



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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Planning Commission Motion No. 17538

Hearing Date: January 24, 2008
Case No.: **1999.536 E**
Project Address: **855 Sacramento Street**
Zoning: CR/NC (Chinatown Residential/Neighborhood Commercial)
65-A Height and Bulk District
Block/Lot: 0242/27
Project Sponsor: YMCA of San Francisco
855 Sacramento Street San Francisco, CA 94105
Staff Contact: Jessica Range – (415) 575-9018
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ADOPTING FINDINGS RELATING TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CHINATOWN YMCA RENOVATION AND BUILDING ADDITION PROJECT LOCATED AT 855 SACRAMENTO STREET.

MOVED, That the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case File No. 1999.536 E, Chinatown YMCA Renovation and Building Addition Project (hereinafter “Project”) based upon the following findings:

1) The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”), fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).

a. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on December 9, 2006.

b. On October 17, 2007, the Planning Department published the Draft Environmental Impact Report (hereinafter “DEIR”) on the Project, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment, and of the date and time of the Planning Commission public hearing on the DEIR. This notice was mailed to the Department’s list of persons requesting such notice, and to government agencies.

c. Notices of Availability of the DEIR and of the date and time of the public hearing were posted near the project site on or about October 17, 2007, and on the Department's website.

d. On October 17, 2007, copies of the DEIR were delivered to the State Clearinghouse for distribution to government agencies. Also on October 7, 2007, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies.

e. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on October 17, 2007 (State Clearinghouse No. 2001072066).

2) The Commission held a duly advertised public hearing on said DEIR on November 15, 2007 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on November 30, 2007.

3) The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in the "Chinatown YMCA Renovation and Building Addition Project Comments and Responses," published on January 10, 2007, and was distributed to the Commission, and to all parties who commented on the DEIR, and was available to others upon request at Department offices.

4) A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

5) Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, 4th Floor, and are part of the record before the Commission.

6) On January 24, 2008, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines and Chapter 31.

7) The Planning Commission hereby does find that the FEIR concerning File No. 1999.536 E: Chinatown YMCA Renovation and Building Addition Project reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.

a. Minor revisions were made to the currently proposed project from the project evaluated in the FEIR ("Revised Proposed Project"). The Planning Commission finds that the changes do not affect the analysis or conclusions of the FEIR.

8) The Commission, in certifying the completion of said FEIR, hereby does find that the proposed project described and evaluated in the Environmental Impact Report and the Revised Proposed Project would have the following unavoidable significant environmental impact that could not be mitigated to a level of non-significance:

As described in FEIR Chapter III, Section C: Historical Architectural Resources, construction of the proposed project's east wing addition would compromise historically important design features of the original principal (east) façade and entrance: the ornately decorated front fence would be removed and not reused; the main stairs from the gate leading to the first-floor porch would be demolished; the view of the first and second floors of the rear two-thirds of the east wall would be obscured, including the ornately decorated central bay; the hooded carved wooden doors on opposite sides of the east wall's central bay would be preserved and reused in the interior of the new building; the first and second floor balconies would be removed; and the wooden columns between the two wooden doors and the ornately decorated windows on the first and second floors would be covered and obscured from view. The red-tile-roofed entrance gate would be renovated and reused as the primary entrance to the YMCA. Considering all of the above, the proposed project would fail to comply with the Secretary of Interior's Standards by demolishing or altering historical features of the east façade and entrance to the existing building and of the associated stairs, gate, and ornamental fence; and by the wholesale obscuring of the eastern façade from public view.

The YMCA is an important historic resource within the 1986 (Proposed) Chinatown Historic District, and a substantial adverse impact on this building will have an adverse impact on the district as a whole. Implementation of Mitigation Measure 1 would reduce the impact by documenting the existing building, salvaging character-defining materials from the site and creating an oral history project, but the impact would remain significant and unavoidable.

All other potentially significant impacts due to the project individually would be reduced to a less-than-significant level or eliminated.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 24, 2008.

Linda Avery
Commission Secretary

AYES: Alexander, Antonini, S. Lee, W. Lee, Moore, Olague, Sugaya

NAYS: None

ABSENT: None

**Motion 17538
January 24, 2008**

**CASE NO. 1999.536 E
Chinatown YMCA Renovation and Building Addition Project**

ADOPTED: January 24, 2008