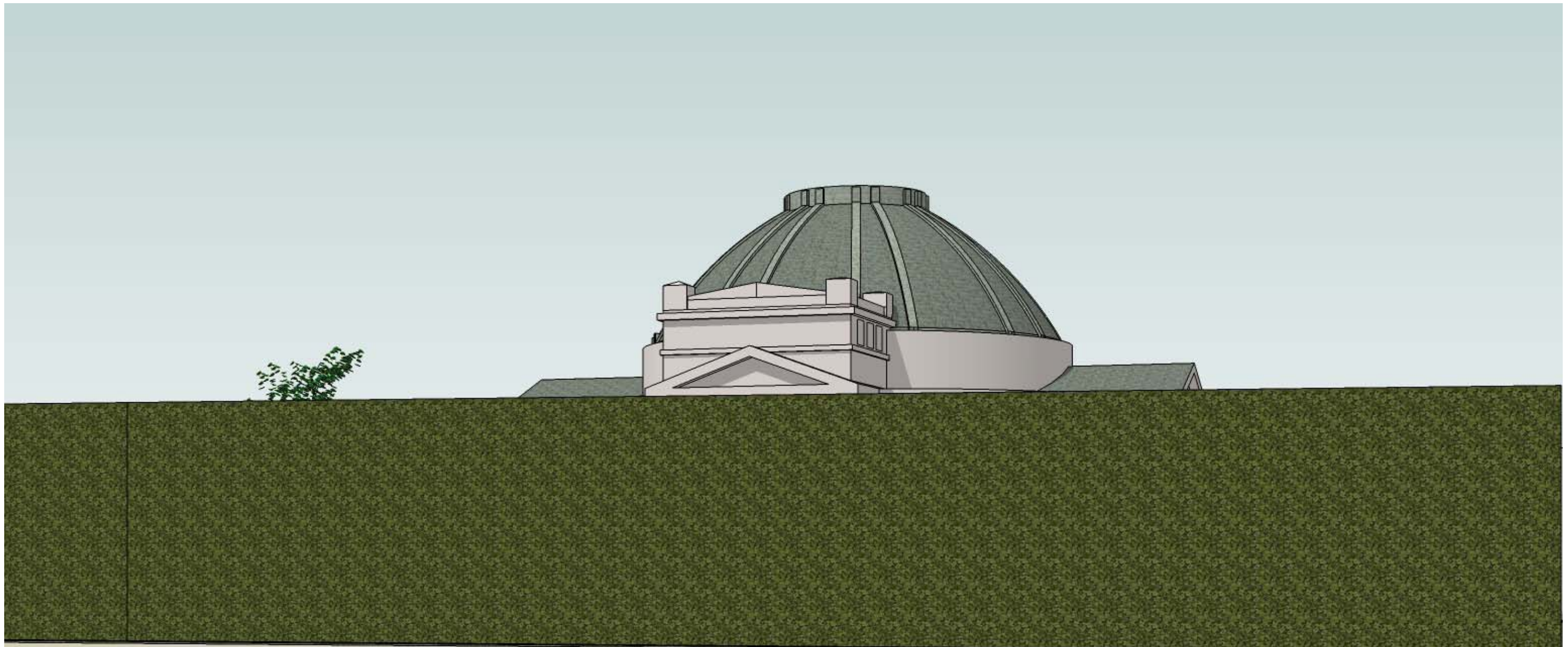
STEWART RESOURCE CENTER

San Francisco, CA

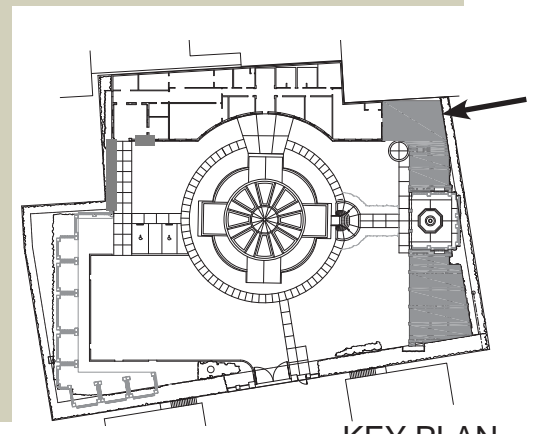
HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



HEDGE TO BLOCK VIEW OF BACK OF EXISTING NICHE COURT AND NEW ENCLOSURES



KEY PLAN

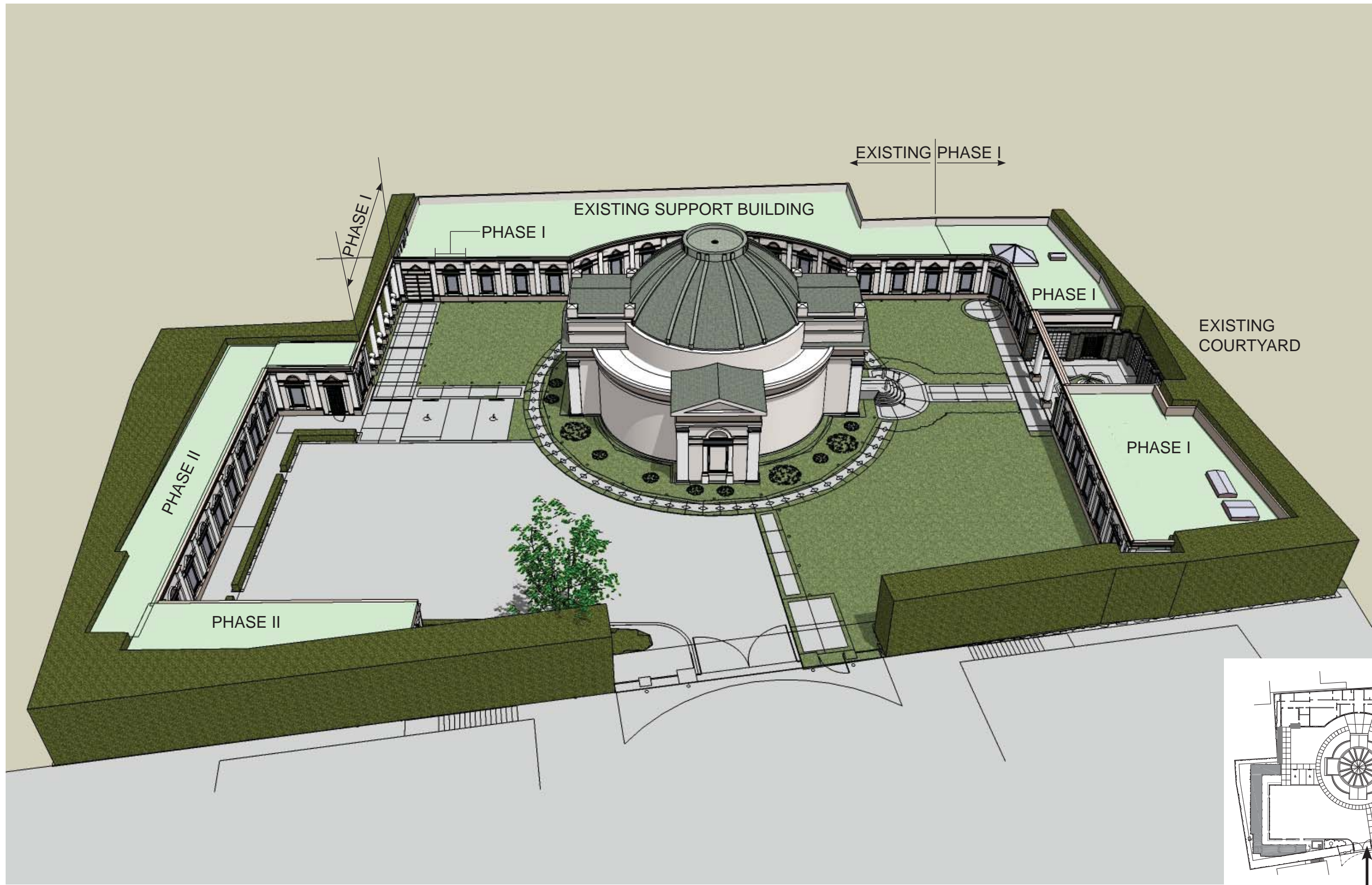
FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

View From Neighboring Property - Phase I

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures) Complete Build-Out Master Plan: Phase I and II

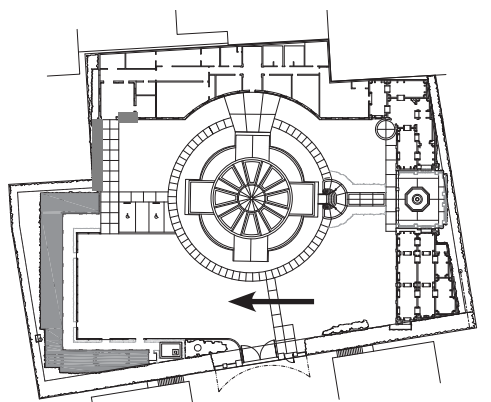
STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



KEY PLAN

FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I & Phase II

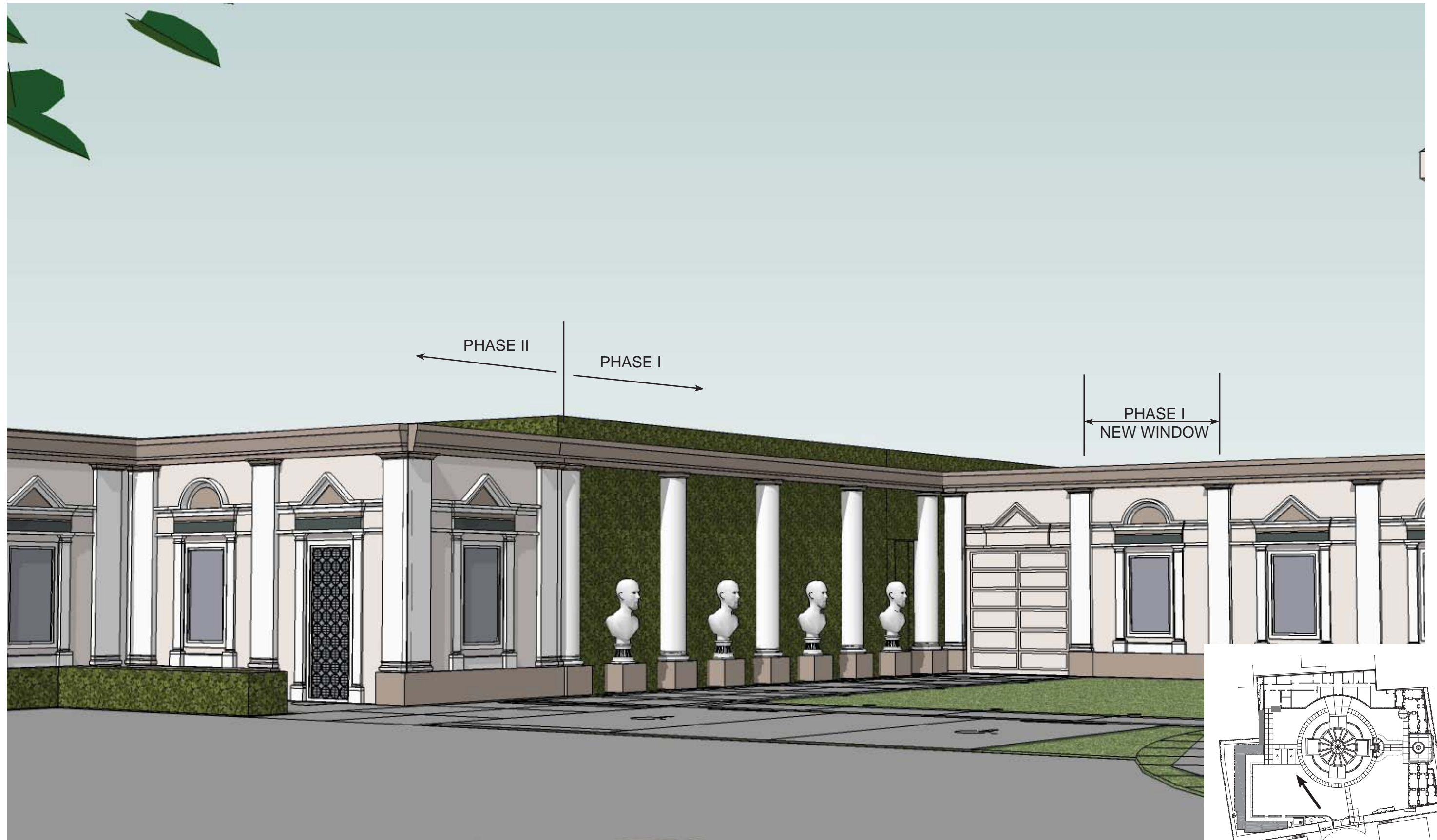
STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I & Phase II

STEWART RESOURCE CENTER

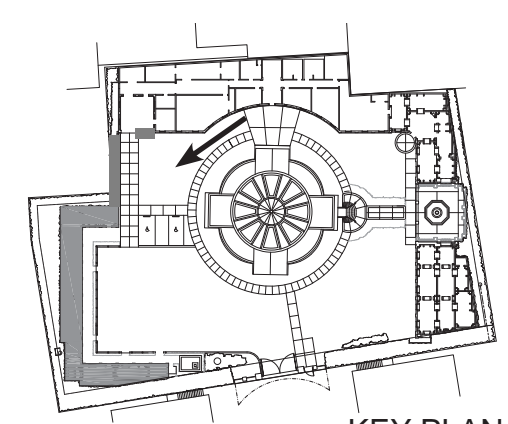
San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

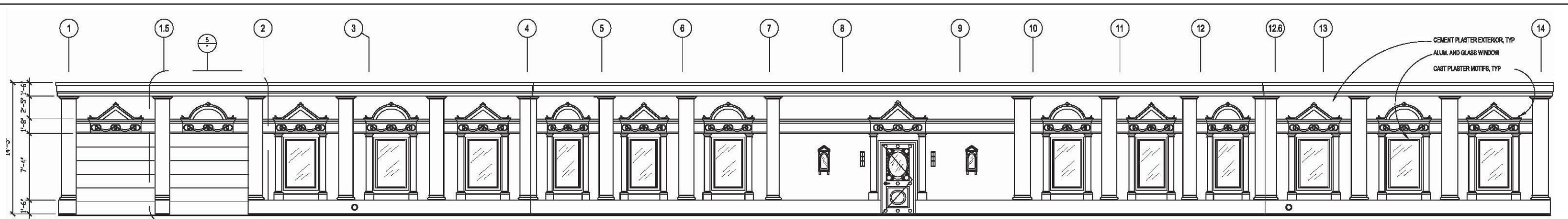


KEY PLAN

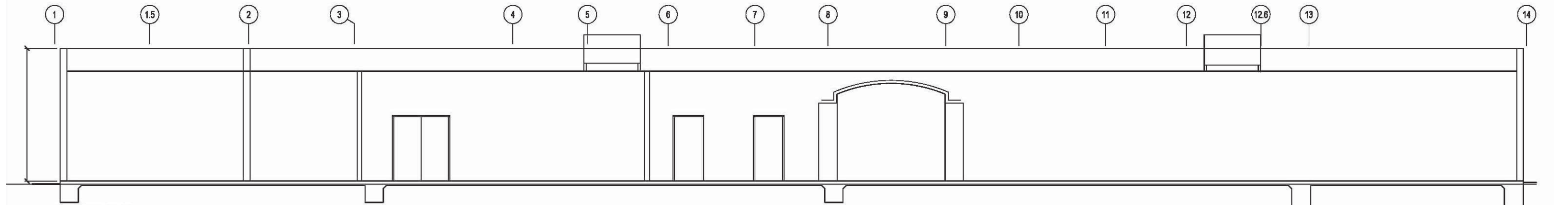
San Francisco Columbarium (Niche Alcove Enclosures)

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

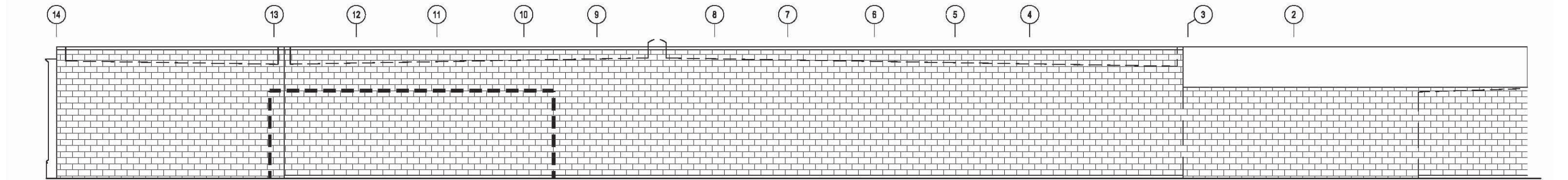
© 2009 HELLER MANUS



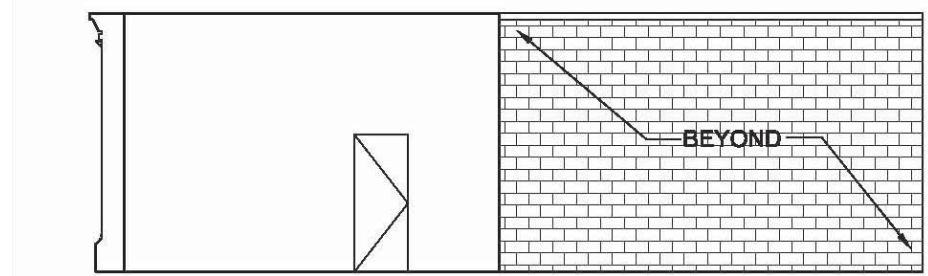
EXISTING SOUTH ELEVATION



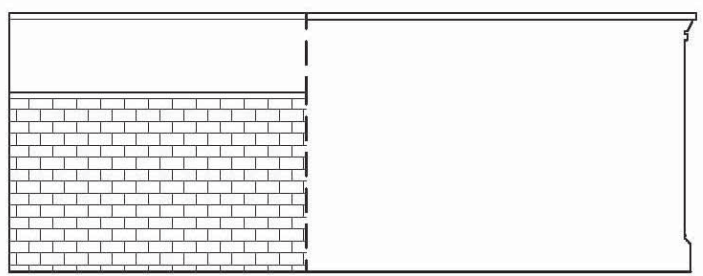
SECTION



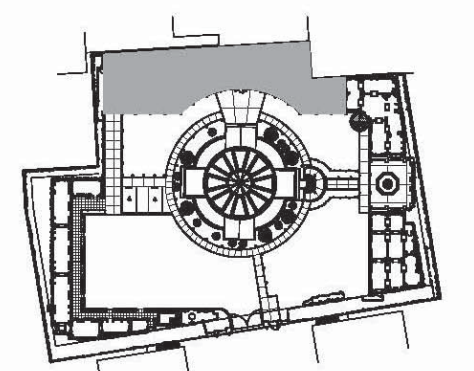
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



KEY PLAN

FEBRUARY 23, 2010

Scale: 3/32" = 1'-0"
0 11 22

San Francisco Columbarium (Niche Alcove Enclosures)

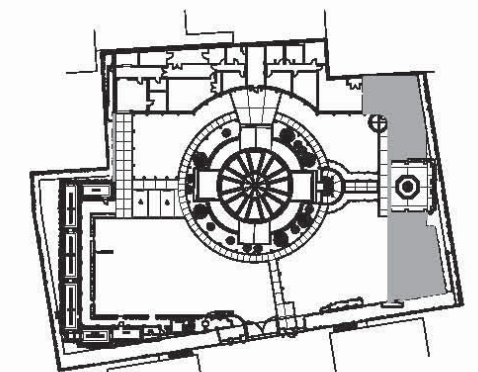
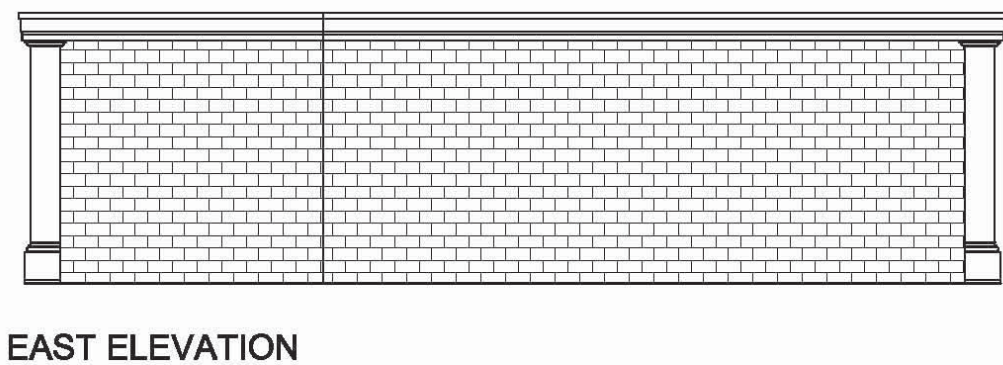
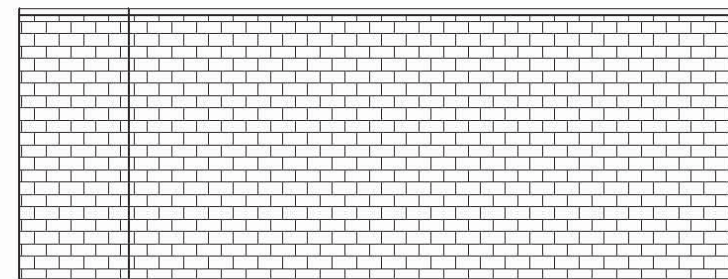
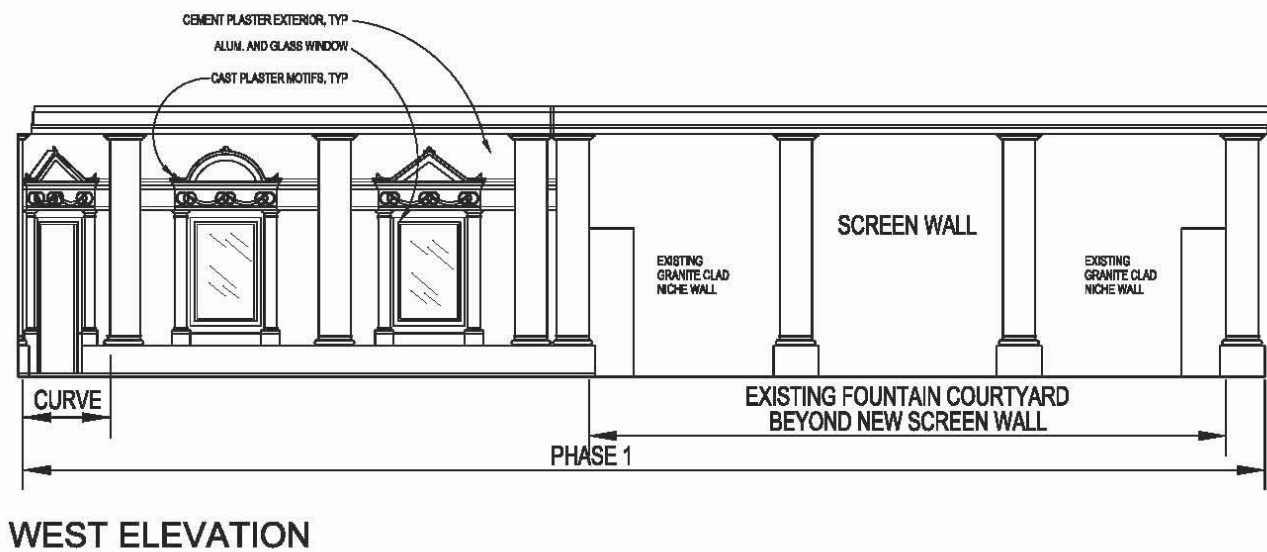
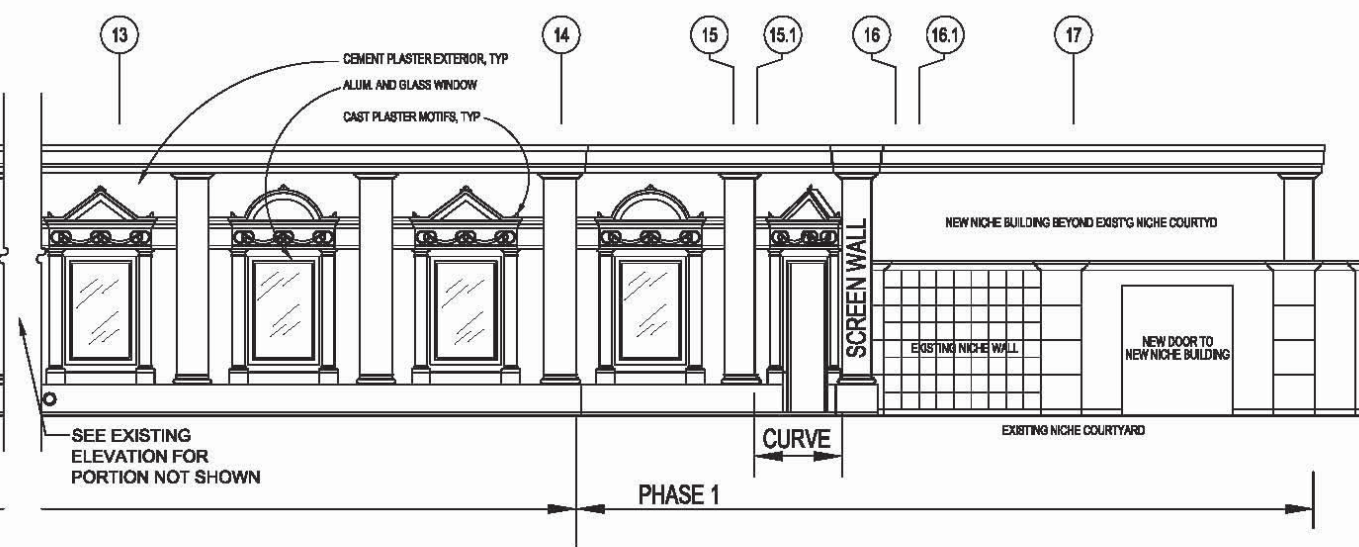
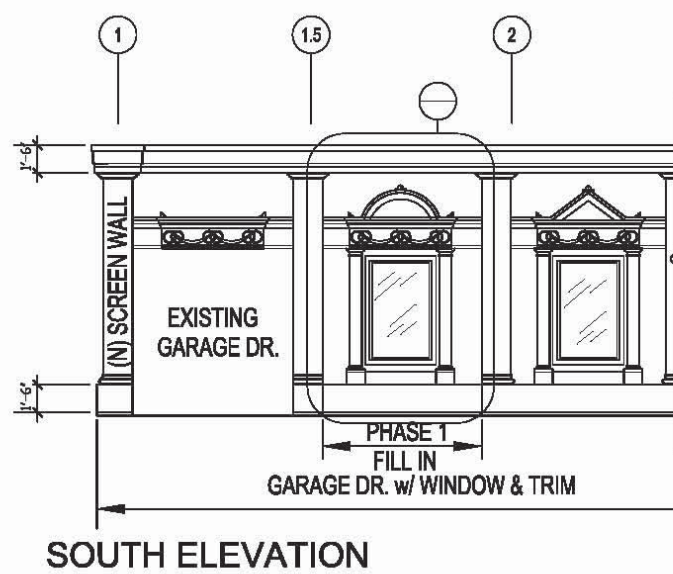
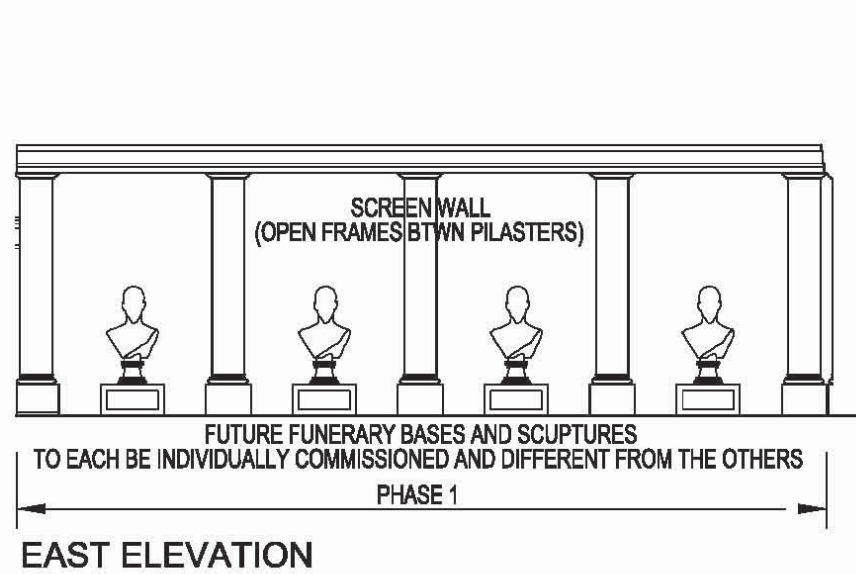
Existing Support Building

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS
© 2009 HELLER MANUS



FEBRUARY 23, 2010

Scale: 3/32" = 1'-0"

0 11 22

San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan - Phase I (Northeast)

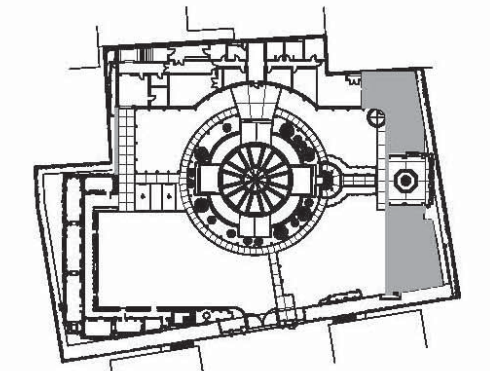
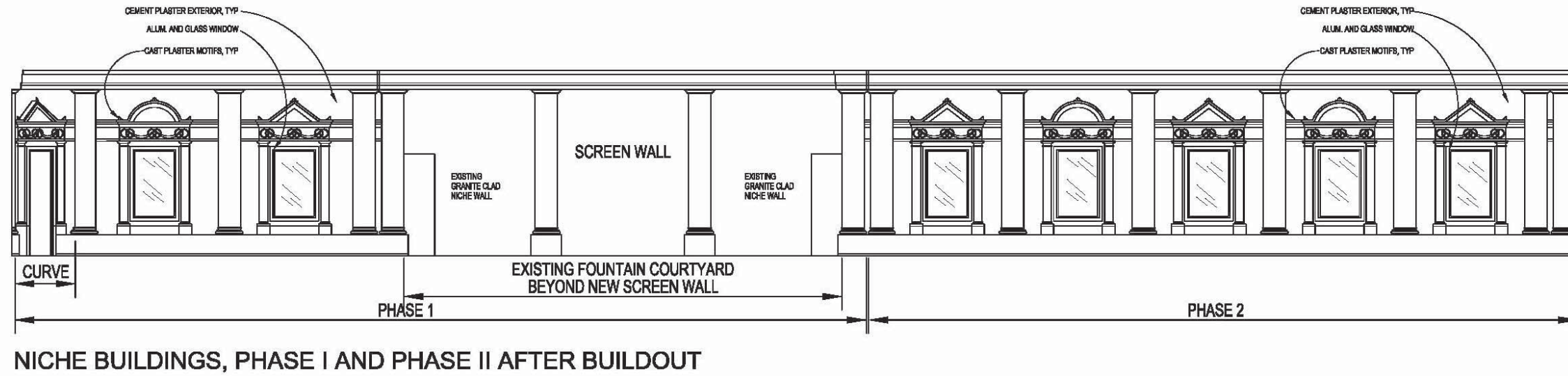
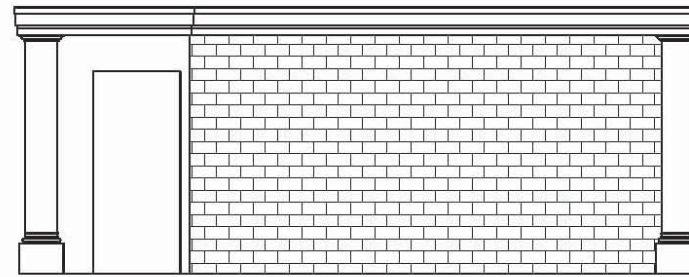
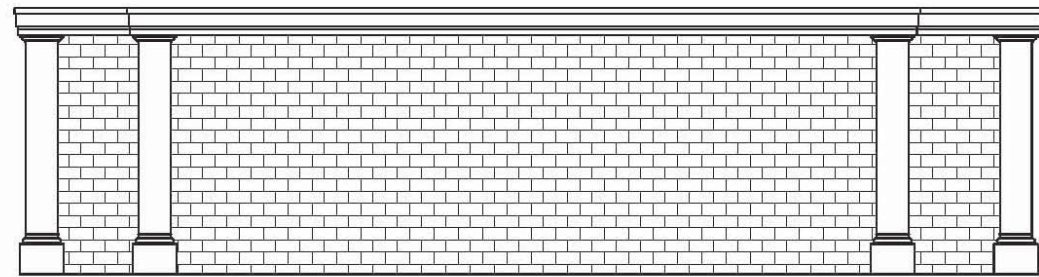
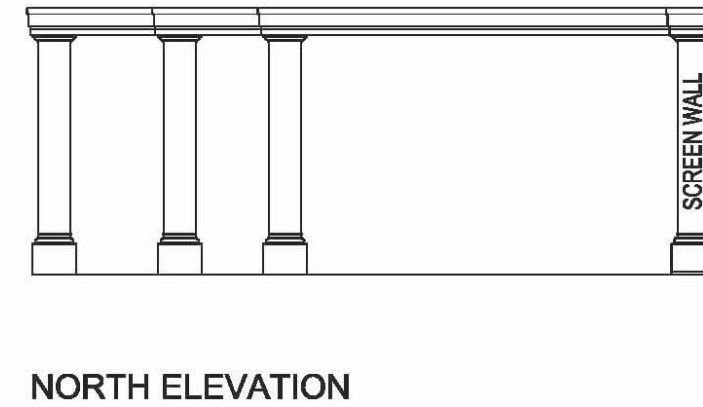
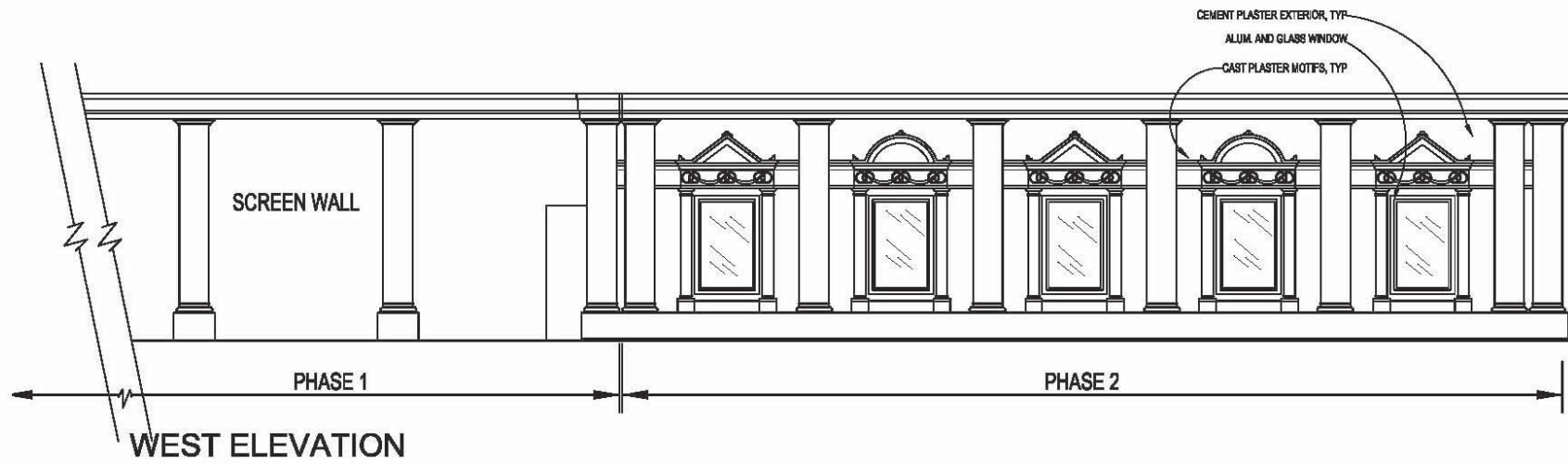
STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



FEBRUARY 23, 2010

Scale: 3/32" = 1'-0"
0 11 22

San Francisco Columbarium (Niche Alcove Enclosures)

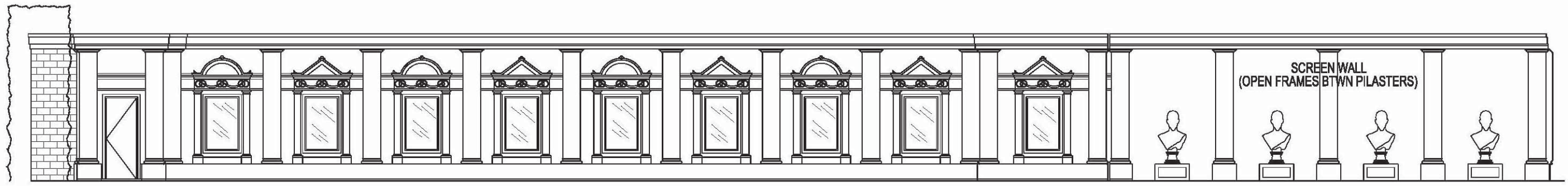
Master Plan - Phase I (Southeast)

STEWART RESOURCE CENTER

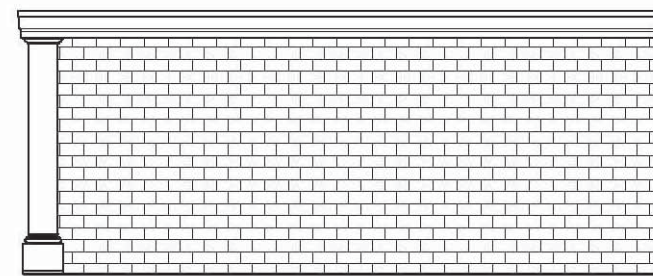
San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

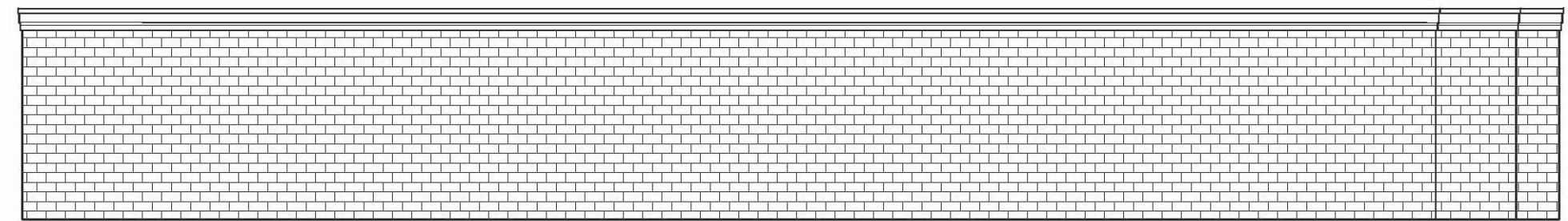
NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS
© 2009 HELLER MANUS



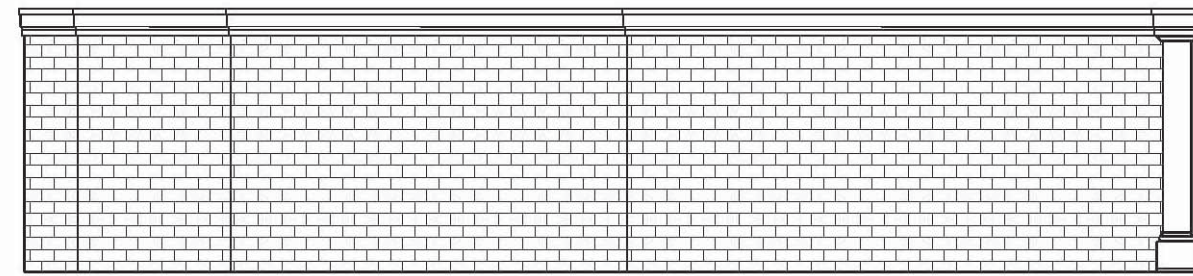
EAST ELEVATION



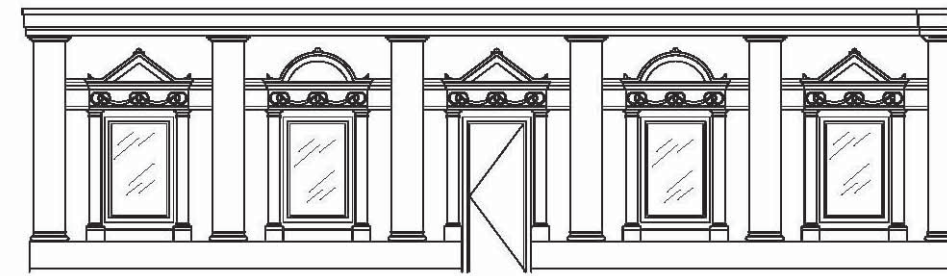
NORTH ELEVATION



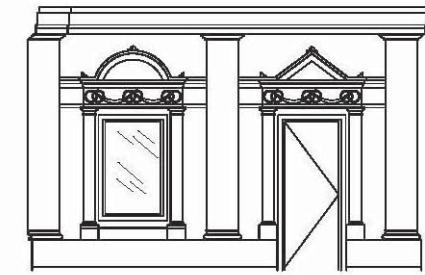
WEST ELEVATION



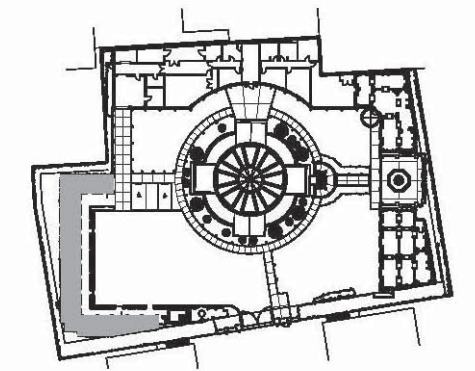
SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



KEY PLAN

FEBRUARY 23, 2010

Scale: 3/32" = 1'-0"
0 11 22

San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan - Phase II

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**

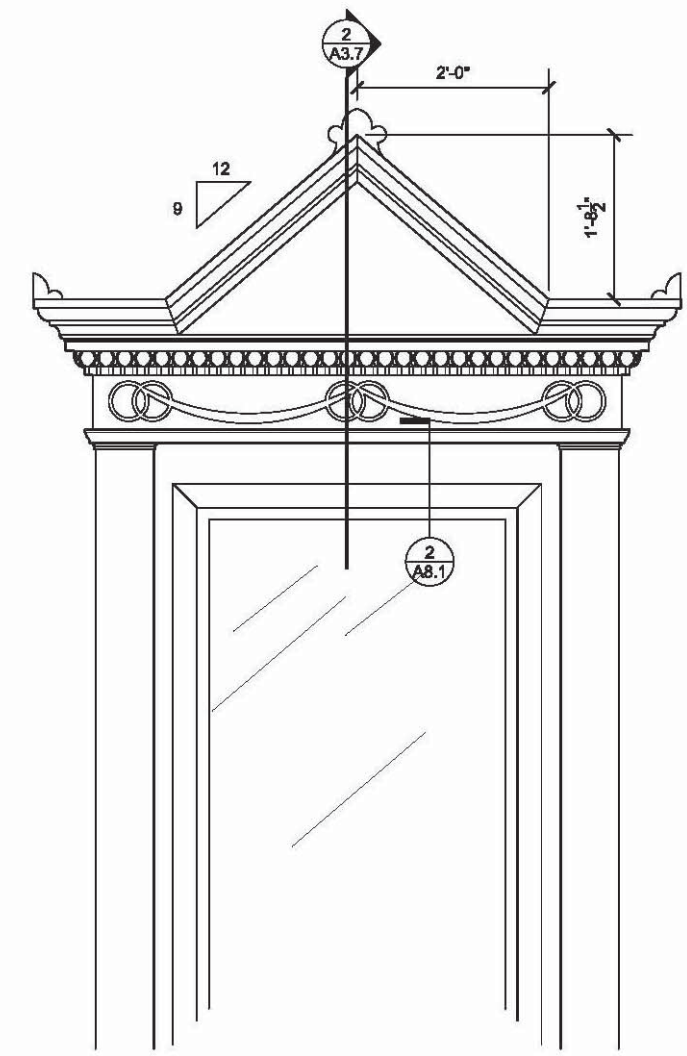
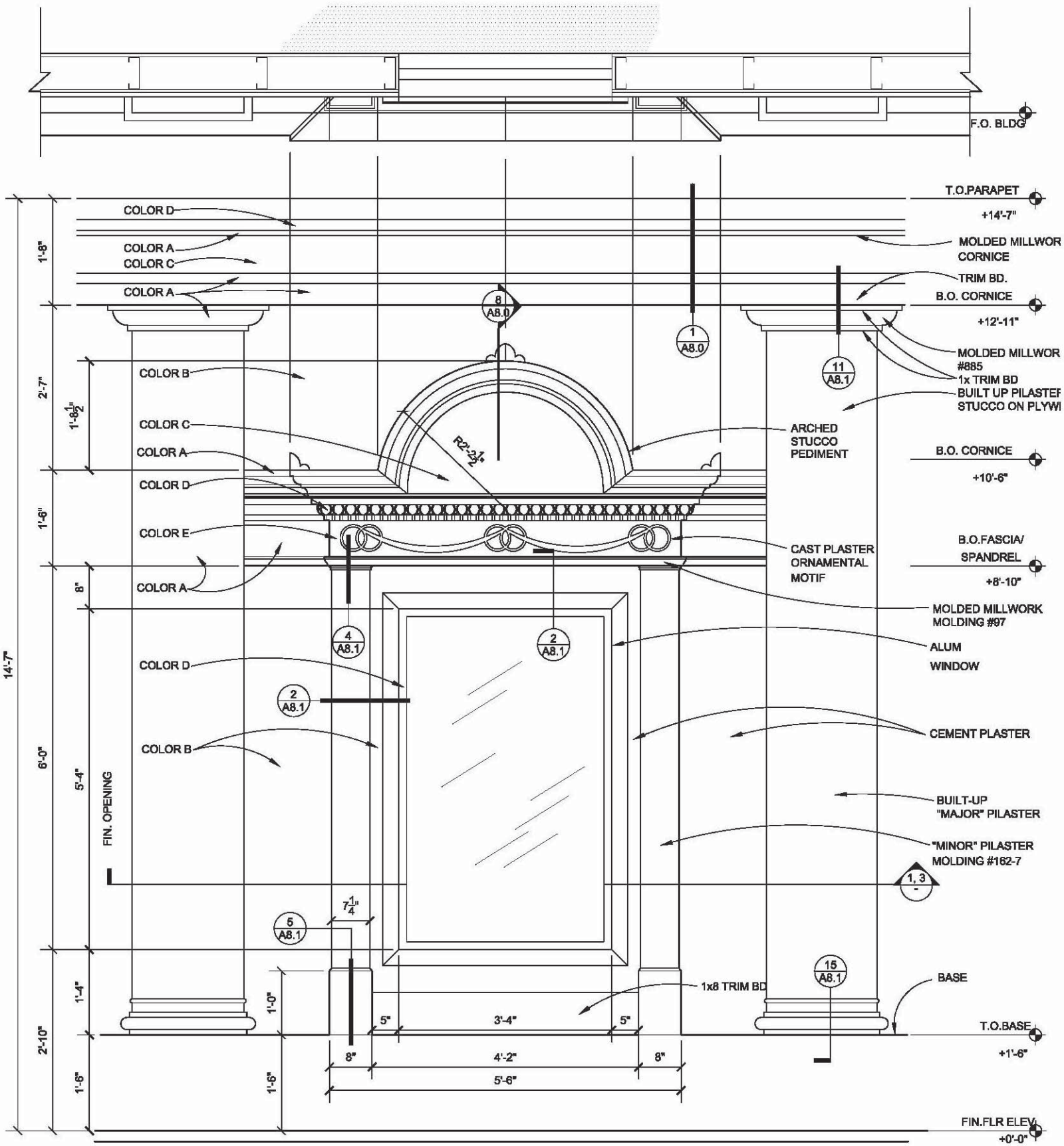
NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS

FEBRUARY 23, 2010

Scale: 1/2"=1'-0"

STEWART RESOURCE CENTER



Alternate Niche Design

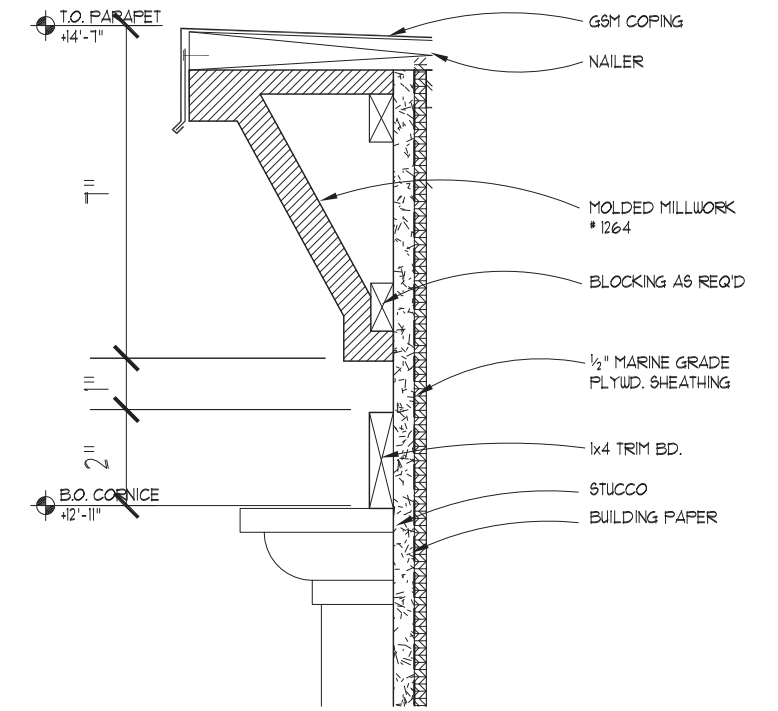
San Francisco Columbarium (Niche Alcove Enclosures)

San Francisco, CA

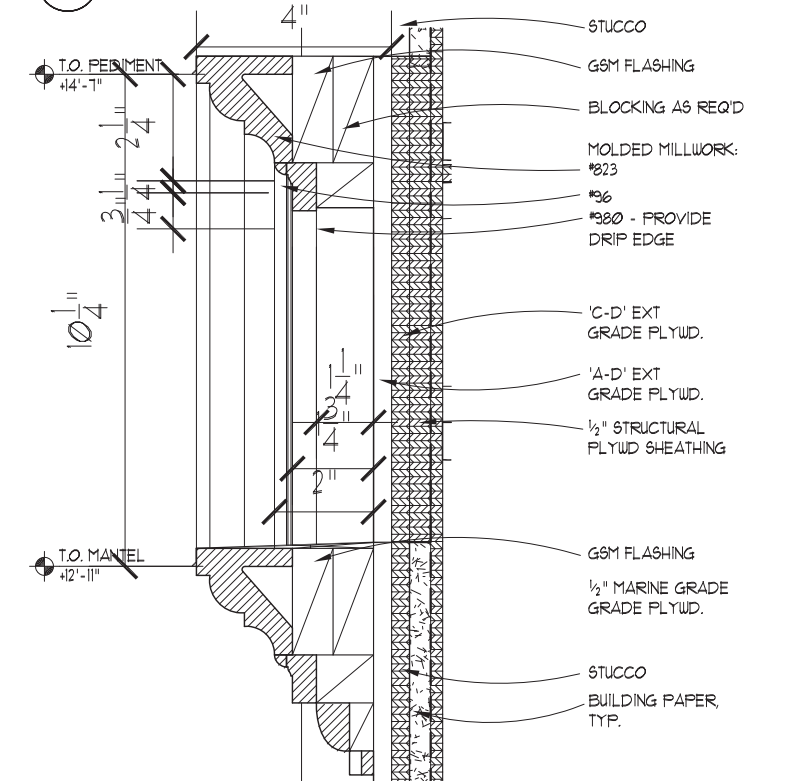
Typical Facade Elevation Details

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HELLER MANUS

© 2009 HELLER MANUS



1 TYPICAL CORNICE @ PARAPET



2 BUILT-UP PEAKED PEDIMENT

NOTE: NEW NICHE ENCLOSURES TO MATCH EXACTLY DETAILS ON EXISTING SUPPORT BUILDING

FEBRUARY 23, 2010

Scale: 1/2"=1'-0"
0 2' 4'

San Francisco Columbarium (Niche Alcove Enclosures)

Facade Elevation Details - A8.0

STEWART RESOURCE CENTER

San Francisco, CA

HELLER MANUS ARCHITECTS **HM**



THE SAN FRANCISCO COLUMBARIUM

Revision to 1996 Approved Master Plan

NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1995 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS
ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



Columbarium's main entry
as viewed from support building

NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS **HM**
ARCHITECTS
© 2009 ALL RIGHTS RESERVED



Columbarium Rotunda Interior

NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



Columbarium Rotunda Dome & Skylight

NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

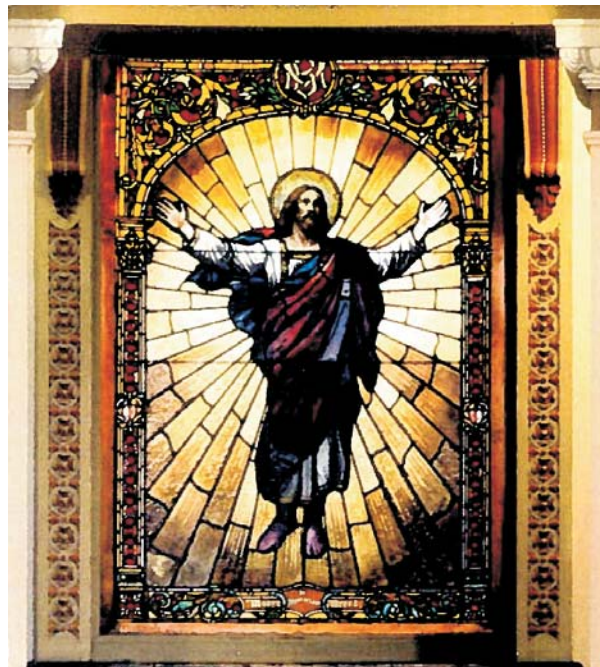
SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS
ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



Columbarium famed Stained Glass

NOTE:

There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

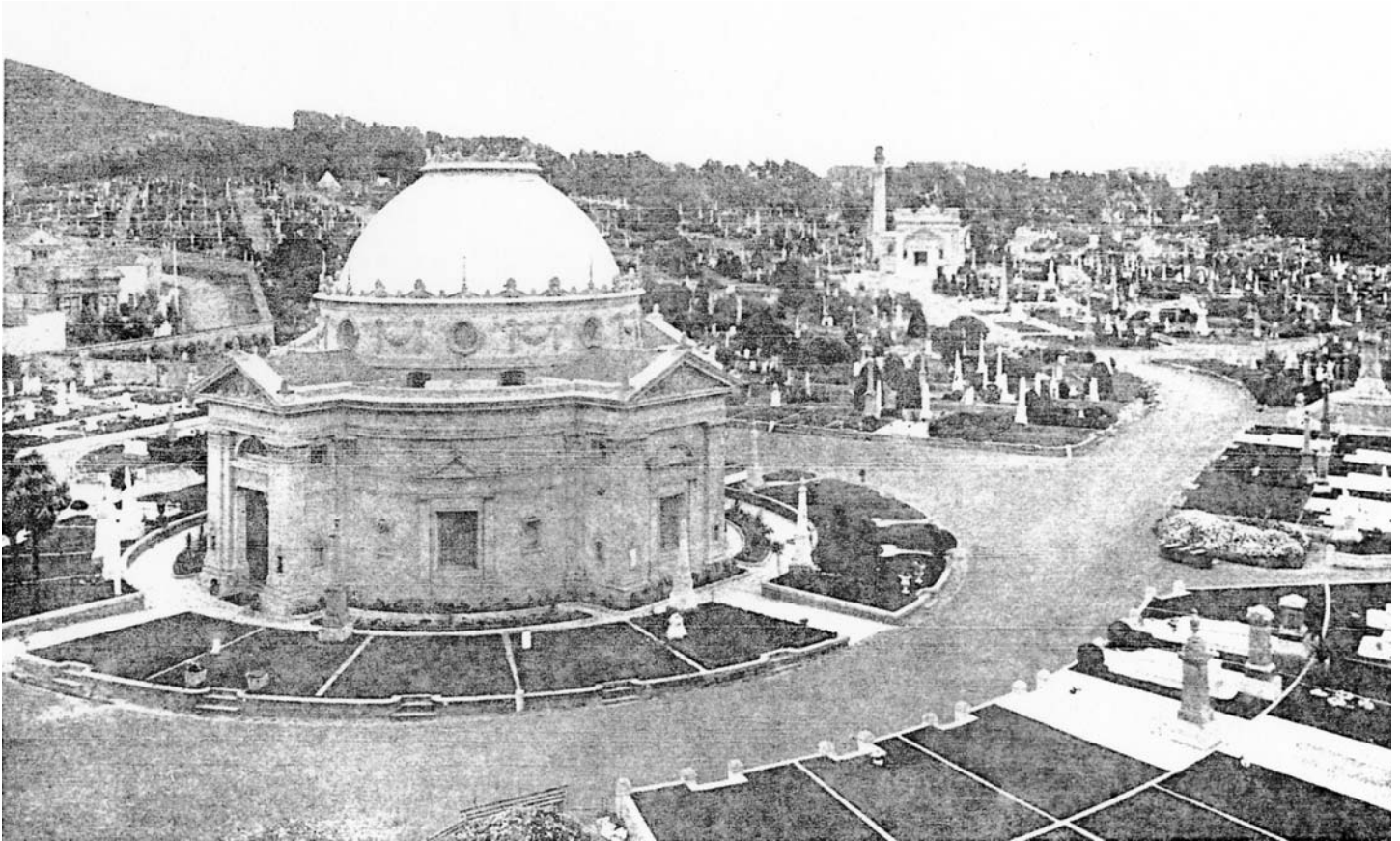
SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

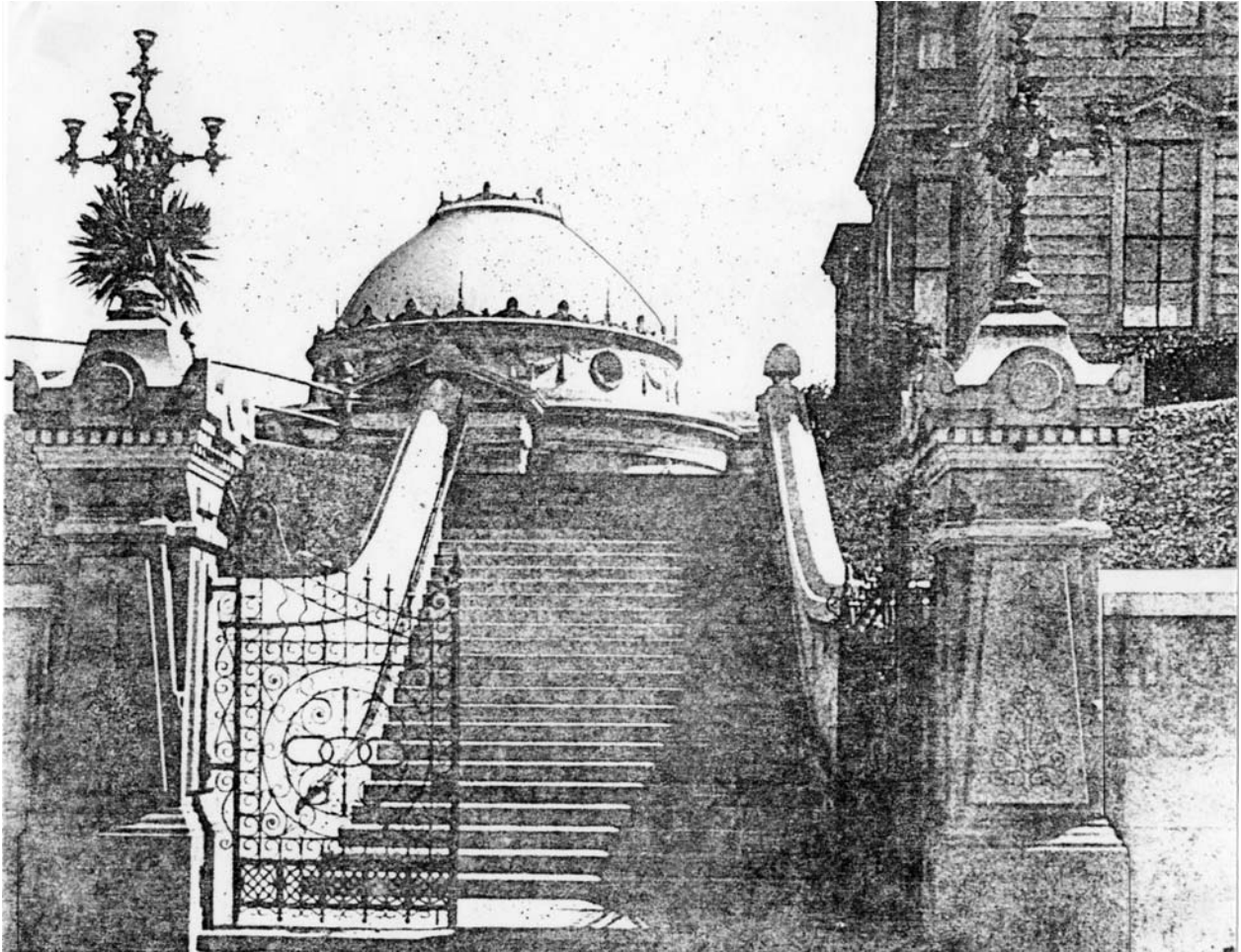
REFERENCE IMAGES

HELLER MANUS **HM**
ARCHITECTS
© 2009 ALL RIGHTS RESERVED



Columbarium, Lone Mountain, and Inner Richmond
Early 1900's

Built in 1898 for the Odd Fellows, it originally was surrounded by a 167 acre cemetery and crematorium. In 1910, San Francisco passed a law prohibiting cremations, and the crematory was demolished. Further changes in San Francisco law forced the removal of the cemetery itself and in 1934, the Columbarium was “abandoned to racoons and birds, mushrooms and fungus”. In 1979 the building and the remaining property were obtained by the Neptune Society of Northern California who have restored the building.



Columbarium
Geary Street entrance stairs

Today this portion of Geary Street is lined with retail uses and it is not possible to see the Columbarium from this angle. The Columbarium property is currently accessed from Loraine Court. The stone pylons in this photo have been relocated to the Loraine Court entry on either side of the driveway to the Columbarium property. A new metal gate was designed and built as part of the 1996 Approval which is in keeping with this original (and long lost) pedestrian entrance gate. Note that at some point additional decorative features were added to the Columbarium's dome.



THE COLUMBARIUM in its dilapidated state prior to its purchase by the Neptune Society of Northern California



THE COLUMBARIUM in its dilapidated state prior to its purchase by the Neptune Society of Northern California

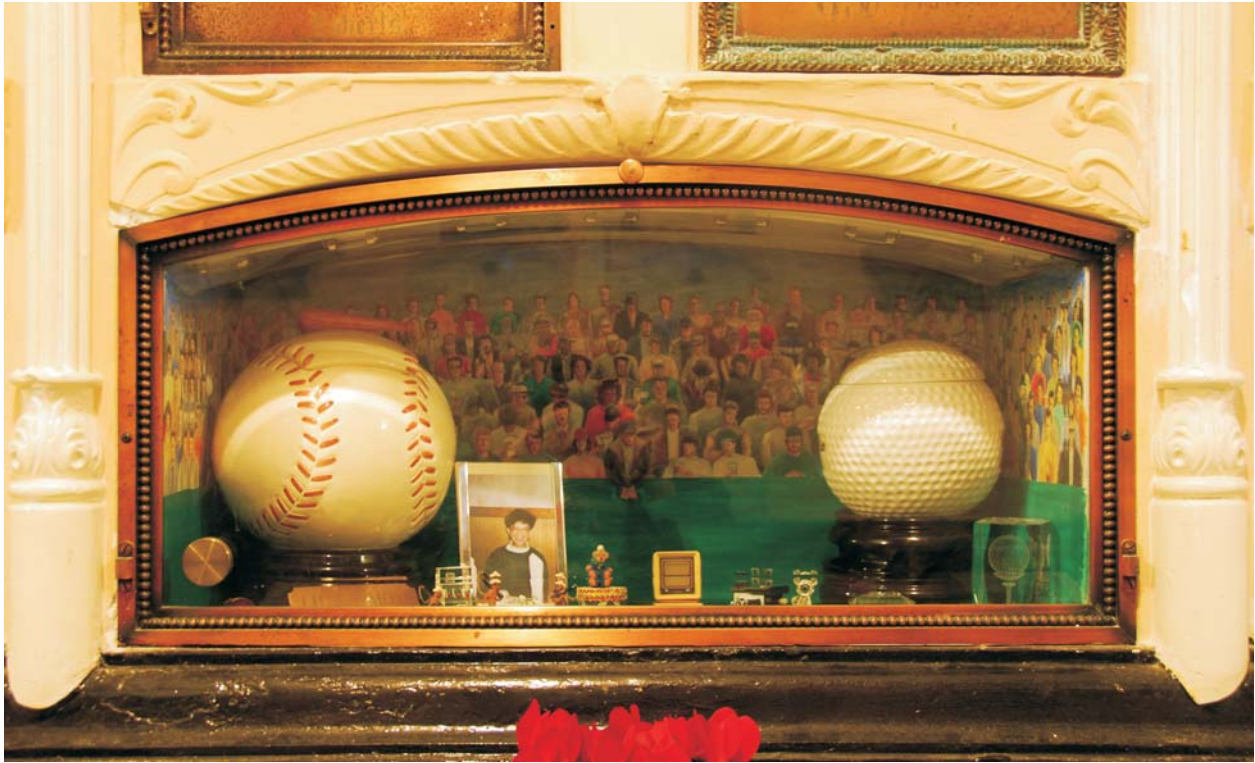
SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORRAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS **HM**
ARCHITECTS
© 2009 ALL RIGHTS RESERVED



The Columbarium has become a gigantic Scrapbook:

Personalized niches are a hallmark of the Columbarium. It is one of the few places of internment which allows such personal expressions.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAIN COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



The Columbarium offers a variety of niche sizes and types which offer the public many ways to remember their loved ones - even sculpture.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORRAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS **HM**
ARCHITECTS
© 2009 ALL RIGHTS RESERVED



The Columbarium was one of the first places of interment which allowed memorializations to express same-sex relationships.

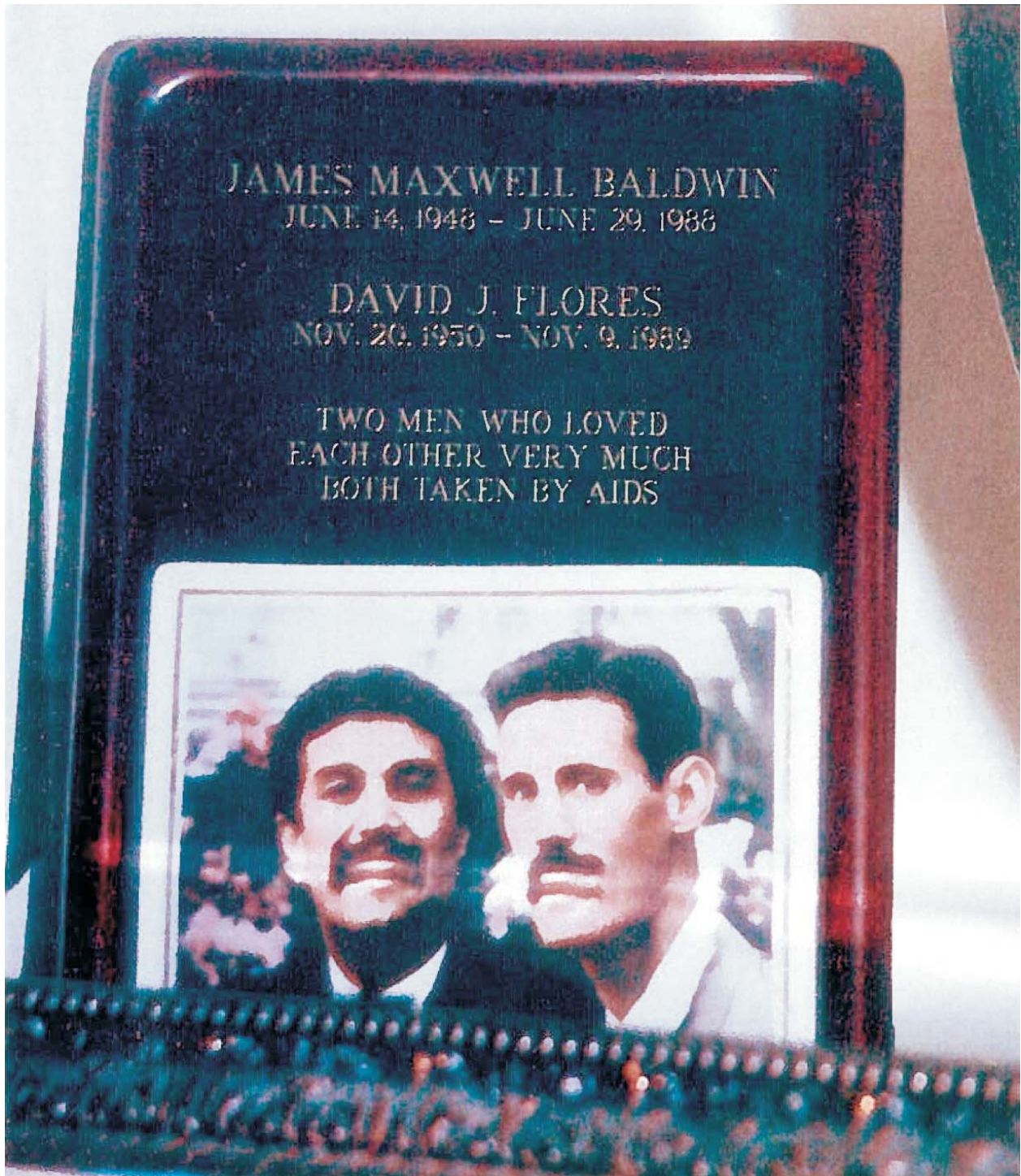
SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

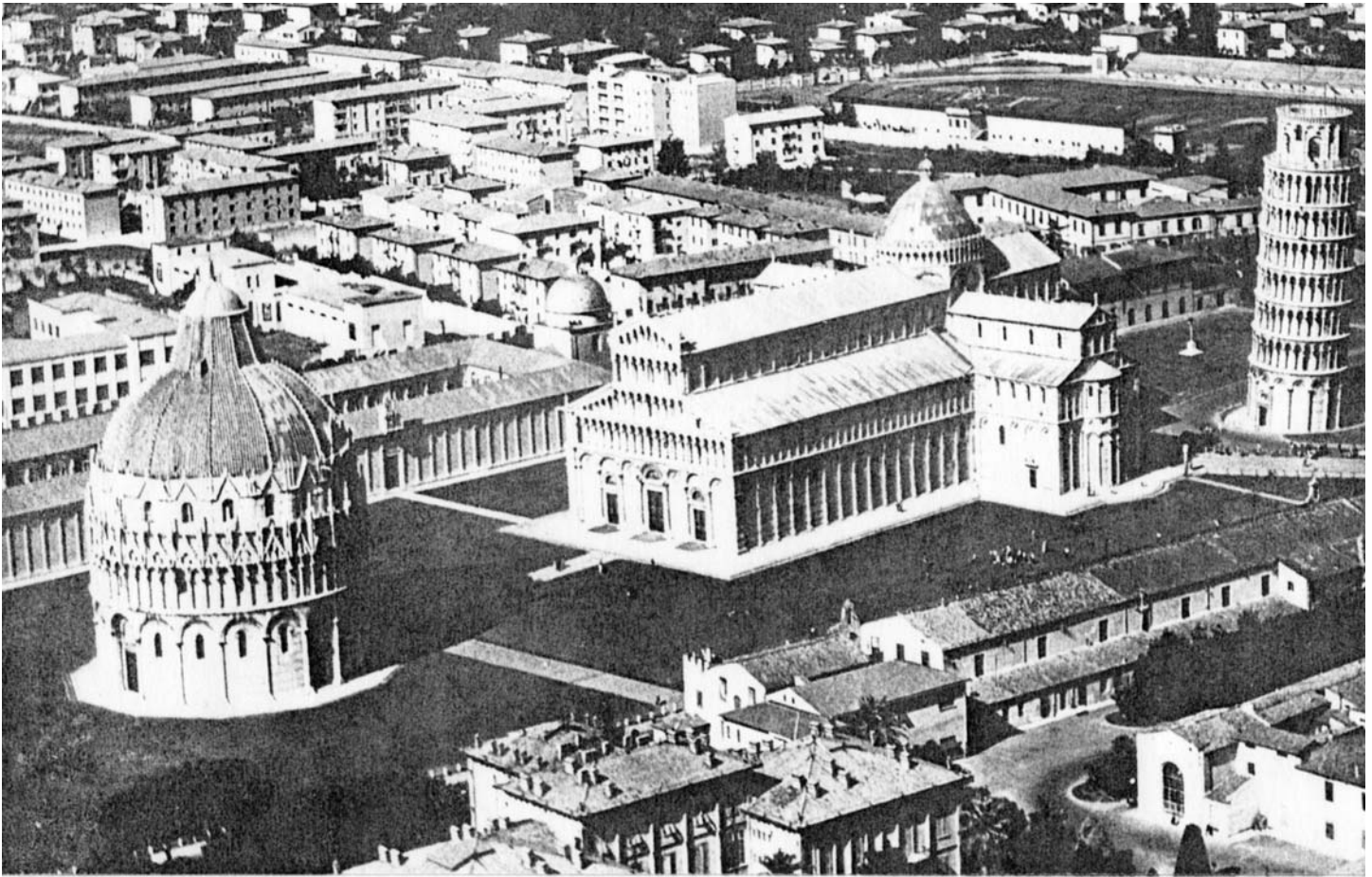
ONE LORRAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



There are numerous memorializations to persons who succumbed to AIDS:



Air view, Baptistery (begun 1153), Cathedral (begun 1063), Campanile (begun 1174), and Campo Santo (begun 1278). Pisa

Columbarium Master Plan Concept as Approved in 1995

The Columbarium is to be the centerpiece of an ensemble

The Pisa Composition:

An example is The Campo Santo (the long, low building in the background) which provides a backdrop to the architectural ensemble at Pisa, Italy. The long, low, horizontal Support Building was intended to provide a similar backdrop for the Columbarium and the proposed niche enclosures will further that concept by continuing the long, low, backdrop around much of the site with the Columbarium standing out in the center of the as the “STAR”.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORRAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS
ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



LOCATION OF PHASE I
Eastern side of property.

The existing Fountain Court and its niche walls are to stay.
The proposal is for niche enclosures in place of the already
approved niche walls (the footings of which have been built).



PHASE I
Eastern side of property.

The existing Fountain Court and its niche walls are to stay. The proposal is for niche enclosures to be constructed on each side (left and right) of the Fountain Court in place of the already approved niche walls (the footings of which have been built). A new screen wall will pass in front of the Fountain Court.



PHASE I
Eastern side of property

Northeast “end” of existing Support Building
where Phase I niche enclosure is proposed to begin
(in place of the already approved niche walls and
niche room that were slated to be built in this location).



PHASE I NORTHEAST (view north):
 Proposed niche enclosure to replace previously approved niche wall footings & niche room and is to connect to the existing Support Building and hide back of Geary St. retail.



PHASE I NORTHEAST (view south):
 Proposed niche enclosure to replace previously approved niche wall footings, and to connect to Fountain Court.

SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
 OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS
 ARCHITECTS **HM**
 © 2009 ALL RIGHTS RESERVED



PHASE I SOUTHEAST (view to north):
Proposed niche enclosure to replace previously approved niche wall footings and is to connect to Fountain Court.



PHASE I SOUTHEAST (view to south):
Proposed niche enclosure to replace previously approved niche wall footings and to connect to Fountain Court at left.

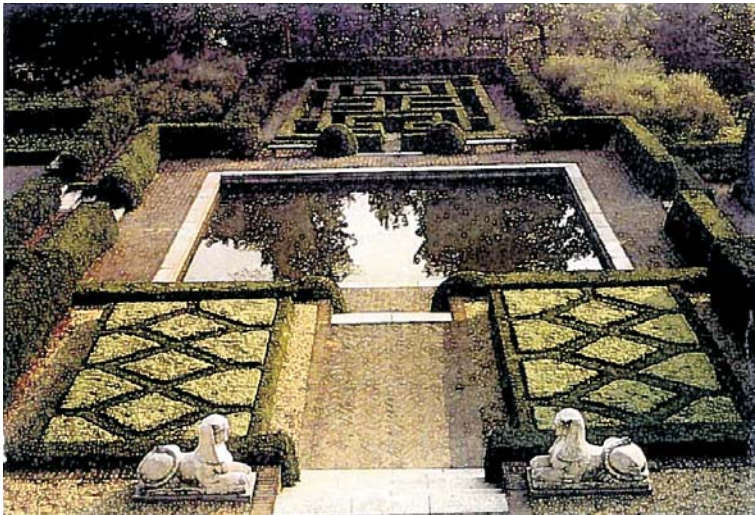
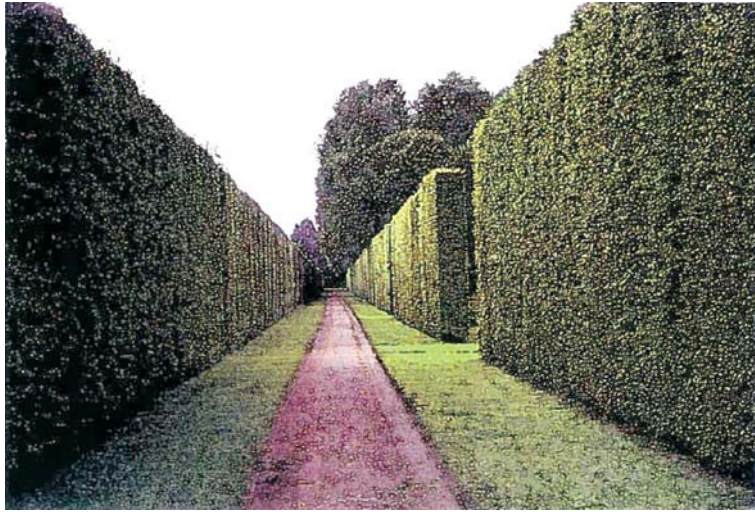
SAN FRANCISCO COLUMBARIUM

NEPTUNE SOCIETY
OF NORTHERN CALIFORNIA

ONE LORAINE COURT, SAN FRANCISCO, CA

REFERENCE IMAGES

HELLER MANUS
ARCHITECTS **HM**
© 2009 ALL RIGHTS RESERVED



Hedge and shrub reference images from previous Approval:



Columbarium Hedge Progress:

The hedge and shrubs are currently planted and growing on portions of all three property edges where they were approved to grow.



LOCATION OF PHASE II
Western side of the property.

The proposal is for niche enclosures in place of the already approved niche walls (the footings of which have been built).



PHASE II - West Side of property (view toward northwest):

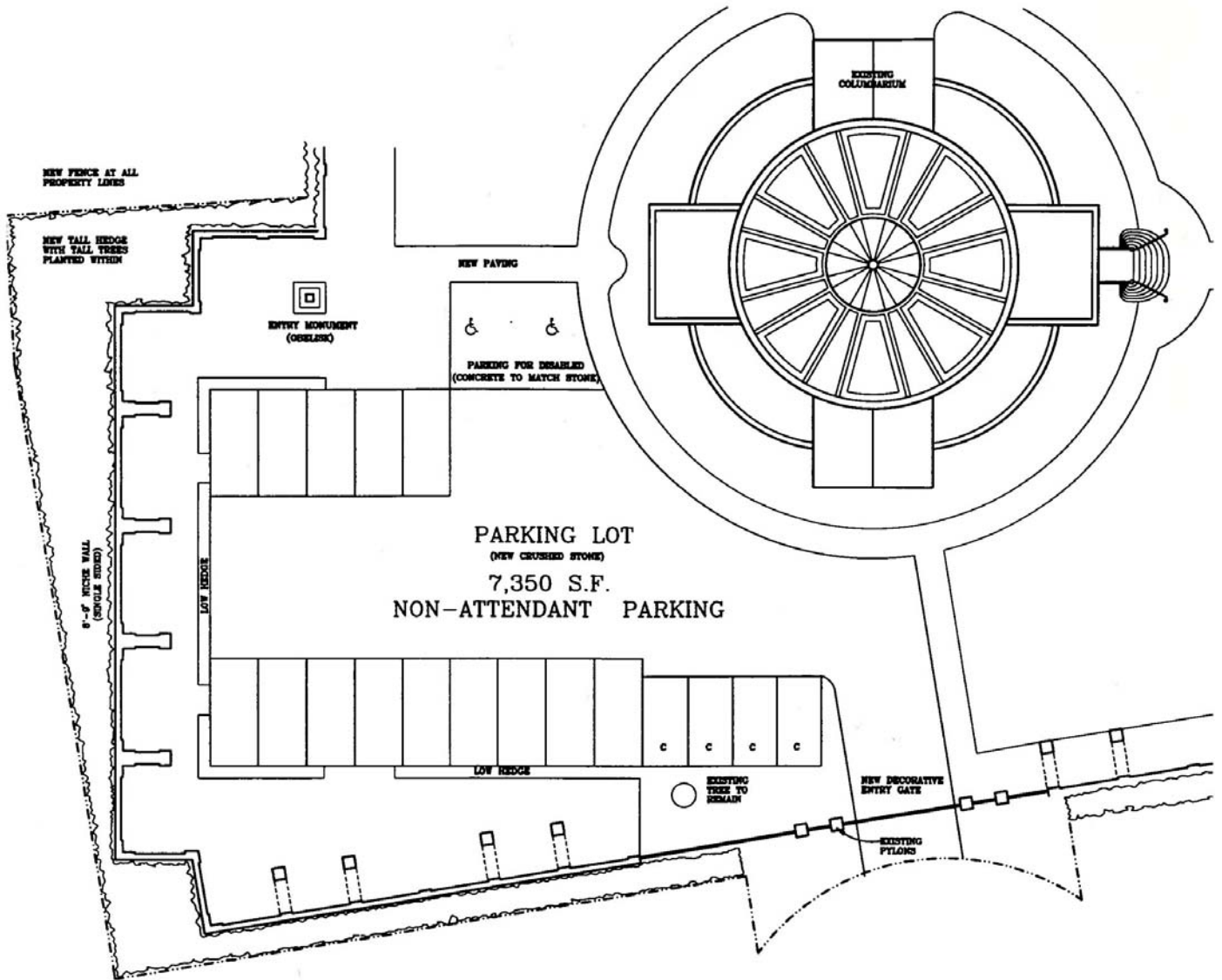


PHASE II - West Side of property (view at southwest):



Hedge reference image:

Spreckel's Mansion
Columbarium Hedges were previously approved
and have been planted. They will grow tall along
the site's perimeter behind the niche enclosures rather
than directly in front of the historic landmark.

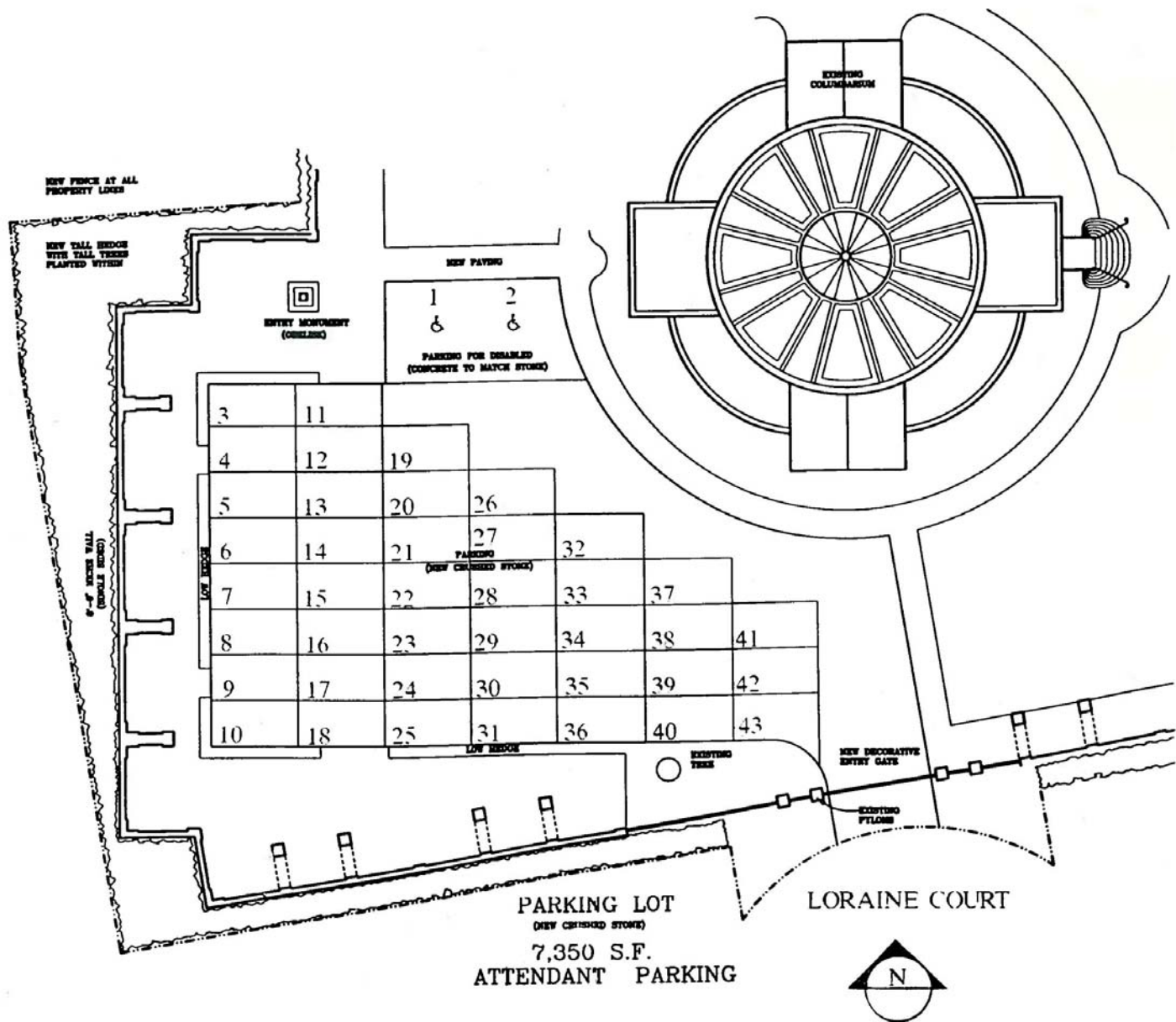


Parking Plan (per 1996 Approval)
Non-Attendant version

The revised proposal (with niche enclosures instead of niche walls) works fine with the Approved parking lot size and location.

In fact, this revision calls for 200 FEWER niches than the 1996 Approval.

Only five parking spaces are legally required for mortuary uses in San Francisco, even without attendants. The parking lot accommodates 20 vehicles, and those are not required very frequently.



Parking Plan (per 1996 Approval)
Attendant version

The revised proposal (with niche enclosures instead of niche walls) works fine with the Approved parking lot size and location.

In fact, this revision calls for 200 FEWER niches than the 1996 Approval.

Only five parking spaces are legally required for mortuary uses in San Francisco. The Master Plan allowed for attendant assisted parking of over 40 automobiles if necessary, for a rare, large memorial service.

SAN FRANCISCO COLUMBARIUM

REFERENCE IMAGES