



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Office Allocation Authorization

HEARING DATE: MAY 27, 2010

Date: May 20, 2010
Case No.: **2009.1026EB**
Project Address: **850-870 (aka 888) Brannan Street**
Zoning: UMU (Urban Mixed Use District)
68-X Height and Bulk District
Block/Lot: 3780/006, 007, 007A and 072
Project Sponsor: David Prowler
605 Market Street, Suite 1107
San Francisco, CA 94105
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to establish the third and fourth floors of the existing five-story building at 870 Brannan Street, and the third floor of the existing three-story building at 850 Brannan Street as a total of 138,580 gross square feet of office use. Another 174,183 square feet on the first and second floors of both buildings are proposed as "Integrated PDR." Additionally, off-street parking requirements per past Planning Commission and Zoning Administrator actions for 204 off-site parking spaces are proposed to be removed.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco's Showplace Square neighborhood. The two adjoining buildings on the site – 850 Brannan Street and 870 Brannan Street – currently contain 9,079 square feet of retail, 4,910 square feet of office, and 409,144 square feet of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) use. The buildings currently have a vacancy rate of approximately 54 percent. The 850 Brannan Street building is a three-story concrete building. The 870 Brannan Street building is a five-story, reinforced concrete building on three parcels. The two buildings are connected internally.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site falls within the Showplace Square plan area, but is in an area that may also be considered the southern edge of the South of Market neighborhood. The immediate area consists of similar, large, industrial/commercial buildings. Interstate 1-80 runs along the west elevation of the building.

ENVIRONMENTAL REVIEW

The Project is exempt as a Community Plan Exemption per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 7, 2010	May 7, 2010	20 days
Posted Notice	20 days	May 7, 2010	May 7, 2010	20 days
Mailed Notice	N/A	N/A	May 17, 2010	10 days

PUBLIC COMMENT

- The Department no public comment for this case.

ISSUES AND OTHER CONSIDERATIONS

- At the time of this report, the Planning Commission and Board of Supervisors are considering legislation (Case No. 2010.0194T) that would amend how the Jobs-Housing Linkage and Eastern Neighborhoods Community Impact Fees are calculated in an effort to better recognize and account for the impact of existing conditions on development sites and encourage adaptive reuse of existing buildings within the Eastern Neighborhoods Plan Area. The table below shows the amount of each fee due for this Project at the date of this report, as well as the adjusted amounts if the proposed legislation is adopted without amendments.

FEE TYPE	AS OF MAY 27, 2010	AS PROPOSED IN CASE NO. 2010.0194T
Transit Impact Development	\$303,431	\$303,431
Jobs-Housing Linkage	\$1,999,703	\$784,643
Eastern Neighborhoods	\$1,336,700	\$401,010
TOTAL	\$3,639,834	\$1,489,084

- There is currently more than 3.8 million square feet of large cap office space available in the City.
- The existing buildings currently have an approximately 54 percent vacancy rate.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must authorize the allocation of office space for the proposed 138,580 gross square foot office project per Planning Code Section 321.

BASIS FOR RECOMMENDATION

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

- The Project will allow the adaptive reuse of a Historic Resource (870 Brannan Street).
- Approximately 54 percent of the existing buildings' space is currently vacant.
- The Project will advance the Showplace Square/Potrero Hill Area Plan objective of diversifying uses in that area, while keeping office use limited.
- The Department received no opposition to this project.
- The proposed Project is consistent with the Planning Code and General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Community Plan Exemption Certificate
Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Sponsor Letter
Off-Site Parking Map
Reduced Plans

CT: C:\documents\BI\2009\850-870 Brannan St\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input checked="" type="checkbox"/> Other (Eastern Neighborhoods – Sec. 327) |
| <input checked="" type="checkbox"/> Transit Impact Development Fee (Admin Code) | |

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Planning Commission Draft Motion

HEARING DATE: MAY 27, 2010

Date: May 20, 2010
Case No.: **2009.1026EB**
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Zoning: UMU (Urban Mixed Use District)
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ADOPTING FINDINGS APPROVING ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2009-2010 ANNUAL OFFICE-DEVELOPMENT LIMITATION PROGRAM FOR A PROPOSED PROJECT LOCATED AT 850-870 BRANNAN STREET THAT WOULD AUTHORIZE THE CONVERSION OF THE THIRD AND FOURTH FLOORS OF THE EXISTING FIVE-STORY BUILDING AT 870 BRANNAN STREET, AND THE THIRD FLOOR OF THE EXISTING THREE-STORY BUILDING AT 850 BRANNAN STREET FOR A TOTAL OF 138,580 GROSS SQUARE FEET OF OFFICE USE, AND TO REMOVE THE REQUIREMENT FOR 204 OFF-SITE PARKING SPACES PER PLANNING COMMISSION RESOLUTION 9288 AND VARIANCE CASE NO. 84.135V AND 86.144V, PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 ON ASSESSOR'S BLOCK 3780, LOTS 006, 007, 007A, AND 072, IN THE UMU (URBAN MIXED USE) DISTRICT AND WITHIN THE 68-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 3, 2009, David Prowler, on behalf of SFGC Associates LLC (hereinafter "Project Sponsor") filed Application No. 2009.1026EB (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Allocation per Planning Code Sections 321 and 322 to establish the third and fourth floors of the existing five-story building at 870 Brannan Street, and the third floor of the existing three-story building at 850 Brannan Street for a total of 138,580 gross square feet of office use, and to

remove a requirement for 204 off-site parking spaces. The reclassification of use includes no interior alterations or exterior additions to the existing buildings.

The environmental effects of the Project were determined by the San Francisco Planning Department (hereinafter "Department") to have been fully reviewed under the Eastern Neighborhoods Plan Environmental Impact Report (hereinafter "Eastern Neighborhoods EIR"). The Eastern Neighborhoods EIR was prepared, circulated for public review and comment, and, by Motion No. 17659 certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter "CEQA").

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

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

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 17, 2010, the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed application was exempt from the environmental review process per Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The file for this project, including the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

On May 27, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2009.1026EB.

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

MOVED, that the Commission hereby authorizes the Office Allocation requested in Application No. 2009.1026EB, 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 project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco's Showplace Square neighborhood. The two adjoining buildings on the site – 850 Brannan Street and 870 Brannan Street – currently contain 9,079 square feet of retail, 4,910 square feet of office, and 409,144 square feet of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) use. The 850 Brannan Street building is a three-story concrete building. The 870 Brannan Street building is a five-story, reinforced concrete building on three parcels. The two buildings are connected internally.
3. **Surrounding Properties and Neighborhood.** The Project site falls within the Showplace Square plan area, but is in an area that may also be considered the southern edge of the South of Market neighborhood. The immediate area consists of similar, large, industrial/commercial buildings. Interstate 1-80 runs along the west elevation of the building.
4. **Project Description.** The proposal is to establish the third and fourth floors of the existing five-story building at 870 Brannan Street, and the third floor of the existing three-story building at 850 Brannan Street as a total of 138,580 gross square feet of legal office use. Another 174,183 square feet on the first and second floors of both buildings are proposed as "Integrated PDR." Additionally, off-street parking requirements per past Planning Commission and Zoning Administrator actions for 204 off-site parking spaces are proposed to be removed.
5. **Public Comment.** The Department received no public comment for this case.
6. **Planning Code Compliance.** The Commission finds and determines that the Project is consistent with the relevant provisions of the Code in the following manner:
 - A. **Open Space.** Section 135.3 requires new office developments in Eastern Neighborhoods Mixed Use Districts to provide and maintain usable open space for that new office space at a ratio of one square foot per 50 square feet of new office space, and/or pay an in-lieu fee of \$76 per square foot. All or a portion of the requirement for this Project is covered by the existing atrium on the ground floor, with any remaining portion subject to either newly created open space or the in-lieu feet. The open space (atrium) must meet the following criteria:

- i. Be in such locations and provide such ingress and egress as will make the area convenient, safe, secure and easily accessible to the general public;

The existing atrium is located on the ground floor just inside the main entrance to the 870 Brannan Street building. As such, it is a convenient, safe, and secure area that is easily accessible to the general public.

- ii. Be appropriately landscaped;

The existing atrium is lined with planter beds with small shrubs and trees, and it also includes a three-story palm tree.

- iii. Be protected from uncomfortable wind;

The existing atrium is located on the ground floor just inside the main entrance to the 870 Brannan Street building. As such, it is well protected from any adverse weather.

- iv. Incorporate ample seating and, if appropriate, access to food service, which will enhance public use of the area;

The existing atrium is flanked by a restaurant (dba Delessio) that includes seating within the atrium itself. There is also additional seating in the atrium that is not reserved for restaurant patrons.

- v. Be well signed and accessible to the public during daylight hours;

The existing atrium is located on the ground floor just inside the main entrance to the 870 Brannan Street building. As such, it is well signed and extremely accessible.

- vi. Have adequate access to sunlight if sunlight access is appropriate to the type of area;

The existing atrium is capped by a glass roof above the fifth floor of the 870 Brannan Street building. It provides adequate sunlight to the atrium and the glass roof is only covered during severe weather.

- vii. Be well lighted if the area is of the type requiring artificial illumination;

The existing atrium is adequately lighted by both the glass roof above and artificial illumination within the building.

- viii. Be designed to enhance user safety and security;

The existing atrium is located on the ground floor just inside the main entrance to the 870 Brannan Street building. Additionally, it is flanked by a full-service restaurant that

includes seating in the atrium. As such, the atrium is an active public space that with adequate accessibility and safety.

- ix. Be of sufficient size to be attractive and practical for its intended use; and

The existing atrium is nearly 20,000 square feet and includes several features that make it attractive, including a performance stage and proximity to a full-service restaurant. It provides adequate leisure space for people who work in the buildings and visitors.

- x. Have access to toilets, if feasible.

Public restrooms are provided immediately adjacent to the existing atrium.

- B. **Street Trees.** Section 143 requires the owner or developer of new buildings or office conversions in this District to install street trees. Each street tree must be a minimum of 24-inch box for 20 feet of frontage of the property along each street or public alley.

The Project site already includes 13 trees along Brannan Street and 6 trees along 8th Street. However, additional trees will be added to meet the minimum Code requirement.

- C. **Parking.** Section 151.1 does not require any off-street parking, and provides maximum parking amounts based on land use type.

The existing buildings contain three off-street parking spaces in the loading dock area between the two buildings. This is well within the permitted amounts in Section 151.1, which permits up to one space per 1,000 square feet of office space in the UMU District. However, in 1984 the Zoning Administrator required the 850 Brannan Street building to provide 66 spaces within 800 feet of the property for the lifetime of the structure or use through Case No. 84.135V. Additionally, in 1987 the Zoning Administrator required the 850 Brannan Street building to provide an additional 14 spaces within 800 feet of the property for the lifetime of the structure or use through Case No. 86.144V.

In 1982, the Planning Commission required the 870 Brannan Street building to retain 124 parking spaces within 800 feet of the property through Case No. 82.019D and Resolution No. 9288. These parking requirements are currently met by providing 110 parking spaces on a surface lot at 901 Brannan Street below the freeway, and 96 parking spaces at 925 Bryant Street.

The Zoning Administrator determined that because the current zoning for the property does not require that any parking be provided for the building, on or off-site, that the previously imposed parking required associated with Case Nos. 84.135V and 86.144V are released for the new Project. Planning Commission approval of this Project will also remove the existing off-site parking requirements of Resolution No. 9288.

- D. **Loading.** Section 152.1 requires certain amounts of off-street freight loading spaces based on the type and size of uses in a project.

The existing buildings contain four off-street loading spaces in the loading dock area accessed from Brannan Street between the two buildings. The existing buildings require seven off-street loading spaces per Section 152, and have a legal deficit of three spaces. The new project also requires a total of seven off-street loading spaces. The legal deficit may carry over to the new Project per Section 150.

- E. **Child Care.** Section 314 requires office developments of more than 50,000 gross square feet to 1) construct or provide a child-care facility on or near the site of the development project, either singly or in conjunction with the sponsors of other office or hotel development projects, 2) arrange with a nonprofit organization to provide a child-care facility at a location within the City, or 3) pay an in-lieu fee to the City Treasurer which shall thereafter be used exclusively to foster the expansion of and ease access to child-care facilities affordable to households of low or moderate income.

The Project does not include on-site child care. Therefore, the Project Sponsor shall pay an in-lieu fee of \$1 per occupied square foot of new office space, pursuant to Planning Code Section 314.4, prior to the issuance by DBI of the first certificate of occupancy for the development project.

- F. **Development Fees.** The Project is subject to the Jobs-Housing Linkage Fee per Planning Code Section 313, and The Eastern Neighborhoods Community Impact Fee per Planning Code Section 327.

The Project Sponsor shall pay the appropriate Jobs-Housing Linkage and Eastern Neighborhoods Community Impact fees, pursuant to Planning Code Sections 313 and 327, prior to the issuance of the first site or building permit application by the Department of Building Inspection.

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

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

The existing buildings have been used as a wholesale design center and showroom space, with small amounts of retail on the ground floors. There is currently more than 3.8 million gross square feet of available "large cap" office space in the City. Additionally, the Project is subject to a minimum of approximately \$1.5 million in development fees, plus the Child Care in-lieu fee. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.

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

The Project is consistent with the General Plan, as outlined in Section 7 below.

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

The proposed office space is within two existing buildings. The proposed reclassification of use includes no interior alterations or exterior additions to the existing buildings.

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

- a) Use. *The Project is within the UMU (Urban Mixed Use) Zoning District, which permits office use only on certain floors, and in relation to the number of stories in the building. Planning Code Section 843 states that the UMU District promotes "a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area." It also states that office uses are permitted, but limited to the upper floors of buildings. The proposal is to convert two floors (3rd and 4th) of the existing five-story building at 870 Brannan Street, and on floor (3rd) of the existing three-story building at 850 Brannan Street to office use.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The Project site is approximately six blocks from the Civic Center MUNI and BART station, and the CalTrain Depot at 4th and King Streets. It is also within three blocks from six MUNI bus lines, and a Golden Gate Transit bus line.*
- c) Open Space Accessibility. *The project is located in the Showplace Square neighborhood, which includes very little open space. The nearest significant open spaces are Franklin Square and Jackson Park, each being further than six blocks away. However, the existing atrium on the ground floor of the 870 Brannan Street building provides a significant portion of the open space required by the Planning Code.*
- d) Urban Design. *The proposed office space is in existing structures. The building at 870 Brannan Street was constructed in 1917, with additions in 1920, and is listed on both the National Register of Historic Places and the California Register of Historical Resources. It is an excellent example of the character of the built environment in the area. The building at 850 Brannan Street was originally built in 1920, but was substantially altered in 1944 and 1984-5. It compliments the adjacent historic structure and is representative of the low, industrial building type of the area.*
- e) Seismic Safety. *The Project does not include any new construction or additions to the existing buildings. Therefore, the Project will not create any new space that does not meet current seismic safety standards.*

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

- a) Anticipated Employment Opportunities. *The Project includes a total of 138,580 gross square feet of office space. Based on the Project Sponsor's analysis, the proposed office space would employ approximately 740 people at full occupancy.*
- b) Needs of Existing Businesses. *The Project will supply office space in the Showplace Square area, which limits or prohibits office use, depending on the Zoning District. In contrast to the downtown area, office rents in this area are generally lower and provide valuable space for smaller and/or younger businesses. Based on the Project Sponsor's analysis, the proposed office space would employ approximately 740 people at full occupancy. Since office space is limited in this area, an overconcentration is unlikely, and the area will continue to provide a vibrant mix of uses.*
- c) Availability of Space Suitable for Anticipated Uses.

The project will provide quality office space that is suitable for a variety of office uses and sizes.

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

The buildings are currently under single ownership. They are currently divided into a large number of small tenant spaces. However, the floors proposed for conversion to office space could be altered to accommodate larger tenants.

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

The Project does not include any Transfer of Development Rights.

- H. **Vertical Office Controls.** Section 803.9(h) limits office use in the UMU Zoning District based on a building's number of stories. A building with 2 to 4 stories may have only one floor designated for office use. A building with 5 to 7 stories may have up to two floors designated for office use.

The proposal is to convert two floors (3rd and 4th) of the existing five-story building at 870 Brannan Street, and one floor (3rd) of the existing three-story building at 850 Brannan Street to office use. Therefore, the Project meets the required vertical office controls.

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

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

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

The Project will not remove or create any neighborhood-serving retail uses. It would provide opportunities for resident employment consistent with this priority policy.

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

The Project includes no exterior additions to the existing buildings and will not remove or add any housing. The conversion to office space is limited to only three floors total for both buildings, which will allow other floors to be occupied by other appropriate uses to help ensure economic diversity in the buildings and the neighborhood.

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

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

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

The area is served by a variety of transit options, including MUNI, BART and Golden Gate Transit. The existing buildings contain minimal off-street parking and the formerly required 204 off-site parking spaces will be no longer required. Therefore, the Project should have no impact on transit or neighborhood parking.

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

The existing buildings are quite large and currently have a high vacancy rate. The Eastern Neighborhood planning effort recognized that some amount of office space in this area was beneficial, and permitted office with vertical controls so that it could not dominate a building or area. The conversion to office use on a total of three floors in the two buildings will help diversify the building and the area and facilitate adaptive reuse of a historical resource.

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

The Project does not include any new construction or additions to the existing buildings. Therefore, the Project will not create any new space that does not meet current seismic safety standards.

- g) That Landmarks and Historic Buildings be Preserved.

Permitting office use on the Project site, per Planning Code limitations, will help preserve the historic resource at 870 Brannan Street.

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

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

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.3:

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

OBJECTIVE 2:

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

Policy 1.1:

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

The Project will preserve two existing industrial building, including a historical resource at 870 Brannan Street, that are currently facing vacancies. It will add a mix of uses to the buildings and area, which may

help to diversify the local economy. Authorization of the office space will also result in the collection of significant development fees that would not otherwise be paid.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES.

Policy 1.2:

In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.

OBJECTIVE 6.1:

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

The Project will provide a limited amount of office space, relative to the overall size of the existing buildings, which will advance the concept of a transition to a more mixed use area. Additionally, the Project includes the adaptive reuse of a Historical Resource (870 Brannan Street) that is currently facing a high vacancy rate.

8. 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. The Commission finds that granting the Project Authorization in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Allocation Application No. 2009.1026EB** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated May 17, 2010, on file in Case Docket No. 2009.1026EB.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 and 322 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 27, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 27, 2010

Exhibit A

Conditions of Approval

Wherever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

The authorization contained herein is an allocation of office square footage under the 2009 - 2010 annual Office-Development Limitation Program for the addition of approximately 138,580 gross square feet of office area to the subject property, pursuant to Planning Code Sections 321 and 322 on Assessor's Block 3780, Lots 0026, 007, 007A and 072, within a UMU (Urban Mixed Use) District and the 68-X Height and Bulk District, and as shown on plans dated May 17, 2010, labeled "Exhibit B" and on file with Application No. 2009.1026EB.

1. GENERAL CONDITIONS

- A. Community Liaison. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to owners and occupants of nearby properties at all times during the establishment of the office space. Prior to the issuance of the first site or building permit, the Project Sponsor shall provide the Zoning Administrator and the owners of the properties within 300 feet of the Project Site written notice of the name, business address, and telephone number of the community liaison.
- B. Recordation. Prior to the issuance of any 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, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after 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, and record said writing if requested.
- C. Performance
1. A site permit or building permit for the herein-authorized Project shall be obtained within 18 months of the date of this action or the said authorization may become null and void.
 2. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a permit by the Department of Building Inspection for the Project is caused by a delay by a City, state or federal agency or by any appeal of the issuance of such a permit(s). The Project Sponsor shall obtain required site or building permits within 18 months (per Code Sections 321 and 322) of the date of this approval or this authorization may be null and void.

D. Severability. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.

2. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING OR SITE PERMIT

E. Open Space. The Project Sponsor must either create additional open space meeting the minimum criteria of Planning Code Section 135.3 to meet the minimum square footage required for the Project, or must pay the appropriate in-lieu fee (per Section 135) prior to the issuance of the first site or building permit by the Department of Building Inspection.

F. Development Fees. The Project Sponsor must submit payment of the appropriate Jobs-Housing Linkage Fee per Planning Code Section 313 et sec., and the Eastern Neighborhoods Community Impact Fee per Planning Code Section 327 et sec., prior to the issuance of the first site or building permit by the Department of Building Inspection.

3. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

G. Child Care In-Lieu Fee. The Project Sponsor must submit payment of the appropriate Child Care In-Lieu Fee per Planning Code Section 314 et sec. prior to the issuance of the first site or building permit by the Department of Building Inspection.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1026E
 Project Title: 850-870 Brannan Street (aka 888 Brannan)
 Zoning/Plan Area: UMU (Urban Mixed Use); 68-X Height and Bulk District
 Showplace Square/Potrero Hill Subarea of the Eastern Neighborhoods
 Rezoning and Area Plan
 Block/Lot: 3780/006, 007, 007A, and 072
 Lot Size: 115,973 square feet
 Project Sponsor: David Prowler
 (415) 544-0445
 Staff Contact: Jeanie Poling – (415) 575-9072
 jeanie.poling@sfgov.org

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 Suite 400
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 CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets. The project site currently contains 9,079 square feet (sf) of retail uses, 4,910 sf of office uses, and 409,144 sf of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) uses. The proposed project would convert 174,183 sf of PDR use to Integrated PDR use, and 138,580 sf of PDR use to office use, while retaining 101,291 sf of PDR and the existing retail and office uses. [Continued on the following page.]

EXEMPT STATUS:

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

REMARKS:

See next page.

DETERMINATION:

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

Bill Wycko
 Environmental Review Officer

Date

cc: David Prowler, Project Sponsor
 Corey Teague, Neighborhood Planning Division
 Pilar LaValley, Preservation Planner
 Historic Preservation Distribution List

Supervisor Chris Daly, District 6
 Virna Byrd, M.D.F.
 Exclusion/Exemption Distribution List

Historic Preservation Distribution List

PROJECT DESCRIPTION (Continued):

850 Brannan Street is a three-story concrete building that was constructed circa 1920 and substantially altered in 1985.¹ 870 Brannan Street is a four-story, reinforced concrete building on three parcels.² Constructed circa 1917-1920, the building and additions at 870 Brannan Street are known as the National Carbon Co. Building, which is on the National Register of Historic Places. The two buildings at 850-870 Brannan Street buildings are connected internally. The project includes the replacement or repair of windows of the 870 Brannan Street building in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.

The project site currently contains no parking, and no new parking is proposed. The project would remove the previously imposed requirements for off-site parking. The project would require office development authorization by the Planning Commission under Planning Code Section 321.

REMARKS:

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

This determination evaluates the potential project-specific environmental effects peculiar to the project at 850-870 Brannan Street described above, and incorporates by reference information contained within the *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR) (Case No. 2004.0160E; State Clearinghouse No. 2005032048). Project-specific analysis summarized in this determination was prepared for the proposed project at 850-870 Brannan Street to determine if there would be significant impacts attributable to the proposed project.³

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This

¹ 850 Brannan Street is also known as 866-870 Brannan Street (Lot 006), 870 Brannan Street (Lot 007), and 545-599 8th Street (Lot 007A).

² 870 Brannan Street is also known as 850-860 Brannan Street (Lot 072).

³ San Francisco Planning Department, *Community Plan Exemption Checklist for 850-870 Brannan Street*. This document is attached or is available as part of Case No. 2009.1026E.

determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 850-870 Brannan Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

The Eastern Neighborhoods FEIR included analyses of environmental issues including land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 850-870 Brannan Street is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 850-870 Brannan Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 850-870 Brannan Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use, aesthetics, air quality, archeological resources, historic architectural resources, shadow, transportation, noise, and hazardous materials.

Because office uses are not permitted in PDR districts, the Eastern Neighborhoods rezoning project created IPDR zoning to accommodate innovative new companies that contain on the same site both their core PDR function and other business functions such as logistics and marketing. Generally, an IPDR use must be at least one-third PDR (for smaller IPDR uses of under 2,000 sf, the PDR requirement is 20 percent). The rest of the space may be office or most any other non-residential use, however, retail space is limited to one-third (to avoid permitting big boxes with some kind of internet distribution center), and all uses must be integral and related parts of a single business.

Land Use

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

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially

zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the ‘Preferred Project’ – represented a combination of Options B and C. Because the amount of PDR space to be lost could not be precisely gauged, the FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

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

The proposed project at 850-870 Brannan Street falls within the Showplace Square – Potrero Hill Area Plan of the San Francisco General Plan. It is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the UMU District.

While the proposed project would convert 307,853 sf of PDR to other uses, the proposed new uses – office and integrated PDR – are consistent both with the policies of the Area Plan for this particular location and with the specific zoning adopted pursuant to the Area Plan. Thus, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code.⁴⁵

⁴ David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 850-870 Brannan Street. This document is on file and available for review as part of Case File No. 2009.1026E.

⁵ Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 850-870 Brannan Street, March 18, 2010. This document is on file and available for review as part of Case File No. 2009.1026E.

Aesthetics

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

The proposed project would change the uses within an existing building and would repair or replace the industrial steel-frame windows of the 870 Brannan Street building. As discussed under Question 4, Cultural and Paleontological Resources, of this document, the window replacement and repair would be conducted in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

Archeological Resources

The Eastern Neighborhoods PEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant.

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

The three archeological mitigation measures do not apply to the proposed project at 850-870 Brannan Street because the project involves no subsurface excavation and is not located in the Mission Dolores Archeological District.

Historic Architectural Resources

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

Eastern Neighborhoods PEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission

(HPC)). Item C of Mitigation Measure K-1 applies to the proposed project at 850-870 Brannan Street because it proposes exterior modifications to the street facades of a historical resource. On May 13, 2010, Planning preservation staff presented the proposed project to the HPC.⁶ Thus, Mitigation Measure K-1 has been completed and would not be included in the conditions of approval for this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

In a memorandum dated April 29, 2010, Planning preservation staff noted that 870 Brannan Street is listed on the National and California Registers under Criterion C (architecture) with a period of significance of 1917 and 1920. 850 Brannan Street, constructed circa 1920 and substantially altered in 1985, does not appear eligible for the California Register under any criterion.⁷

870 Brannan Street embodies the distinctive characteristics of a type and period and represents the work of a prominent local architect. The building is representative of the reinforced concrete industrial structures popular in San Francisco in the early twentieth century with the latest technology and materials and oversized classical ornament exhibited in the door surrounds, spandrel panels, and medallions. It is also representative of the work of prominent local architect, Maurice Couchot, who practiced architecture in California for 25 years. An early advocate of reinforced concrete construction, Couchot often served as the consulting engineer on projects in both northern and southern California. From 1923, Couchot was in partnership with Kenneth MacDonald, Jr. in Los Angeles. During this period, Couchot and MacDonald designed the Broadway Arcade Building (contributor to National Register-listed historic district) and Southern Pacific Railroad Depot in Glendale (National Register-listed). In San Francisco, Couchot worked on the Bank of Italy building (Powell and Market Streets) and the Fine Arts and French Buildings for the Panama-Pacific International Exposition of 1915.

870 Brannan Street was commissioned by the Eveready Division of the National Carbon Company and was used as a battery manufacturing facility. This company was organized in the late 1800s and became a unit of Union Carbide in 1917. In 1937, the building was acquired by the Blake, Moffit and Towne Company, an early San Francisco paper distributing company. The Blake, Moffit and Towne Company occupied the building until 1981.

Preservation staff reviewed the project proposal for window repair and replacement at 870 Brannan Street and determined that the project would not cause a substantial adverse change in the resource such

⁶ Pilar LaValley, Preservation Technical Specialist, San Francisco Planning Department, *Memo re Eastern Neighborhoods Interim Review Procedures, 2009.1026E - 850-870 Brannan Street (aka 888 Brannan Center) (Block 3780/Lots 006, 007, 007 A, and 072)*, May 13, 2010.

⁷ Sophie Hayward, Acting Preservation Coordinator, San Francisco Planning Department, *Historic Resource Evaluation Response for 850-870 Brannan Street*, April 29, 2010. This document is on file and is available for review as part of Case File No. 2009.1026E.

that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.⁸

- The majority of existing windows are deteriorated beyond repair. Where character-defining features are deteriorated beyond repair, the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)* allow for replacement in-kind or with a compatible substitute material.
- The project proposes replacement of a majority of the existing deteriorated steel-frame windows with an aluminum-frame, insulated glass window system that would closely match the original in pane configuration, muntin profile, and general proportions. Proposed replacement window system appears to constitute a compatible substitute in conformance with the *Secretary's Standards*.
- The project proposes to retain and repair original steel-frame windows remaining at the ground floor of the building. These windows would be stripped of paint and repaired and repainted. Existing painted/translucent, corrugated glazing would be replaced with clear glass, and deteriorated concrete around the openings would be repaired. Retention and repair of these windows, which are in somewhat better condition than windows on upper floors, would preserve original materials at that portion of the building most accessible to the public.
- The project proposed to salvage and/or repair original steel-frame windows at openings in the existing stairwells and to reinstall salvaged corrugated wire glass in these windows. Repair and reinstallation of original materials, including glazing, in these locations would preserve historic material and historic character of the building.
- The proposed project would retain and repair a limited number of original steel-frame windows, thereby preserving historic fabric and materials, and would replace the majority of severely deteriorated original windows with a compatible aluminum-frame window system, in conformance with the *Secretary's Standards*.

With implementation of the above-cited mitigation measure, cultural impacts would be less than significant.

Transportation

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

⁸ *Ibid.*

Traffic, Transit, Bicycles and Pedestrians. The proposed project would replace PDR uses with office and integrated PDR uses. Trip generation rates for office, PDR and integrated PDR are the same; thus, the change in use would not trigger any change in trip generation.⁹ No peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR is not applicable to the proposed project.

Loading. The proposed project requires seven off-street loading spaces. The project site currently contains approximately four loading spaces and thus has a legal deficiency of three loading spaces. Per Planning Code Section 150(c)(1), this deficiency may be carried forward for the proposed change of use.

Parking. The project site currently contains no parking, and no new parking is proposed. The proposed project would remove the requirements for off-site parking that was part of a previous condition of approval.¹⁰ The project site's current zoning – UMU – does not require parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. This information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Noise

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

The proposed project at 850-870 Brannan Street involves change of use and interior renovations to an existing building, and the replacement/repair of windows. Mitigation Measures F-1 and F-2 involve noise controls on the use of pile driving equipment and other construction equipment. These two construction noise measures are not applicable to the proposed project because project construction would not involve pile driving and would occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.¹¹

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

⁹ San Francisco Planning Department, *Transportation Study Determination for Case No. 2009.1026E*, February 24/ 2010.

This document is on file and available for public review as part of Case No. 2009.1026E.

¹⁰ San Francisco City Planning Commission Resolution No. 9288, January 21, 1982.

¹¹ Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

would not add any sensitive receptors to the project site; thus, these three mitigation measures are not applicable to the proposed project. Nonetheless, the proposed new windows would contain sound-deadening qualities.

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

The proposed project at 850-870 Brannan Street involves interior renovations to an existing building and the replacement of windows. Noise generated by the proposed project would be less than significant.

Air Quality

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

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project at 850-870 Brannan Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

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

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

to generate substantial DPM emissions or be served by at least 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

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

The proposed project would convert PDR use to IPDR and office uses. This change of use would allow for the development of uses that may result in fewer air quality impacts: IPDR (which allows a mix of PDR, office and retail) and office uses would be less likely to use less heavy equipment or manufacturing processes that emit air pollutants than the uses allowed under PDR zoning. Thus, the proposed project would not result in any peculiar impacts.

Greenhouse Gas Emissions

The project site is located within the Showplace Square – Potrero Hill Area Plan analyzed in the Eastern Neighborhoods FEIR. The Eastern Neighborhoods FEIR assessed the greenhouse gas (GHG) emissions that could result from rezoning of the Showplace Square – Potrero Hill Area Plan under the three rezoning options. Options A, B, and C were anticipated to result in GHG emissions on the order of 4.2, 4.3, and 4.5 metric tons of carbon dioxide equivalents (CO₂E)¹² per service population,¹³ respectively.¹⁴ The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed would be less than significant. The Eastern Neighborhoods EIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant and no mitigation measures were identified. Therefore, the project would not result in any significant impacts related to GHG emissions.

The project proposes to convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use, and to repair/replace windows in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The Planning Department considers PDR, IPDR, and office uses to generate the same transportation rates; thus, the project would not contribute to the cumulative effects of climate change by emitting GHG emissions during its operational phase from additional vehicle trips. In addition, indirect emissions, such as from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations, would not increase because the proposed change in use would not be likely to add new workers to the project site. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction, which is estimated to last six months. The proposed project would not result in any significant impacts related to GHG emissions. In addition, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs.

¹² Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project's, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

¹³ Service population is the equivalent of total number of residents + employees.

¹⁴ *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

Shadow

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.¹⁵ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

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

Hazardous Materials

Rezoning could result in a reduction in the amount of currently zoned industrial (PDR) land in the Eastern Neighborhoods. Some land currently zoned for industrial purposes would no longer allow any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant

The interior renovations that are proposed at 850-870 Brannan Street may involve the removal and/or disturbance of hazardous building materials.

Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant. In accordance with Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Mitigation Measure 2, below.

Mitigation Measure

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

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

¹⁵ Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

Public Notice and Comment

A “Notification of Project Receiving Environmental Review” was mailed on December 10, 2009, to owners of properties within 300 feet of the project site and adjacent occupants. No members of the public expressed any concerns related to the proposed project.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 850-870 Brannan Street. As described above, the 850-870 Brannan Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 850-870 Brannan Street would not have any new significant or peculiar effects on the environment not previously identified in the Eastern Neighborhoods FEIR, nor would any environmental impacts be substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Community Plan Exemption Checklist

Case No.: 2009.1026E
Project Title: 850–870 Brannan Street (a.k.a. 888 Brannan)
Zoning: UMU (Urban Mixed Use) Use District
68-X Height and Bulk District
Block/Lot: 3780/006, 007, 007A, and 072
Lot Size: 115,973 square feet
Plan Area: Showplace Square – Potrero Hill Subarea of the Eastern
Neighborhoods
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the northeast corner of Brannan Street at 8th Street on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in San Francisco’s Showplace Square neighborhood. The two adjoining buildings on the site – 850 Brannan Street and 870 Brannan Street – currently contain 9,079 square feet (sf) of retail uses, 4,910 sf of office uses, and 409,144 sf of showroom/accessory office uses, which are categorized by the Planning Department as production, distribution, and repair (PDR) uses. 850 Brannan Street is a three-story concrete building that was constructed circa 1920 and substantially altered in 1985.¹ 870 Brannan Street is a four-story, reinforced concrete building on three parcels.² The two buildings are connected internally.

The proposed project would maintain the existing occupied showrooms and retail uses while converting some vacant parts of the building to office and Integrated PDR (IPDR) uses. Because office uses are not permitted in PDR districts, the Eastern Neighborhoods rezoning project created IPDR zoning to accommodate innovative new companies that contain on the same site both their core PDR function and other business functions such as logistics and marketing. An IPDR use must be at least one-third PDR (for smaller IPDR uses of under 2,000 sf, the PDR requirement is 20 percent).³ The rest of the space may be office or most any other non-residential use, however, retail space is limited to one-third, and all uses must be integral and related parts of a single business.

The project would convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use. The project would retain 101,291 sf of PDR and the 9,079 sf of retail. The project site currently contains no parking, and no new parking is proposed. The project would remove the previously imposed requirements for off-site parking. The circa 1917-1920 building and additions at 870

¹ 850 Brannan Street is also known as 850-860 Brannan Street (Lot 072).

² 870 Brannan Street is also known as 866-870 Brannan Street (Lot 006), 870 Brannan Street (Lot 007), and 545-599 8th Street (Lot 007A).

³ Section 890.49 of the Planning Code gives explicit direction on what uses can be considered PDR for this purpose.

Brannan Street are known as the National Carbon Co. Building, which is on the National Register of Historic Places. The windows would be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation*. The project would require office development authorization by the Planning Commission under Planning Code Section 321.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic EIR (PEIR) for the plan area (i.e., the *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR)).⁴ Items checked "Sig. Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the PEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the PEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in PEIR." Mitigation measures identified in the PEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the PEIR identified a significant impact or the project would have a significant peculiar impact are also checked "Addressed Below," and are discussed.

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

⁴ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

Significant Impacts Identified in PEIR

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

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

Mitigation Measure not Applicable to Project

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

No Peculiar Impacts

The proposed project at 850-870 Brannan Street falls within the Showplace Square – Potrero Hill Area Plan of the San Francisco General Plan. It is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the UMU District.

While the proposed project would convert 307,853 sf of PDR to other uses, the proposed new uses – office and integrated PDR – are consistent both with the policies of the Area Plan for this

particular location and with the specific zoning adopted pursuant to the Area Plan. Thus, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code.^{5 6}

<u>Topics:</u>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The proposed project would change the uses within an existing building and would repair or replace the industrial steel-frame windows of the 870 Brannan Street building. As discussed under Question 4, Cultural and Paleontological Resources, of this document, the window replacement and repair would be conducted in conformance with the *Secretary of the Interior's*

⁵ David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 850-870 Brannan Street. This document is on file and available for review as part of Case File No. 2009.1026E.

⁶ Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 850-870 Brannan Street, March 18, 2010. This document is on file and available for review as part of Case File No. 2009.1026E.

Standards for Rehabilitation. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

<u>Topics:</u>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</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 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 type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The proposed project does not contain residential use, and no residential use is proposed. In addition, the project does not propose any new infrastructure or businesses that would indirectly induce population growth. Thus, the proposed project is not anticipated to create a demand for increased housing.

The change from PDR to office and IPDR uses would change the type of businesses permitted on the project site but would not be likely to increase the number of workers such businesses would employ. Additionally, the proposed project would not displace businesses, because the portion of the building proposed for new uses is currently vacant. Thus, the project would not create a demand for additional housing, and the construction of replacement housing would not be necessary.

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

Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant. The PEIR also anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Mitigation Measures not Applicable to Project

Eastern Neighborhoods PEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). Item C of Mitigation Measure K-1 applies to the proposed project at 850-870 Brannan Street because it proposes exterior modifications to the street facades of a historical resource. On May 13, 2010, Planning preservation staff presented the proposed project to the HPC.⁷ Thus, Mitigation Measure K-1 has been completed and would not be included in the conditions of approval for this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

⁷ Pilar LaValley, Preservation Technical Specialist, San Francisco Planning Department, *Memo re Eastern Neighborhoods Interim Review Procedures, 2009.1026E - 850-870 Brannan Street (aka 888 Brannan Center) (Block 3780/Lots 006, 007, 007 A, and 072)*, May 13, 2010.

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

No Peculiar Impacts

The three archeological mitigation measures do not apply to the proposed project at 850-870 Brannan Street because the project involves no subsurface excavation and is not located in the Mission Dolores Archeological District.

In a memorandum dated April 29, 2010, Planning preservation staff noted that 870 Brannan Street is listed on the National and California Registers under Criterion C (architecture) with a period of significance of 1917 and 1920. 850 Brannan Street, constructed circa 1920 and substantially altered in 1985, does not appear eligible for the California Register under any criterion.⁸

870 Brannan Street embodies the distinctive characteristics of a type and period and represents the work of a prominent local architect. The building is representative of the reinforced concrete industrial structures popular in San Francisco in the early twentieth century with the latest technology and materials and oversized classical ornament exhibited in the door surrounds, spandrel panels, and medallions. It is also representative of the work of prominent local architect, Maurice Couchot, who practiced architecture in California for 25 years. An early advocate of reinforced concrete construction, Couchot often served as the consulting engineer on projects in both northern and southern California. From 1923, Couchot was in partnership with Kenneth MacDonald, Jr. in Los Angeles. During this period, Couchot and MacDonald designed the Broadway Arcade Building (contributor to National Register-listed historic district) and Southern Pacific Railroad Depot in Glendale (National Register-listed). In San Francisco, Couchot worked on the Bank of Italy building (Powell and Market Streets) and the Fine Arts and French Buildings for the Panama-Pacific International Exposition of 1915.

870 Brannan Street was commissioned by the Eveready Division of the National Carbon Company and was used as a battery manufacturing facility. This company was organized in the late 1800s and became a unit of Union Carbide in 1917. In 1937, the building was acquired by the Blake, Moffit and Towne Company, an early San Francisco paper distributing company. The Blake, Moffit and Towne Company occupied the building until 1981.

⁸ Sophie Hayward, Acting Preservation Coordinator, San Francisco Planning Department, *Historic Resource Evaluation Response for 850-870 Brannan Street*, April 29, 2010. This document is on file and is available for review as part of Case File No. 2009.1026E.

Preservation staff reviewed the project proposal for window repair and replacement at 870 Brannan Street and determined that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.⁹

- The majority of existing windows are deteriorated beyond repair. Where character-defining features are deteriorated beyond repair, the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)* allow for replacement in-kind or with a compatible substitute material.
- The project proposes replacement of a majority of the existing deteriorated steel-frame windows with an aluminum-frame, insulated glass window system that would closely match the original in pane configuration, muntin profile, and general proportions. Proposed replacement window system appears to constitute a compatible substitute in conformance with the *Secretary's Standards*.
- The project proposes to retain and repair original steel-frame windows remaining at the ground floor of the building. These windows would be stripped of paint and repaired and repainted. Existing painted/translucent, corrugated glazing would be replaced with clear glass, and deteriorated concrete around the openings would be repaired. Retention and repair of these windows, which are in somewhat better condition than windows on upper floors, would preserve original materials at that portion of the building most accessible to the public.
- The project proposed to salvage and/or repair original steel-frame windows at openings in the existing stairwells and to reinstall salvaged corrugated wire glass in these windows. Repair and reinstallation of original materials, including glazing, in these locations would preserve historic material and historic character of the building.
- The proposed project would retain and repair a limited number of original steel-frame windows, thereby preserving historic fabric and materials, and would replace the majority of severely deteriorated original windows with a compatible aluminum-frame window system, in conformance with the *Secretary's Standards*.

With implementation of the above-cited mitigation measure, cultural impacts would be less than significant.

⁹ *Ibid.*

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in PEIR/ Mitigation Measures not Applicable to Project

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

No Peculiar Impacts

Traffic, Transit, Bicycles and Pedestrians

The proposed project would replace PDR uses with office and integrated PDR uses. Trip generation rates for office, PDR and integrated PDR are the same; thus, the change in use would

not trigger any change in trip generation.¹⁰ No peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR is not applicable to the proposed project.

Loading

The proposed project requires seven off-street loading spaces. The project site currently contains approximately four loading spaces and thus has a legal deficiency of three loading spaces. Per Planning Code Section 150(c)(1), this deficiency may be carried forward for the proposed change of use.

Parking

The project site currently contains no parking, and no new parking is proposed. The proposed project would remove the requirements for off-site parking that was part of a previous condition of approval.¹¹ The project site’s current zoning – UMU – does not require parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. This information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

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

¹⁰ San Francisco Planning Department, *Transportation Study Determination for Case No. 2009.1026E*, February 24/ 2010. This document is on file and available for public review as part of Case No. 2009.1026E.

¹¹ San Francisco City Planning Commission Resolution No. 9288, January 21, 1982.

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in PEIR

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

Mitigation Measures not Applicable to Project

The proposed project at 850-870 Brannan Street involves change of use and interior renovations to an existing building, and the replacement/repair of windows. Mitigation Measures F-1 and F-2 involve noise controls on the use of pile driving equipment and other construction equipment. These two construction noise measures are not applicable to the proposed project because project construction would not involve pile driving and would occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.¹²

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

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

¹² Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

No Peculiar Impacts

The proposed project at 850-870 Brannan Street involves interior renovations to an existing building and the replacement of windows. Noise generated by the proposed project would be less than significant.

<u>Topics:</u>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant Impacts Identified in PEIR

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

Mitigation Measures not Applicable to Project

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project at 850-870 Brannan Street would be required to comply with the Construction

Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

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

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

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

No Peculiar Impacts

The proposed project would convert PDR use to IPDR and office uses. This change of use would allow for the development of uses that may result in fewer air quality impacts: IPDR (which allows a mix of PDR, office and retail) and office uses would be less likely to use less heavy equipment or manufacturing processes that emit air pollutants than the uses allowed under PDR zoning. Thus, the proposed project would not result in any peculiar impacts.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

The project site is located within the Showplace Square – Potrero Hill Area Plan analyzed in the Eastern Neighborhoods FEIR. The Eastern Neighborhoods FEIR assessed the greenhouse gas (GHG) emissions that could result from rezoning of the Showplace Square – Potrero Hill Area Plan under the three rezoning options. Options A, B, and C were anticipated to result in GHG emissions on the order of 4.2, 4.3, and 4.5 metric tons of carbon dioxide equivalents (CO₂E)¹³ per service population,¹⁴ respectively.¹⁵ The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed would be less than significant. The Eastern Neighborhoods EIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant and no mitigation measures were identified. Therefore, the project would not result in any significant impacts related to GHG emissions.

No Peculiar Impacts

The project proposes to convert 174,183 sf of PDR use to IPDR use, and 138,580 sf of PDR use to office use, and to repair/replace windows in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*. The Planning Department considers PDR, IPDR, and office uses to generate the same transportation rates; thus, the project would not contribute to the cumulative effects of climate change by emitting GHG emissions during its operational phase from additional vehicle trips. In addition, indirect emissions, such as from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations, would not increase because the proposed change in use would not be likely to add new workers to the project site. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction, which is estimated to last six months. The proposed project would not result in any significant impacts related to GHG emissions. In addition, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs.

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹³ Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project’s, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

¹⁴ Service population is the equivalent of total number of residents + employees.

¹⁵ *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

Significant Impacts Identified in PEIR

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

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.¹⁶ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

No Peculiar Impacts

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

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

¹⁶ Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

No Peculiar Impacts

The proposed project would convert PDR uses to IPDR and office uses. The proposed project would not introduce new residents or be likely to increase the number of employees to the project site. Thus, the project would not affect existing recreational facilities in the project vicinity.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
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 type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

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

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program’s impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the FEIR. Impacts on parks are discussed under Questions 9 and 10.

No Peculiar Impacts

The project would convert the uses within an existing building from PDR to IPDR and office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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"/>

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The project site is completely developed with existing buildings; there is no landscaping or vegetation on the project site. The project sponsor would be required to plant street trees in compliance with Section 143 of the Planning Code. Given the conditions present on the project site and in the area, biological resource impacts are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The project would involve interior modifications and would not include any soil-disturbing activities; thus this topic is not applicable to the proposed project.

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
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 type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The project site is completely covered by buildings, and the proposed project would not change the amount of impervious surface area on the site, or affect runoff and drainage. Thus, effects related to water resources are not applicable to the proposed project.

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

Significant Impacts Identified in PEIR

Rezoning could result in a reduction in the amount of currently zoned industrial (PDR) land in the Eastern Neighborhoods. Some land currently zoned for industrial purposes would no longer allow any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development may involve demolition or renovation of existing structures that may contain

hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant

Project Contribution to Significant Impacts Identified in PEIR

The interior renovations that are proposed at 850-870 Brannan Street may involve the removal and/or disturbance of hazardous building materials.

Mitigation Measure Applicable to Project

Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant.

Project Mitigation Measure 2 – Hazardous Building Materials ((Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). Mitigation Measure L-1: The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
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 type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods FEIR determined that the program would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning

energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The project area does not include any natural resources routinely extracted, and the proposed rezoning does not result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods FEIR concluded that the program would not cause a wasteful use of energy, and would have a less-than-significant impact on energy. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. Therefore, the proposed project would not result in any impacts to energy resources.

<u>Topics:</u>	<u>Sig. Impact Identified in PEIR</u>	<u>Project Contributes to Sig. Impact Identified in PEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>Addressed Below</u>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Significant Impacts Identified in PEIR

The Initial Study checklist, in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning agricultural and forest resources. Nonetheless, all of San Francisco is identified by the California Department of Conservation's Farmland

Mapping and Monitoring Program as “Urban and Built-up Land” (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project within the Eastern Neighborhoods Plan Area.

No Peculiar Impacts

These topics are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant Impacts Identified in PEIR

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

No Peculiar Impacts

The proposed project would convert the use of an existing building from PDR use to IPDR and office uses, and the replacement/repair of windows. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.

C. DETERMINATION

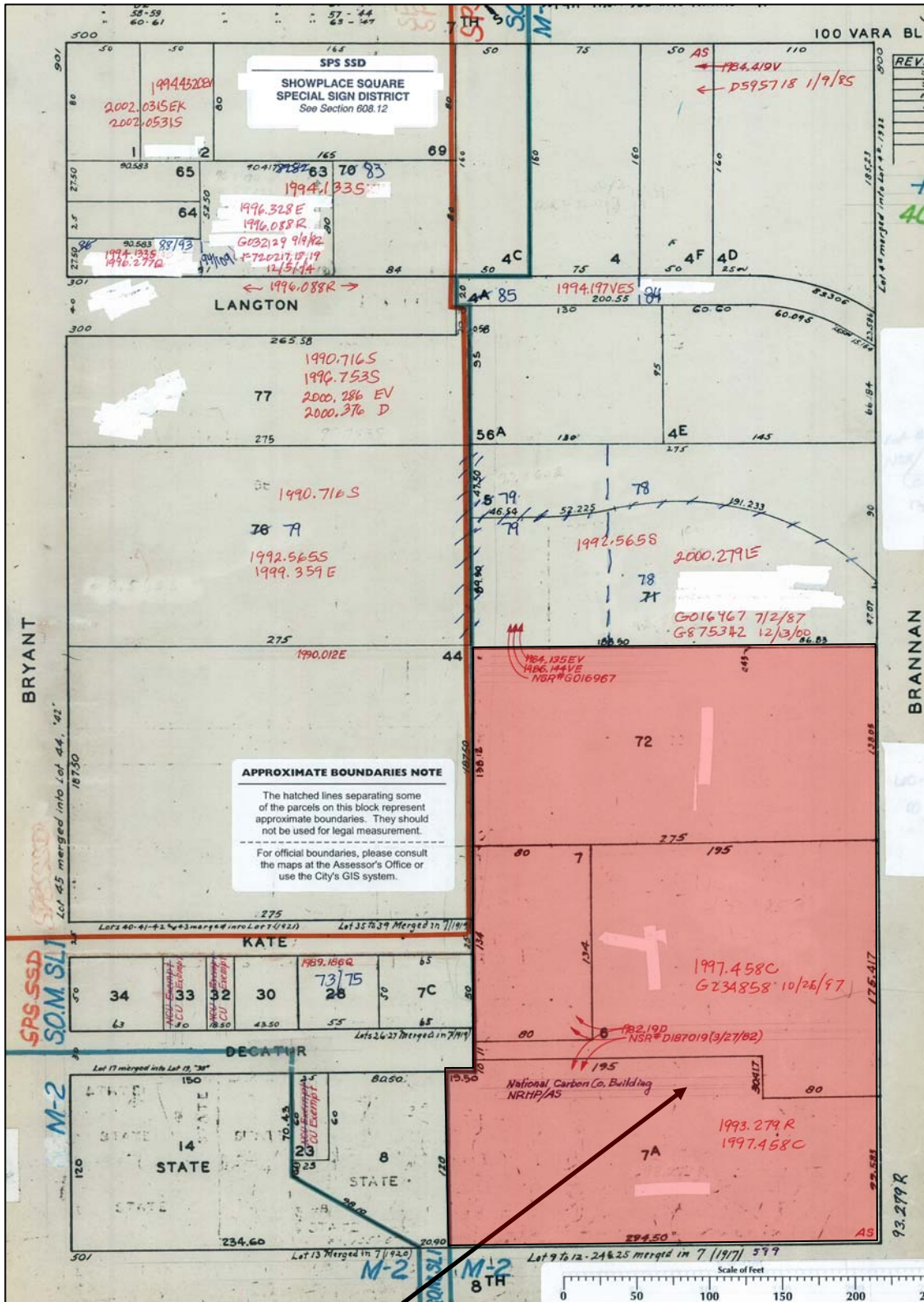
On the basis of this review, it can be determined that:

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


Bill Wycko
Environmental Review Officer
for
John Rahaim, Planning Director

DATE May 18, 2010

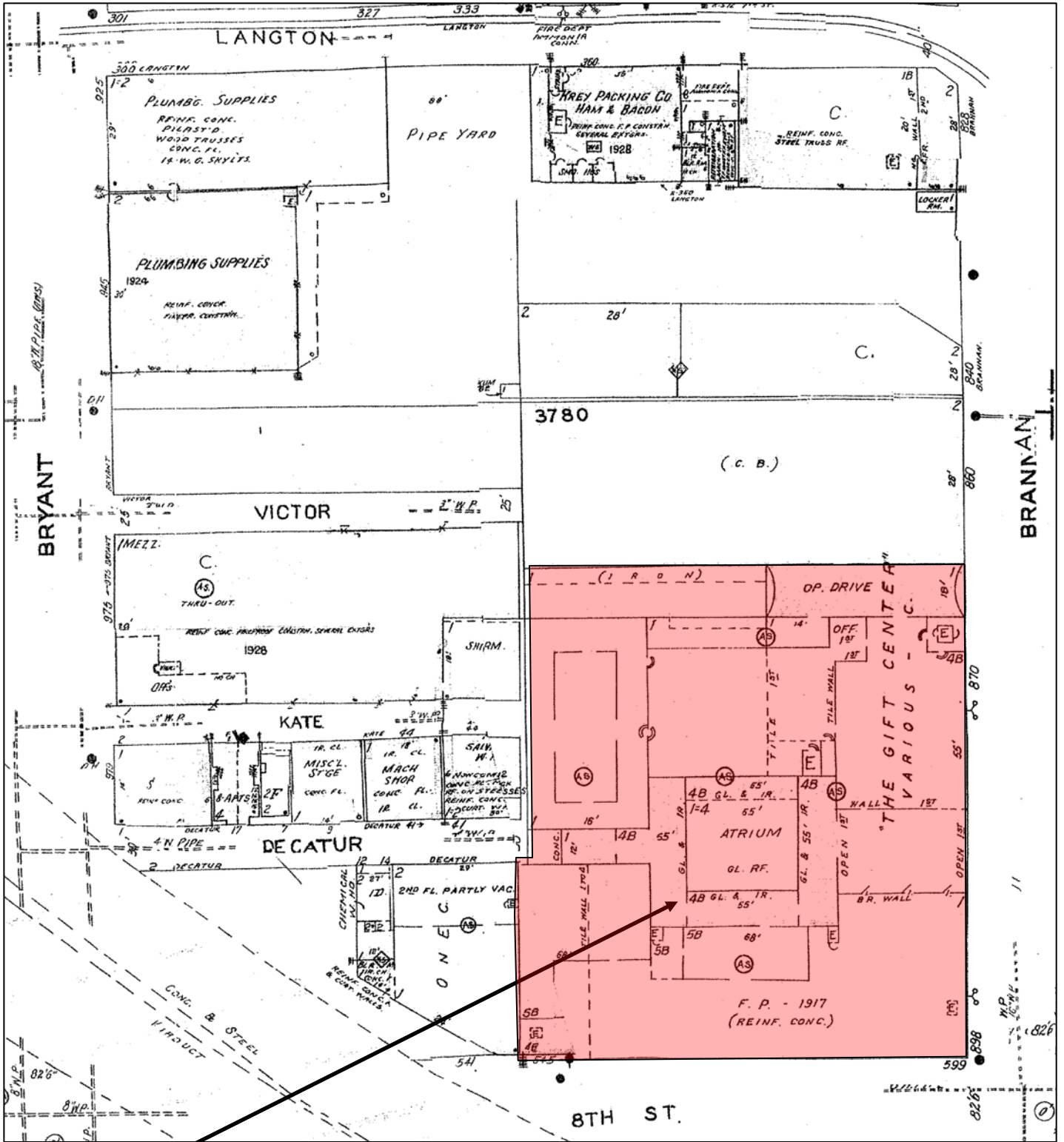
Block Book Map



SUBJECT PROPERTY

Office Allocation Authorization
Case Number 2009.1026EB
850-870 (aka 888) Brannan Street

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.

Office Allocation Authorization
 Case Number 2009.1026EB
 850-870 (aka 888) Brannan Street



Aerial Photo



SUBJECT PROPERTY



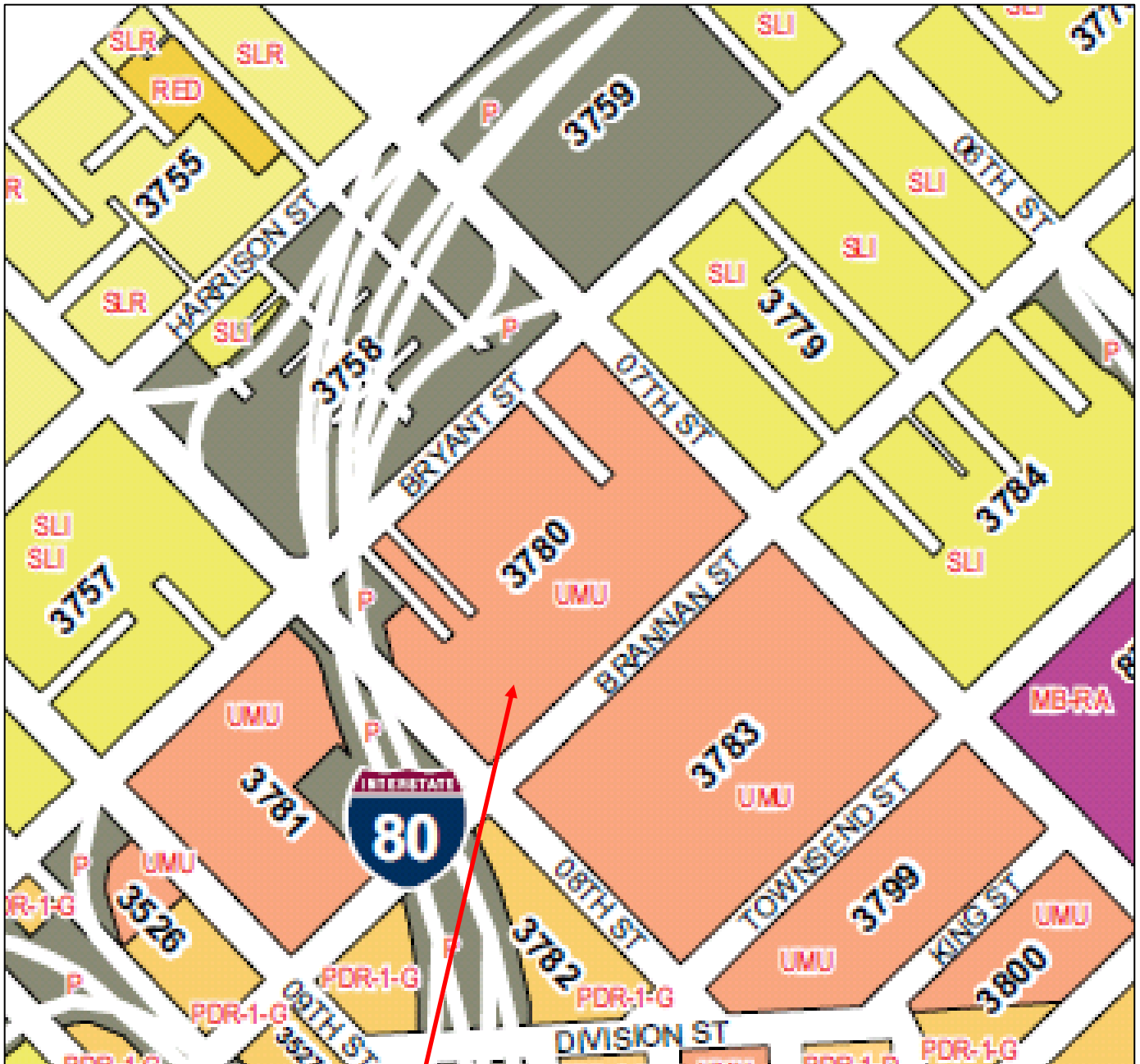
Aerial Photo



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Office Allocation Authorization
Case Number 2009.1026EB
850-870 (aka 888) Brannan Street



BRANNAN

888 BRANNAN ST. STE. 609
SAN FRANCISCO, CA 94103
P 415.436.6060 F. 415.431.2710
www.888brannan.com

MAY 20 2010

Ron Miguel
President
San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

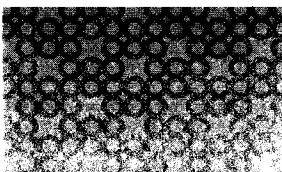
RE: 888 Brannan Street, Case Number 2009.1026B

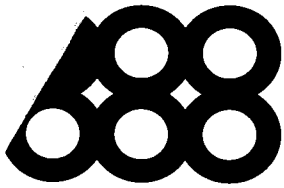
Dear Commissioner Miguel:

At the Commission meeting of May 27, 2010, the Commission will be asked to take two actions on 888 Brannan Street: allocating office space pursuant to Planning Code Section 321 and the removal of requirements for offsite parking. The office conversion requested is a Permitted use within the UMU zone established by the Eastern Neighborhoods Plans. Recognizing that these actions will serve to further the goals of the Plan, staff has recommended approval. A Community Plan Exemption is called for because staff has determined that any impacts of the proposal have been analyzed in the Eastern Neighborhoods Plan EIR.

In summary, we propose revitalize this historic building by doing the following:

- Invest approximately \$30 million in upgrades to the building including energy improvements aimed at obtaining LEED Silver status. These measures include:
 - Reflective roof
 - Water saving fixtures
 - Energy efficient lighting
 - Increased natural light
 - New HVAC systems
- Existing decayed windows will be replaced in accordance with the Secretary of the Interior's Standards.
- Bringing new jobs to the area by converting just over 133,000 square feet of vacant show room space to office use. An additional 119,000 square feet will be set aside for IPDR users.





BRANNAN

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- Removing obsolete requirements to provide off-site parking spaces. No such requirement would be required under the current code. The assurance to tenants and visitors of the availability of these spaces serves to encourage automobile commuting.
- Construction work will be performed by union labor.

Vacancies are the result of changes in the gift industry which have affected showrooms throughout the nation rather than by actions of the ownership.

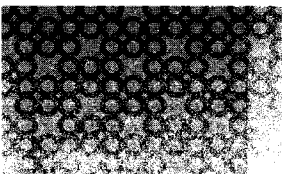
We are unaware of any controversy regarding the proposal. Neighbors of the proposal and community leaders were informed of the proposal and offered tours of the building but none responded.

We look forward to bringing this historic building – a National Register-listed resource – back into productive re-use. We hope we can count on your support on the 27th. If you have any questions or thoughts – or if you'd like a tour of the building – please contact David Prowler at 415 544 0445 or at david@proowler.org.

Best wishes,

Todd Gooding
President
ScanlanKemperBard Companies
(Operating Manager for SFGC Associates, LLC)

Cc: Planning Commissioners
John Rahaim, Director of Planning
Corey Teague, Planner



870/850 Brannan Parking

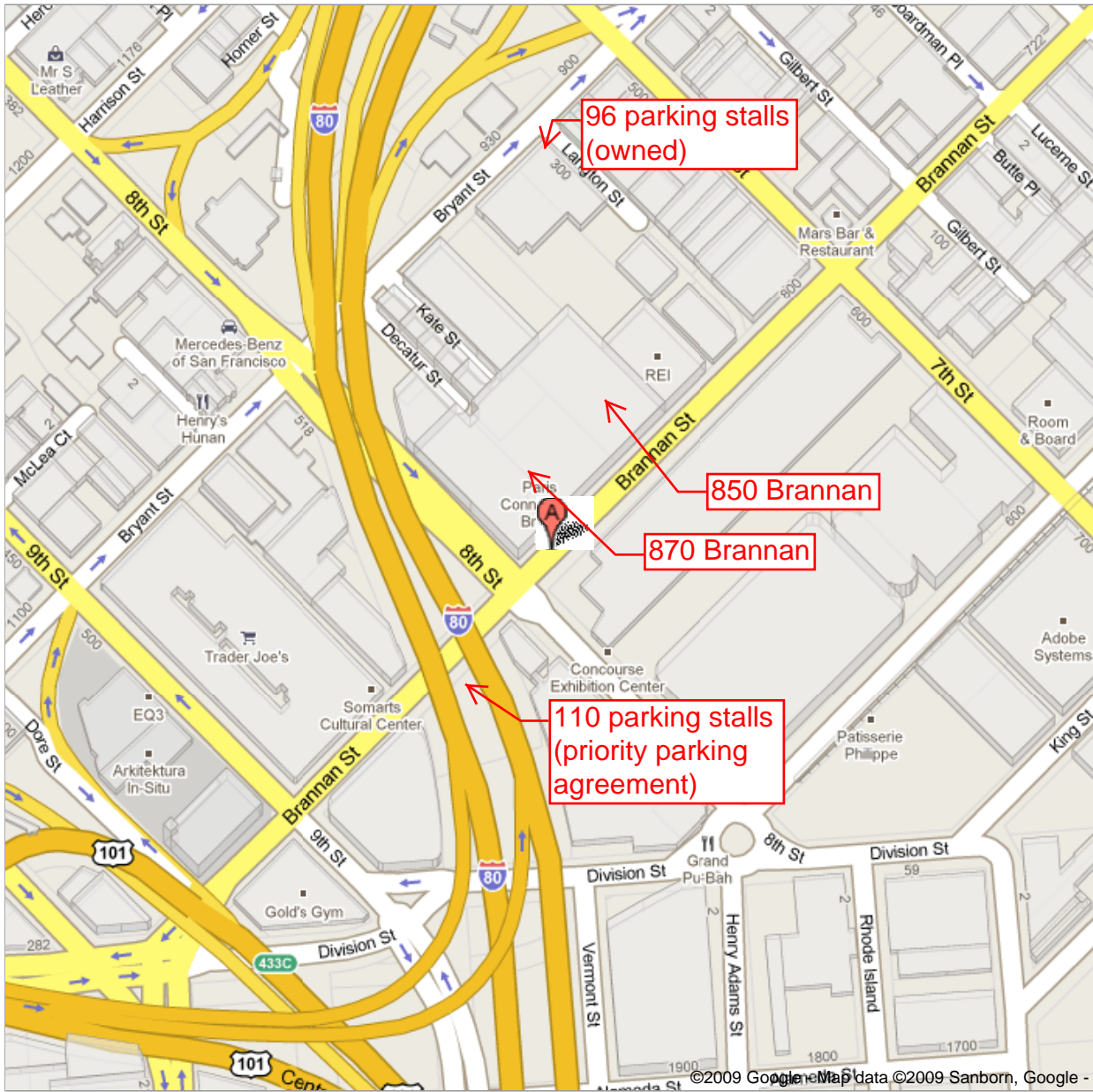


Address **888 Brannan St**
San Francisco, CA 94103

Get Google Maps on your phone



Text the word "GMAPS" to 466453



870/850 Brannan Street
 (previously known as the San Francisco Gift Center and Jewelmart, now 888 Brannan)



888 Brannan San Francisco, CA - Google Maps

Page 1 of 1



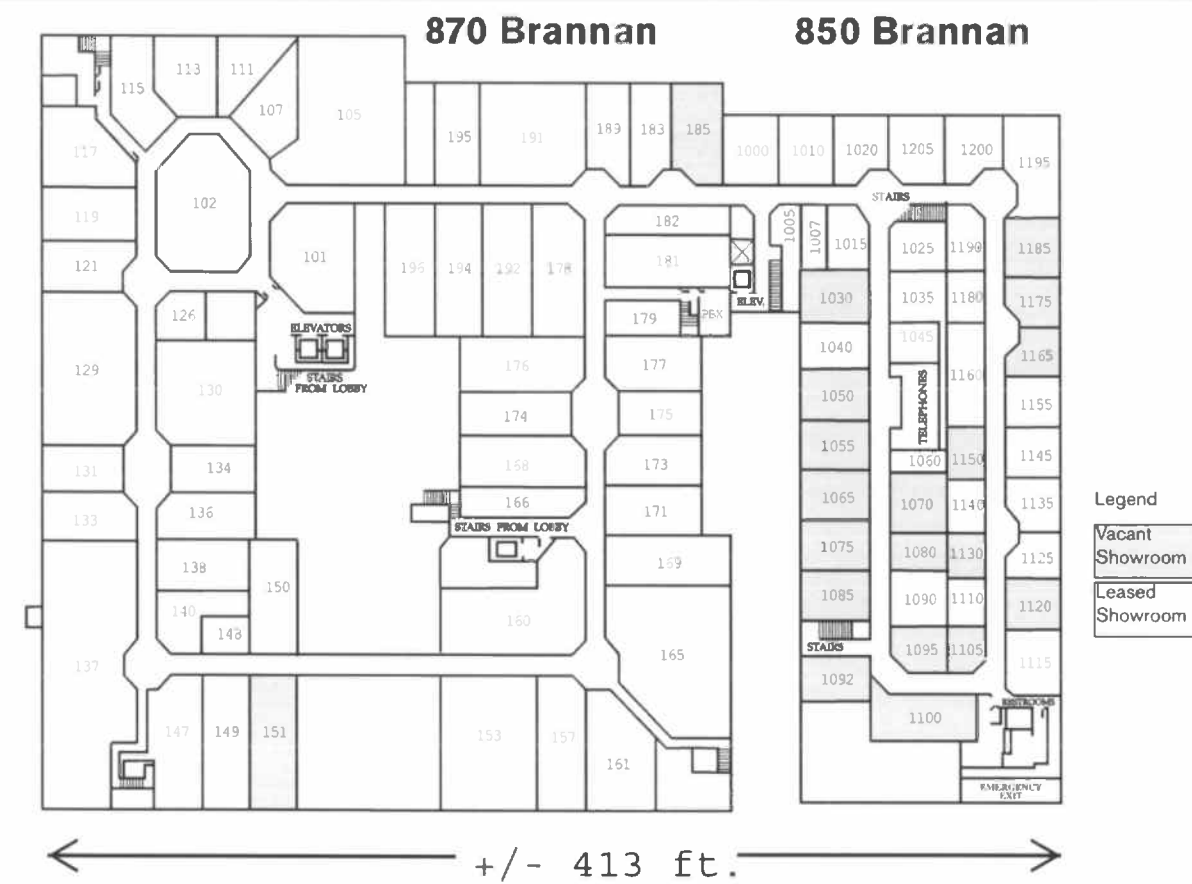
Existing					
Floor	Retail	Office	IPDR	PDR	Total GSF
LL	0	0	0	89,531	89,531
1	9,079	0	0	86,132	95,211
2	0	4,910	0	83,141	88,051
3	0	0	0	86,253	86,253
4	0	0	0	52,327	52,327
5	0	0	0	11,760	11,760
Total	9,079	4,910	0	409,144	423,133

Proposed					
Floor	Retail	Office	IPDR	PDR	Total GSF
LL	0	0	0	89,531	89,531
1	9,079	0	86,132	0	95,211
2	0	0	88,051	0	88,051
3	0	86,253	0	0	86,253
4	0	52,327	0	0	52,327
5	0	0	0	11,760	11,760
Total	9,079	138,580	174,183	101,291	423,133

Change					
Floor	Retail	Office	IPDR	PDR	Total GSF
LL	0	0	0	0	0
1	0	0	86,132	(86,132)	0
2	0	(4,910)	88,051	(83,141)	0
3	0	86,253	0	(86,253)	0
4	0	52,327	0	(52,327)	0
5	0	0	0	0	0
Total	0	133,670	174,183	(307,853)	0

Existing - No Changes Proposed

Basement (Lower Level)
Floor Plan

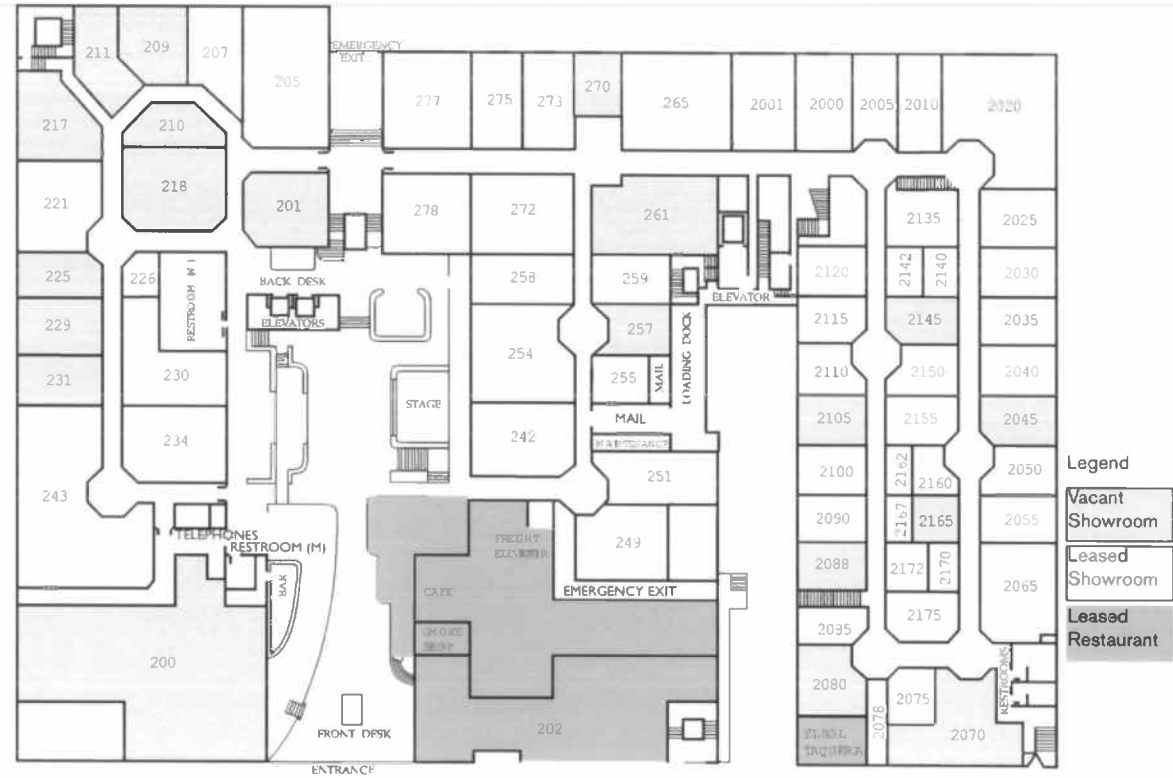


Plans are not to scale

Existing

870 Brannan

First Floor (Ground Level)
Floor Plan
850 Brannan

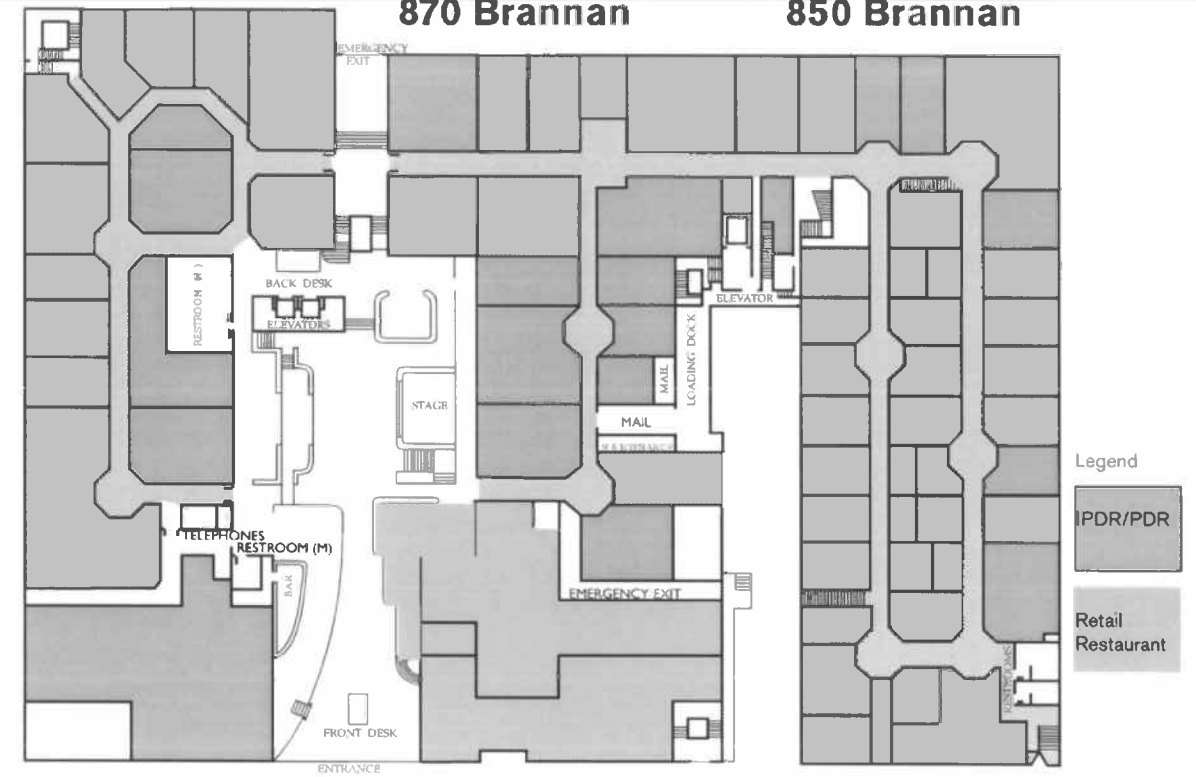


Proposed

870 Brannan

850 Brannan

First Floor (Ground Level)
Floor Plan



Plans are not to scale

Existing

Second Floor
Floor Plan

870 Brannan

850 Brannan

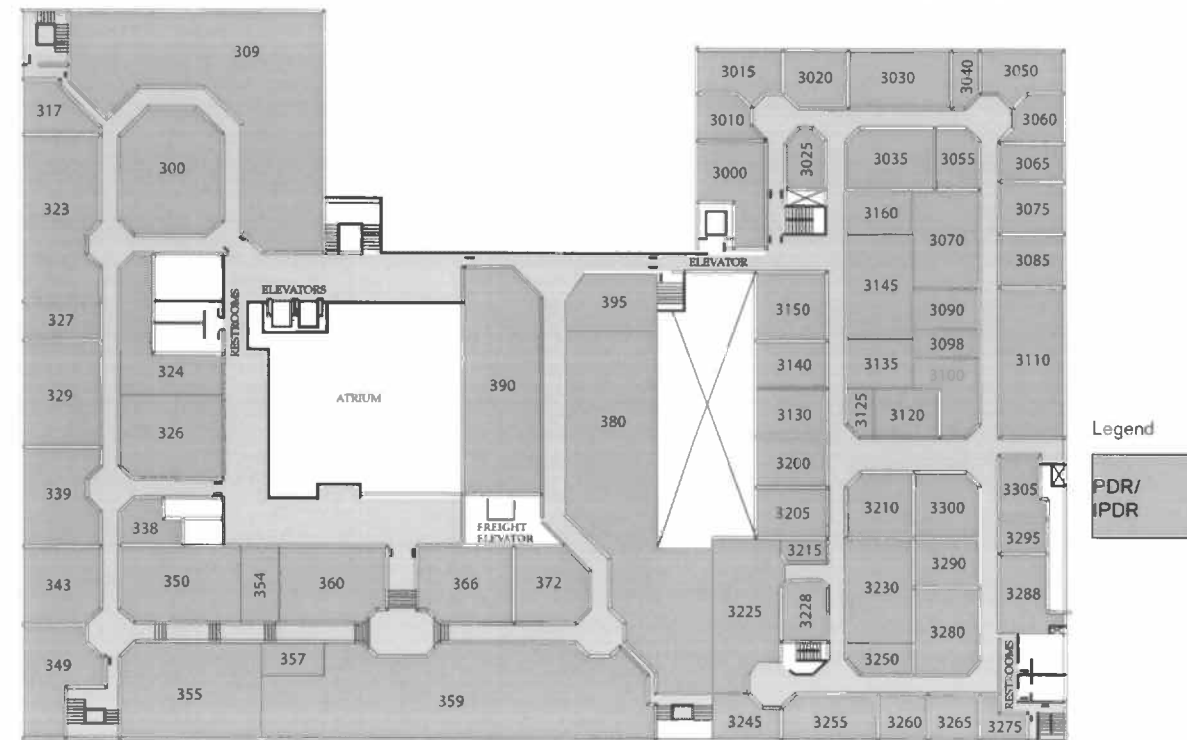


Proposed

Second Floor
Floor Plan

870 Brannan

850 Brannan



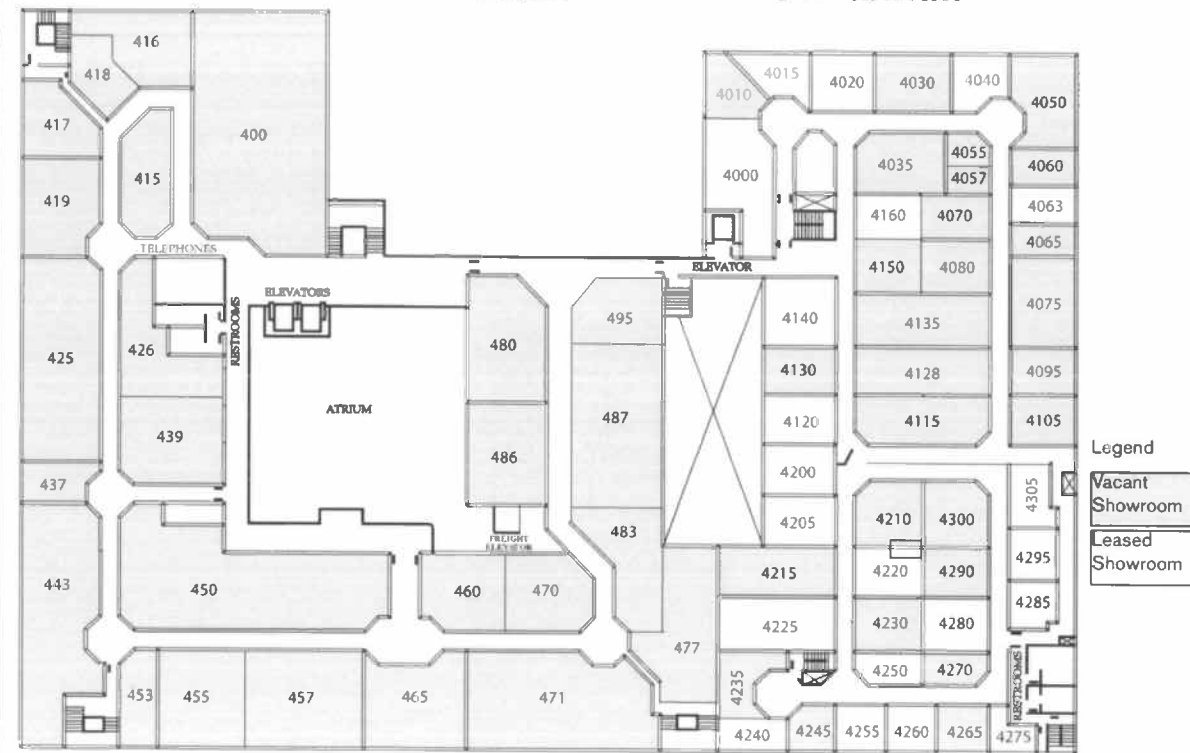
Plans are not to scale

Existing

Third Floor
Floor Plan

870 Brannan

850 Brannan



Proposed

Third Floor
Floor Plan

870 Brannan

850 Brannan



Plans are not to scale

FLOOR PLAN

Existing

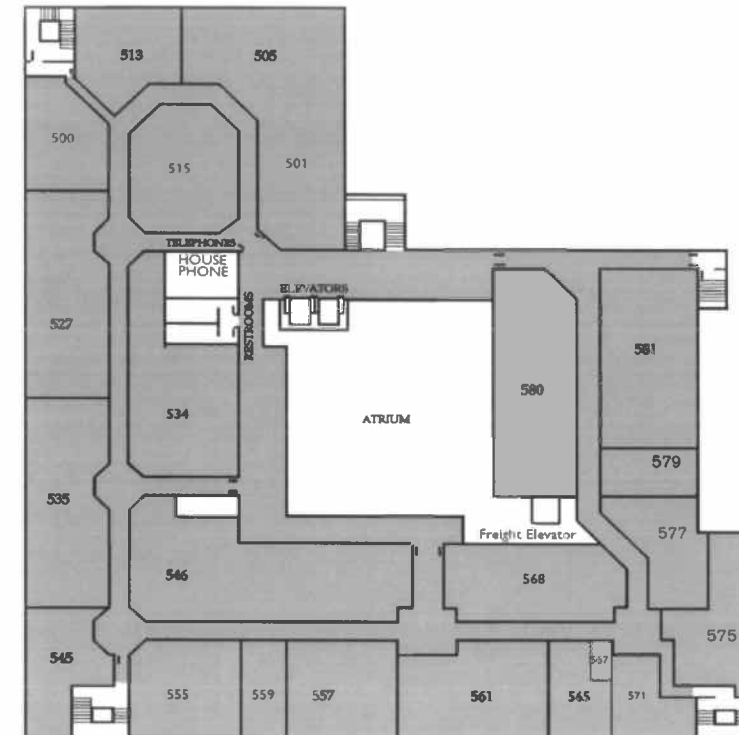
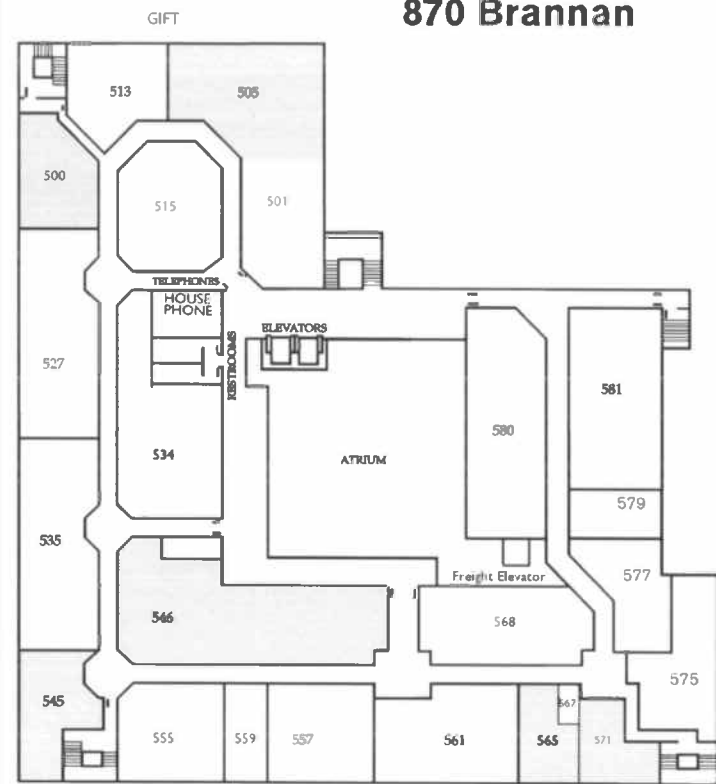
Fourth Floor
Floor Plan

Proposed

Fourth Floor
Floor Plan

870 Brannan

870 Brannan



Legend

- Vacant
- Showroom
- Leased
- Showroom

Legend

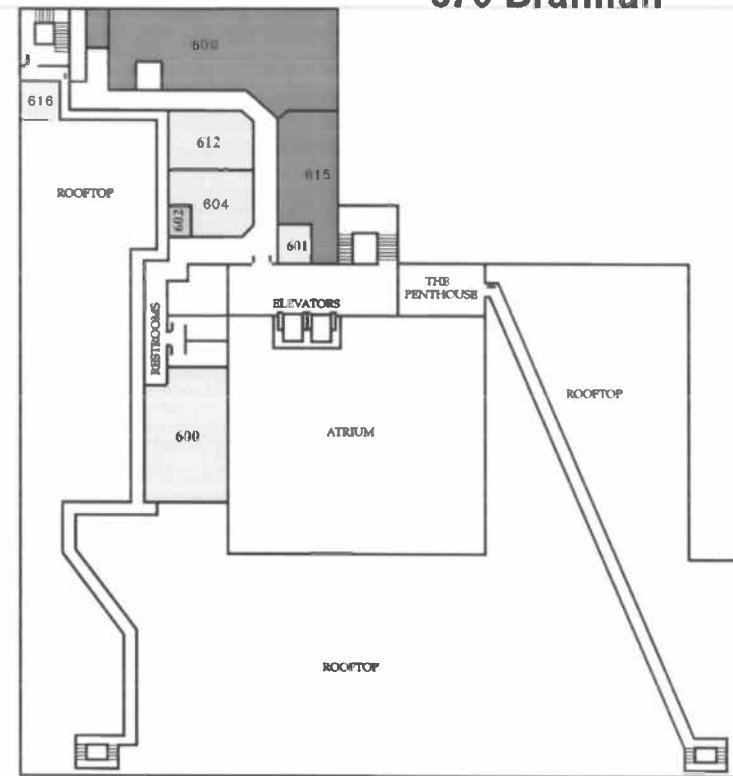
- Office

Plans are not to scale

Existing - No Changes Proposed

Fifth Floor
Floor Plan

870 Brannan



Legend

Vacant
Showroom

Leased
Showroom

Accessory
Office

Plans are not to scale