## **Certificate of Appropriateness Case Report**

**HEARING DATE: JUNE 16, 2010** 

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

Filing Date: June 4, 2009
Case No.: 2009.0457ACE

*Project Address:* 

Historic Landmark: No. 209 – Odd Fellows Columbarium Zoning: RH-1 (Residential, House, Single-Family)

1 Loraine Court

40-X Height and Bulk District

Block/Lot: 1084/002, 1132/001

Applicant: The Neptune Society of Northern California

c/o Gregg Miller, Pillsbury Winthrop Shaw Pittman LLP

50 Fremont Street

San Francisco, CA 94105

Staff Contact Shelley Caltagirone - (415) 558-6625

shelley.caltagirone@sfgov.org

*Reviewed By* Tim Frye – (415) 575-6822

tim.frye@sfgov.org

#### PROPERTY DESCRIPTION

**1 LORAINE COURT**, is located on an irregularly shaped property at the north end of Loraine Court between Stanyan and Arguello Boulevards in the Lone Mountain neighborhood of the Richmond District. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District. The site is San Francisco Landmark No. 209: the San Francisco Memorial Columbarium, designated in 1996. The property is also listed on the Here Today survey (p. 279) and the Planning Department's 1976 Architectural Survey with a rating of "2" on a scale which ranged from "-2" to "5".

#### PROJECT DESCRIPTION

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

corner of the lot and cultivating a dense redwood hedge around the perimeter of the property. Please see Exhibit A for details.

#### OTHER ACTIONS REQUIRED

The Project also requires approval of a Conditional Use Authorization pursuant to Planning Code Section 303, to expand/intensify an existing columbarium and mortuary use within a residential area as provided in Code Section 209.9. (NOTE: This expansion was approved in 1996 but not completed.) The Conditional Use Authorization hearing is scheduled to be heard by the Planning Commission on June 24, 2010.

#### COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

#### APPLICABLE PRESERVATION STANDARDS

#### **ARTICLE 10**

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

#### Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

#### Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#### Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#### Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#### Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#### Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#### Standard 10.

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### PUBLIC/NEIGHBORHOOD INPUT

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

#### **ISSUES & OTHER CONSIDERATIONS**

A similar project for the site was previously reviewed and approved by the Landmarks Preservation Advisory Board (LPAB) in 1996. After completing the support building at the north end of the site, the foundations and footings for the 5,900 niches that were approved in 1996, a fountain court and construction of approximately 400 unenclosed niches, the Sponsor stopped construction and was not able to complete the project before the 1996 Certificate of Appropriateness expired. Therefore, the Sponsor is now seeking a new Certificate of Appropriateness to complete the construction of niches with slight modifications to the previously approved design and the removal of any of the large, bulky, heavy, and unsightly exterior niche footing which line the perimeter of the property which will not be covered by the new niche enclosure structures.

#### STAFF ANAYLSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work will not adversely affect the subject landmark site.

Staff finds that the proposed project would retain historic columbarium use at the site and would not alter the historic Columbarium building.

Staff finds that the project would not negatively impact the character-defining features of the building or the park-like quality of the site, which is a remnant of the historic cemetery setting. The proposed buildings would be constructed at the perimeter of the site, enhancing the secluded feeling of the site by creating visual screening from the surrounding residential neighborhood, which is not part of the historic context of the Columbarium.

Staff finds that the size, location, and detailing of the proposed buildings would respect the scale and architectural character of the landmark by using a Classical architectural vocabulary and compatible materials and finishes. The buildings would be relatively low, single-story buildings that allow the Columbarium building to retain visual prominence at the center of the site. The project would also retain and enhance the landscaping at the site in keeping with its historic park-like character.

Staff finds that the proposed new buildings would be designed in a contemporary style that uses a Classical vocabulary in order to create compatible design that is distinguishable as a new feature within the site.

Staff finds that the new structures could be removed entirely in the future without harming the historic integrity of the site or Columbarium building.

#### **ENVIRONMENTAL REVIEW STATUS**

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

#### PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

#### **ATTACHMENTS**

**Draft Motion** 

Exhibit A: Plans and Photographs

Exhibit B: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

**Project Sponsor Materials** 

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### **Historic Preservation Commission Draft Motion**

**HEARING DATE: JUNE 16, 2010** 

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

Reception:

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Filing Date: June 4, 2009

Case No.: **2009.0457**<u>A</u>CE

Project Address: 1 Loraine Court

Historic Landmark: No. 209 – Odd Fellows Columbarium Zoning: RH-1 (Residential, House, Single-Family)

40-X Height and Bulk District

Block/Lot: 1084/002, 1132/001

Applicant: The Neptune Society of Northern California

c/o Gregg Miller, Pillsbury Winthrop Shaw Pittman LLP

50 Fremont Street

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*Reviewed By* Tim Frye – (415) 575-6822

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AND ADOPTING FINDINGS AND THE MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE PROPERTY LOCATED ON LOT 002 IN ASSESSOR'S BLOCK 1084, WITHIN AN RH-1 (RESIDENTIAL, HOUSE, SINGLE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

WHEREAS, on June 4, 2009, Debra Stein, GCA Strategies, and Gregg Miller, Pillsbury Winthrop Shaw Pittman, LLP on behalf of the Neptune Society of Northern California (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to construct, in two phases, new single-story niche enclosure buildings to the east and west of the existing Columbarium that would contain approximately 5,300 new niches for the permanent keeping of cremation ashes, to construct a screen wall between the existing building and the new building at the northwest corner of the lot, and to cultivate a dense hedge around the perimeter of the subject property located on Lot 002 in Assessor's Block 1084 and Lot 001 in Assessor's Block 1132. The existing approximately 400 outdoor niches and fountain court would remain unenclosed.

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

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Motion No. XXXX Hearing Date: June 16, 2010

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

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

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

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

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

WHEREAS, on June 16, 2010, the Commission conducted a duly noticed public hearing on the current Project, Case No. 2009.0457 ACE ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received February 23, 2010 and labeled "Exhibit A" on file in the docket for Case No. 2009.0457<u>A</u>CE based on the following findings:

#### **FINDINGS**

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

- 1. The above recitals are accurate and also constitute findings of the Commission.
- 2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

• That the proposed Project would retain the historic columbarium use at the site and would not alter the historic Columbarium building.

SAN FRANCISCO
PLANNING DEPARTMENT

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- That the Project would not negatively impact the character-defining features of the building or the park-like quality of the site, which is a remnant of the historic cemetery setting. The proposed buildings would be constructed at the perimeter of the site, enhancing the secluded feeling of the site by creating visual screening from the surrounding residential neighborhood, which is not part of the historic context of the Columbarium.
- That the size, location, and detailing of the proposed buildings would respect the scale and architectural character of the landmark by using a Classical architectural vocabulary and compatible materials and finishes. The buildings would be relatively low, single-story buildings that allow the Columbarium building to retain visual prominence at the center of the site. The Project would also retain and enhance the landscaping at the site in keeping with its historic park-like character.
- That the proposed new buildings would be designed in a contemporary style that uses a Classical vocabulary in order to create compatible design that is distinguishable as a new feature within the site.
- That the new structures could be removed entirely in the future without harming the historic integrity of the site or Columbarium building.
- That the proposed Project meets the following Secretary of the Interior's Standards for Rehabilitation:

#### Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

#### Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#### Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#### Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#### Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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PLANNING DEPARTMENT

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#### Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#### Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

#### I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

#### **GOALS**

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

#### **OBJECTIVE 1**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### **OBJECTIVE 2**

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

#### POLICY 2.4

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

#### POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

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#### POLICY 2.7

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

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed Project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

- 4. The proposed Project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
  - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

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

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

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

C) The City's supply of affordable housing will be preserved and enhanced:

The Project will not reduce the affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

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

CASE NO 2009.0457ACE 1 Loraine Court

Motion No. XXXX Hearing Date: June 16, 2010

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

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

G) That landmark and historic buildings will be preserved:

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

H) Parks and open space and their access to sunlight and vistas will be protected from development:

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

Motion No. XXXX Hearing Date: June 16, 2010

#### **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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 002 in Assessor's Block 1084 and Lot 001 in Assessor's Block 1132 for proposed work in conformance with plans labeled "Exhibit A" on file in the docket for Case No. 2010.0457<u>A</u>CE.

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

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

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 16 2010.

Linda D. Avery Commission Secretary Motion No. XXXX Hearing Date: June 16, 2010 CASE NO 2009.0457<u>A</u>CE 1 Loraine Court

AYES: X

NAYS: X

ABSENT: X

ADOPTED: June 16, 2010



# SAN FRANCISCO PLANNING DEPARTMENT

#### **Mitigated Negative Declaration**

PMND Date: May 12, 2010

Case No.: 2009.0457E

Project Title: One Loraine Court – San Francisco Columbarium

Zoning: RH-1 (Residential–House, One Family) Use District

40-X Height and Bulk District

Block/Lot: 1084/002, 1132/001 Lot Size: 45,067 square feet

Project Sponsor: The Neptune Society of Northern California, c/o Stewart Enterprises Inc., Information: 415.558.6377

c/o J. Gregg Miller, Jr. (415) 983-1557

Lead Agency: San Francisco Planning Department Staff Contact: Jeanie Poling – (415) 575-9072

jeanie.poling@sfgov.org

#### PROJECT DESCRIPTION:

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

#### FINDING:

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

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

**BILL WYCKO** 

**Environmental Review Officer** 

Date of Adoption of Final Mitigated

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Reception:

Planning

Negative Declaration

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

#### **Preliminary Mitigated Negative Declaration**

Date:May 12, 2010Case No.:2009.0457E

Project Title: One Loraine Court – San Francisco Columbarium

Zoning: RH-1 Use District (Residential–House, One-Family)

40-X Height and Bulk District

Block/Lot: 1084/002, 1132/001 Lot Size: 45,067 square feet

Project Sponsor The Neptune Society of Northern California

c/o Stewart Enterprises Inc.

Contact: J. Gregg Miller, Jr., Project Sponsor's Representative -

415.983.1557

Lead Agency: San Francisco Planning Department

Staff Contact: Jeanie Poling – (415) 575-9072

Jeanie.Poling@sfgov.org

#### PROJECT DESCRIPTION:

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

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

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Planning Information: 415.558.6377 The project is within an RH-1 Use District (Residential–House, One Family) and a 40-X Height and Bulk District (40-foot height limit; no bulk limit). The project would require Conditional Use authorization (CU) from the Planning Commission for alteration of an existing Planned Unit Development ("PUD") under Section 303 and 304 of the Planning Code. The project would also require issuance of a Certificate of Appropriateness from the Historic Preservation Commission for alteration of the site of the San Francisco Columbarium, a City Landmark.

#### FINDING:

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

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

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

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

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#### LIST OF ABBREVIATIONS

5-Yr WWCIP 5-Year Wastewater Capital Improvement Program

AB 32 Assembly Bill 32: California Global Warming Solutions Act of 2006

BAAQMD Bay Area Air Quality Management District

bgs below ground surface

CARB California Air Resources Board

CDMG California Division of Mines and Geology

CEC California Energy Commission

CEQA California Environmental Quality Act

CO carbon monoxide

CO2-eq carbon dioxide equivalents

Corps U.S. Army Corps of Engineers

dBA A-weighted decibel(s)

DBI Department of Building Inspections

DPH San Francisco Department of Public Health

DPW Department of Public Works

ERO Environmental Review Officer

ESA Environmental Science Associate

FEMA Federal Emergency Management Agency

FIRMs Flood Insurance Rate Maps

GHGs greenhouse gases

HEPA High Efficiency Particulate Air Filter

HUD Department of Housing and Urban Development

ISCOTT Interdepartmental Staff Committee on Traffic and Transportation

LEED® Leadership in Energy and Environmental Design

LOS Level of Service

LUFT Leaking Underground Fuel Tank
MEA Major Environmental Analysis

MRZ-4 Mineral Resource Zone 4

MSL mean sea level

NCD Neighborhood Commercial District

NCT Neighborhood Commercial Transit District

NEPA National Environmental Policy Act

NFIP National Flood Insurance Program

NOx nitrous oxide

NPDES National Pollutant Discharge Elimination System

OPR Governor's Office of Planning and Research

OSHA Occupational Safety and Health Administration

PM particulate matter PV Solar Photovoltaic

ROG reactive organic gases

sf square feet

SFFD San Francisco Fire Department

SFHA Special Flood Hazard Area

SFMTA San Francisco Municipal Transportation Agency

SFPUC San Francisco Public Utilities Commission

SMP Site Mitigation Plan

SOx sulfur oxides

SUD Special Use District

TACs toxic air contaminants

UST underground storage tank

# INITIAL STUDY Case No. 2009.0457E –

#### One Loraine Court – San Francisco Columbarium

#### A. PROJECT DESCRIPTION

#### INTRODUCTION

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

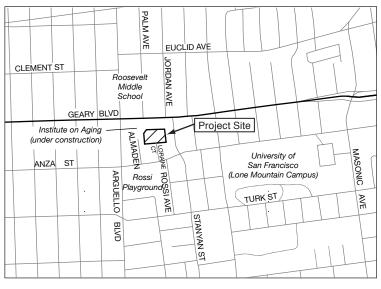
The proposed project would involve the construction of three single-story enclosed structures along the perimeter of the site. Once completed, these enclosed structures would contain approximately 5,300 new niches, including 300 niches for pet remains. The proposed project would also include additional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

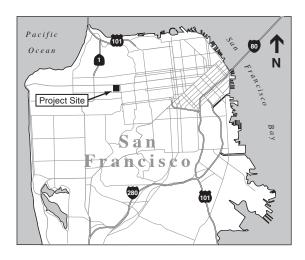
The project site is not located within any historic or special use district. The project would require Conditional Use authorization (CU) for alteration of an existing CU; a Certificate of Appropriateness for alteration to a City Landmark; and building permit(s) from the Department of Building Inspection.

#### PROJECT LOCATION AND SETTING

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

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







SOURCE: ESA

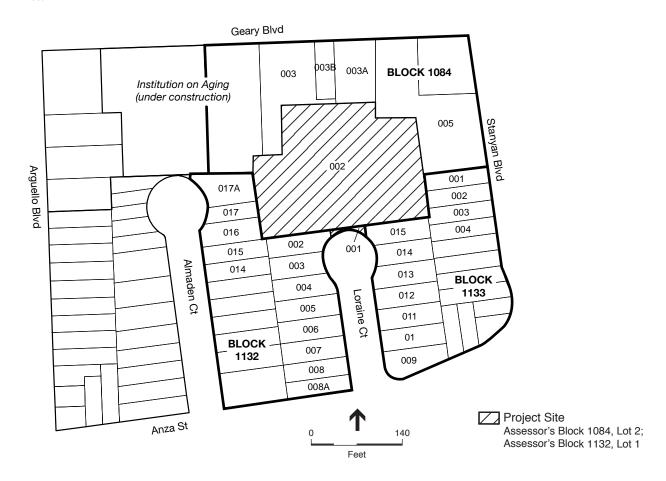


Figure 1
Project Location

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

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

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

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

SOURCE: ESA, 2009



Parking lot



Footings on west side of property



Niche walls and fountain on east side of property



Columbarium entry

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

#### PROJECT BACKGROUND

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

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

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

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

#### PROPOSED PROJECT

Project Purpose and Need. The project sponsor, the Neptune Society of Northern California/Stewart Enterprises, Inc., proposes to construct three new single-story buildings to the east and west of the existing Columbarium, and to make minor alterations to the existing parking lot and to site landscaping. The project would likely be undertaken in two phases (as described below). At completion, the new buildings would contain approximately 5,300 new niches for the permanent keeping of cremation ashes, including 300 niches for the remains of deceased pets. The project sponsor is pursuing the current project instead of completing construction of the previously approved project (1996) that would have added 5,900 new niches in outdoor or open-to-sky walls. The open-to-sky niche area would remain as an open niche wall. It would not be enclosed as part of the proposed project. The proposed new buildings would be constructed in substantially the same location as the previously approved niche walls. Together with the approximately 400 outdoor niches that were constructed as part of the 1996 project (which would remain), the currently proposed project would result in a total of about 5,700 niches outside the existing Columbarium, or 200 fewer niches than approved in 1996.<sup>3</sup> The proposed project would permit memorabilia that is currently placed at the outdoor niche walls to be enclosed within the new buildings, avoiding the sometimes-cluttered appearance of the grounds that currently results when wind disturbs mementos placed outside.

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

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

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

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

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

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

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

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

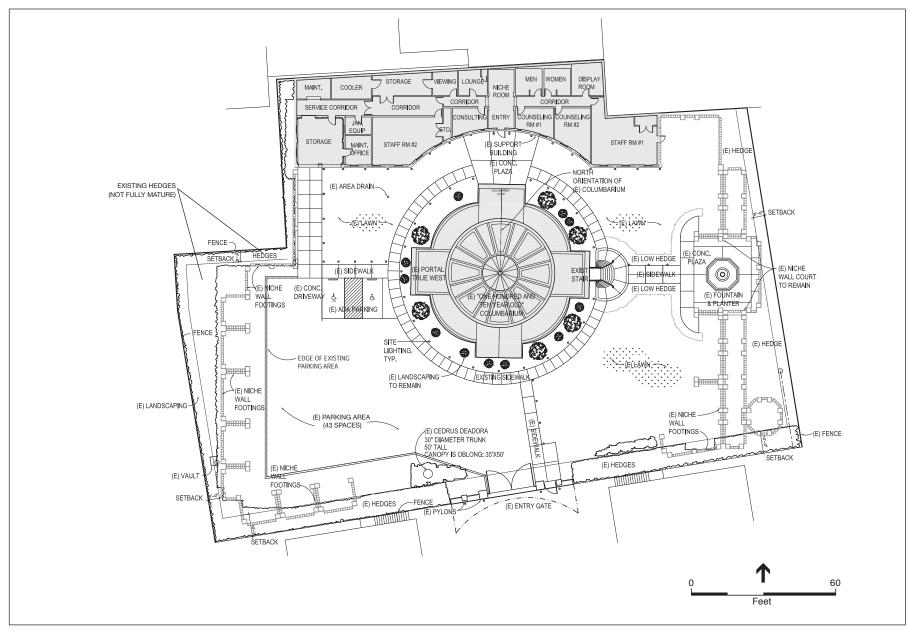


Figure 3 Existing Site Plan

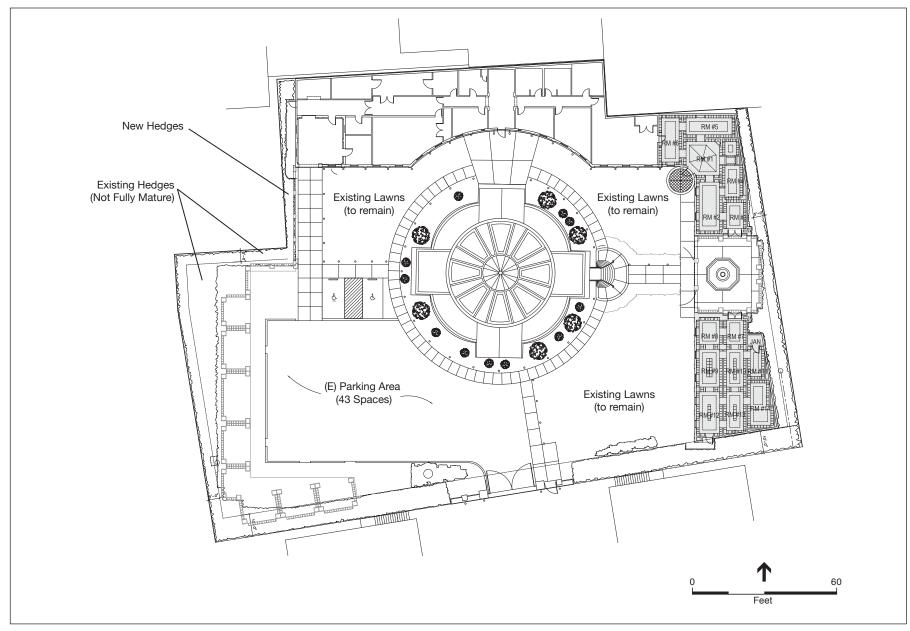


Figure 4
Proposed Site Plan - Phase I

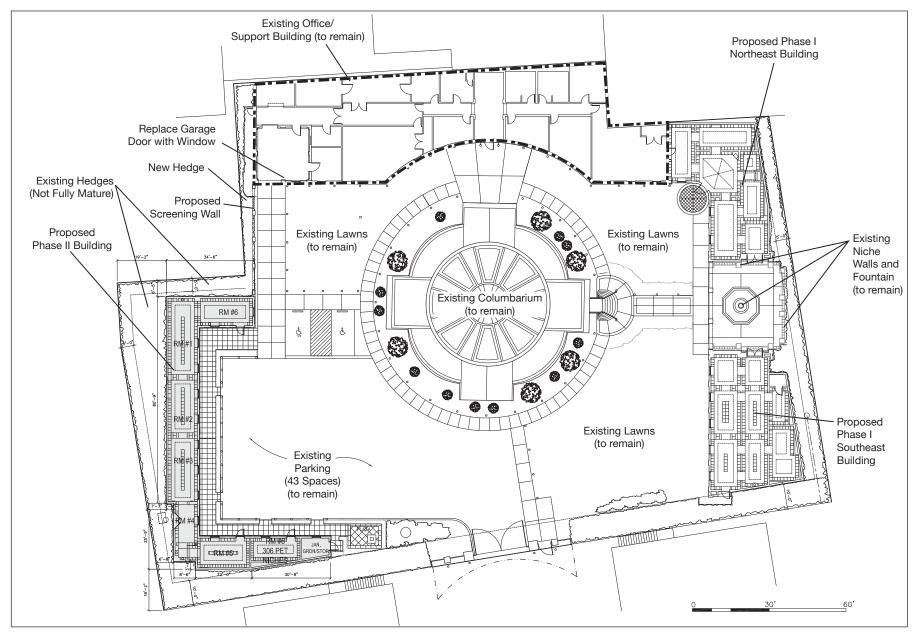


Figure 5
Proposed Site Plan - Phase II

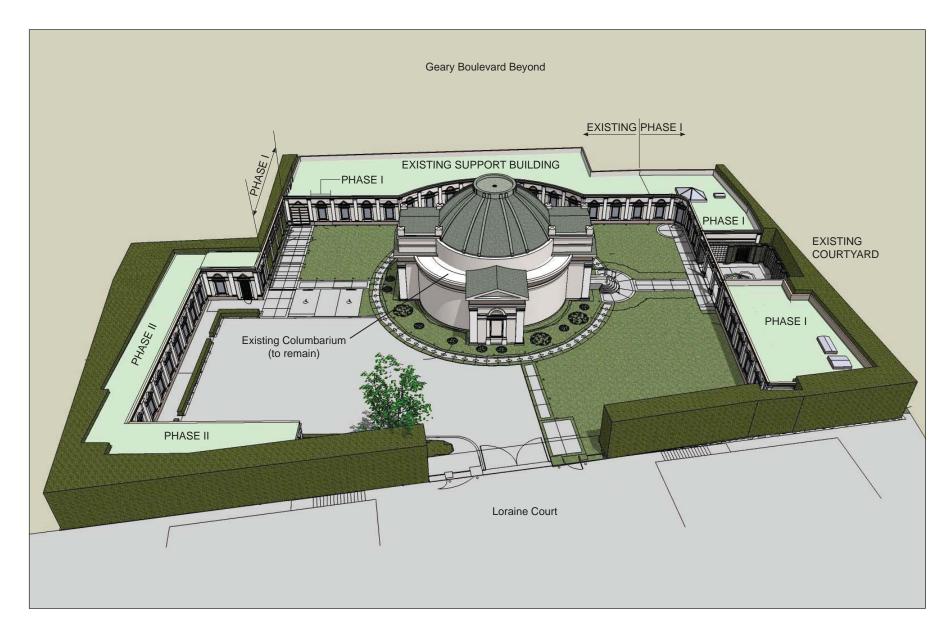


Figure 6
Rendering of Proposed Project

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

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

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

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

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

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

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

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

#### PROJECT APPROVALS, SCHEDULE, AND COST

The project would require the following approvals:

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

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

#### B. PROJECT SETTING

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

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

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

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

#### C. COMPATIBILITY WITH EXISTING ZONING AND PLANS

	Applicable	Not Applicable
Discuss any variances, special authorizations, or changes proposed to the Planning Code or Zoning Map, if applicable.	$\boxtimes$	
Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	$\boxtimes$	
Discuss any approvals and/or permits from City departments other than the Planning Department or the Department of Building Inspection, or from Regional, State, or Federal Agencies.		

#### **PLANNING CODE AND ZONING**

The *San Francisco Planning Code* (*Planning Code*), which incorporates by reference the City's Zoning Maps, governs permitted uses, densities and the configuration of buildings in San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless either the proposed action conforms to and complies with the *Planning Code*, or an exception is granted pursuant to provisions of the *Planning Code*, or a reclassification (rezoning) of the site occurs.

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

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

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

<sup>5</sup> Although the Planning Commission action occurred in 1995, the CU authorization was conditioned upon the

Board of Supervisors approving designation of the Columbarium as a City Landmark, which occurred in 1996.

<sup>&</sup>lt;sup>4</sup> Planning Code Section 209.9

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

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

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

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

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

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

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

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

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

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

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

#### **PLANS AND POLICIES**

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

The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the proposed project.

**Proposition M, the Accountable Planning Initiative.** In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the Planning Code to establish eight Priority Policies. These policies, and the sections of this Environmental Evaluation addressing the environmental issues associated with the policies, are: (1) preservation and enhancement of neighborhood-serving retail uses (not applicable to the proposed project); (2) protection of neighborhood character (Question 1c, Land Use and Land Use Planning); (3) preservation and enhancement of affordable housing (Question 3b, Population and Housing, with regard to housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a, b, and f, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership (Question 1c, Land Use and Land Use Planning); (6) maximization of earthquake preparedness (Questions 14a – 14d, Geology and Soils); (7) landmark and historic building preservation (Question 4a, Cultural Resources); and (8) protection of open space (Questions 9a and b, Wind and Shadow, and Questions 10a and c, Recreation). Prior to issuing a permit for any project which requires an Initial Study under the California Environmental Quality Act (CEQA), and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the General Plan, the City is required to find that the proposed project or legislation is consistent with the Priority

Policies. As noted above, the consistency of the proposed project with the environmental topics associated with the Priority Policies is discussed in Section E of this document, in the Evaluation of Environmental Effects, providing information for use in the case report for the proposed project. The case report and approval motions for the project will contain the Department's comprehensive project analysis and findings regarding consistency of the proposed project with the Priority Policies.

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

### D. SUMMARY OF ENVIRONMENTAL EFFECTS

pages present a more detailed checklist and discussion of each environmental factor. Land Use Air Quality **Biological Resources** Aesthetics Greenhouse Gas Emissions Geology and Soils Population and Housing Wind and Shadow Hydrology and Water Quality Cultural and Paleo. Resources Recreation Hazards/Hazardous Materials Transportation and Circulation Utilities and Service Systems Mineral/Energy Resources Noise **Public Services** Agricultural and Forest Resources Mandatory Findings of Significance

The proposed project could potentially affect the environmental factor(s) checked below. The following

## E. EVALUATION OF ENVIRONMENTAL EFFECTS

All items on the Initial Study Checklist that have been checked "Less than Significant Impact," "No Impact," or "Not Applicable" indicate that, upon evaluation, staff has determined that the proposed project could not have a significant adverse environmental effect relating to that topic. A discussion is included for those issues checked "Less than Significant Impact" and for most items checked with "No Impact" or "Not Applicable." For all of the items checked "Not Applicable" or "No Impact" without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Department, such as the Department's *Transportation Impact Analysis Guidelines for Environmental Review*, or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Game. For each checklist item, the evaluation has considered the impacts of the proposed project both individually and cumulatively.

Issi	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
1.	LAND USE AND LAND USE PLANNING— Would the project:					
a)	Physically divide an established community?			$\boxtimes$		
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?					
c)	Have a substantial impact upon the existing character of the vicinity?					

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

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

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

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

The project's consistency with applicable plans and policies are discussed in Section C, Compatibility with Existing Zoning and Plan, on page 15. As noted above, the RH-1 zoning district conditionally permits columbarium uses on the project site<sup>7</sup> and the project sponsor would seek a Conditional Use authorization to modify the existing PUD to allow for the implementation of the currently proposed project. Thus, the proposed changes would not conflict with the Planning Code or any other applicable land use plan, policy, or regulation and this impact would be less than significant.

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

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

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

Planning Code Section 209.9(j).

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

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

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

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

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

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

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

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

<sup>&</sup>lt;sup>9</sup> Lusty, Don., Bridge Housing, personal communication with Planning Department staff, December 11, 2009.

Issı	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
2.	AESTHETICS—Would the project:					
a)	Have a substantial adverse effect on a scenic vista?					
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?					
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?					
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?					

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

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

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

SOURCE: ESA, 2009





View of the project site from Stanyan Street



View of the project site from Loraine Court and Anza Street



View of the project site from Geary Boulevard

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

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

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

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

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

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

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

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

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

- c. Visual Character. The project would conform to the 40-X Height and Bulk District controls applicable to the site and would be smaller in scale and less visually prominent than the existing Columbarium structure and the low-rise structures on the surrounding lots (including those along Geary Boulevard). Although the proposed new buildings would alter the existing visual character of the project site, this, in and of itself, would not constitute a significant impact because the new structure would be compatible in style to the existing structures on the project site and would not be of sufficient size to alter the visual prominence of the historic Columbarium structure. While the existing hedges, when mature, would largely obscure the proposed buildings from most public views, portions of the new structures would, nevertheless, be visible to neighboring residents and workers through breaks in vegetation. However, the new structures would be similar in massing and height to most other development in the project vicinity. Moreover, the proposed project would be constructed of building materials similar to those already employed on the project site. Thus, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, or contribute substantially to any potential cumulative negative aesthetic effect. Therefore, this impact would be less than significant.
- d. Substantial Light and Glare. The project site could be more noticeable at night than under existing conditions because the project would introduce more lighting to the site, which would be visible through windows and at entries of the single-story buildings (niche enclosures). However, the existing and proposed hedges and decorative screens around the perimeter of the property would minimize light spillover into adjacent lots. Minimal site lighting would provide safety to and from the project site. The existing decorative light fixtures would continue to provide a very dim glow near the corners of the site. Any proposed exterior lighting at building entryways would be positioned to minimize glare, and lighting would not be in excess of that commonly found in urban areas. The project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, environmental effects of light and glare due to the project would not be significant.

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

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

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

Iss	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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)?					
b)	Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?					
c)	Displace substantial numbers of people or employees, necessitating new construction elsewhere?					

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

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

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

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

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

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

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

**b.** and **c.** Population and Housing Displacement. The proposed project would not displace any residents or housing units, since no residential uses or housing units currently exist on the project site. Furthermore, as noted above, no change to the number of employees would occur as a result of the project since the new niches would require only minor maintenance that could be accommodated by the existing number of staff. Therefore, these impacts would not be significant.

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

Issi	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
4.	CULTURAL RESOURCES— Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code?</i>					
b)	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?					
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			$\boxtimes$		
d)	Disturb any human remains, including those interred outside of formal cemeteries?					

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

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

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

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

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

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

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

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

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

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

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

b. Archeological Resources. The preliminary archeological review<sup>13</sup> of the proposed project by the Planning Department has determined that the project may potentially adversely affect burials associated with the former Odd Fellows Cemetery (1865-c. 1900) that may provide data contributory to research themes related to the health or mortuary practices of nineteenth century San Francisco populations and to the municipal mandated cemetery removal project (1910s-1930s). Previous archeological investigations<sup>14</sup> within the project site in 2000 recovered what had been an intact burial consisting of a coffin and the skeletal remains of a 5-10 year old child. Immediately adjacent to the Phase II component of the current Columbarium project, an archeological investigation project for the 3575 Geary Boulevard senior housing project (Institute on Aging)<sup>15</sup> in 2008 recovered the remains of six individuals—three discrete partial burials and at least three other individuals represented by isolates. Among these, the gender, age, and health characteristics of the individuals were able to be deduced in several instances (CA-SFR-170H). Substantial architectural remnants of the former burial vaults or crypts were also present.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The scope of the ADRP shall include the following elements:

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

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

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

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

- c. Paleontological and Geological Resources. There are no known paleontological resources or unique geologic features at the project site. The project site is underlain by topsoil, sands and clays, which are not considered paleontologically sensitive or geologically unique. Therefore, this topic is not applicable.
- d. **Human Remains**. As described above, human remains have been recorded beneath the project site, which was historically part of a cemetery. Mitigation Measure CP-1, discussed above, would reduce any potentially significant disturbance, damage, or loss of human remains to a less-than-significant level.

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

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

Issi	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
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?					
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?					
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?					
e)	Result in inadequate emergency access?			$\boxtimes$		

Iss	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
f)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.) regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					

#### **Existing Conditions**

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

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

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

*Impact Analysis.* The project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, topic 5c is not applicable to the project.

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

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

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

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

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

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

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

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

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

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

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Based on observations of visitors to the site.

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

The project site is accessed via a combined vehicle/pedestrian entrance gate that is located at the terminus of Loraine Court. The gate is unlocked at 7:00 a.m. and is locked between 5:00 p.m. and 7:00 p.m. Pedestrians access the site by walking along one of the Loraine Court sidewalks and then walking over to the gate via the street. While this requires them to walk down the middle of Loraine Court for a short distance, accidents are avoided due to the fact that vehicle speeds at the gate are low and pedestrians are instinctively observant of incoming or outgoing traffic.

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

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

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

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

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

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

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

#### **Parking Discussion**

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. The San Francisco Planning Department acknowledges, however, that parking conditions may be of interest to the public and the decision makers. Therefore, the parking analysis and discussion is included here for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA.

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

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

The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

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

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

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

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

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

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

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
b)	Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?					
c)	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					
d)	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					
23	п.: л					

<sup>23</sup> Ibid.

<sup>24</sup> *Ibid*.

_	Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable	
	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?						
	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?						
	g)	Be substantially impacted by existing noise levels?			$\boxtimes$			

The project site is not within an airport land use plan area, nor is it in the vicinity of a private airstrip. Therefore, topics 6e and 6f are not applicable.

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

**a. – d. and g. Construction Noise.** Removal of the existing footings, excavation, and the construction of three single-story structures would temporarily and intermittently increase noise levels in the project vicinity. Construction equipment would generate noise and possibly vibrations that could be considered an annoyance by occupants of nearby properties. According to the project sponsor, each of the two construction phases would last approximately eight months. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Impacts would generally be limited to the period (a maximum of 16 months) during which new foundations and exterior structural and facade elements would be constructed and would be lesser for any interior finishing.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the *Police Code*), amended in November 2008. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools, such as jackhammers, hoerammers, and impact wrenches, must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Noise

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

Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance.

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

Land Use-Noise Compatibility. The Environmental Protection Element of the San Francisco General Plan contains Land Use Compatibility Guidelines for Community Noise.<sup>26</sup> These guidelines, which are similar to state guidelines promulgated by the Governor's Office of Planning and Research, indicate maximum acceptable noise levels for various newly developed land uses, including residential units, commercial establishments, schools, hospitals, and recreational facilities. For instance, for residential uses, the maximum "satisfactory" noise level without incorporating noise insulation into a project is 60 dBA (Ldn<sup>27</sup>), while the guidelines indicate that commercial development such as retail establishments, movie theaters, and restaurants, should be discouraged at noise levels above 77 dBA (Ldn).<sup>28</sup> Where noise levels exceed 60 dBA, a detailed analysis of noise reduction requirements will normally be necessary prior to final review and approval, with noise insulation features required in the design.

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

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

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

Sound pressure is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 dB to 140 dB corresponding to the threshold of pain. Because sound pressure can vary by over one trillion times within the range of human hearing, a logarithmic loudness scale is used to keep sound intensity numbers at a convenient and manageable level. Owing to the variation in sensitivity of the human ear to various frequencies, sound is "weighted" to emphasize frequencies to which the ear is more sensitive, in a method known as A-weighting and expressed in units of A-weighted decibels (dBA).

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

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

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

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

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
7.	AIR QUALITY— Where available, the significance criteria established by district may be relied upon to make the following determ			agement or a	ir pollution co	ontrol
a)	Conflict with or obstruct implementation of the applicable air quality plan?					
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					
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)?					
d)	Expose sensitive receptors to substantial pollutant concentrations?					
e)	Create objectionable odors affecting a substantial number of people?					

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

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

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

Construction Emissions. Construction activities would temporarily affect local air quality during the project's two eight-month construction phases, causing temporary increases in particulate dust and other pollutants. Emissions generated from construction activities include dust (including PM-10 and PM-2.5) primarily from "fugitive" sources, combustion emissions of criteria air pollutants (reactive organic gases [ROG], nitrogen oxides [NOx], carbon monoxide [CO], sulfur oxides [SOx], and PM-10) primarily from operation of construction equipment and worker vehicles, and evaporative emissions (ROG) from asphalt paving and architectural coating applications.<sup>29</sup> The BAAQMD CEQA Guidelines recognize that construction equipment emits ozone precursors, but indicate that such emissions are included in the emission inventory that is the basis for regional air quality plans.<sup>30</sup> Therefore, construction emissions are not expected to impede attainment or maintenance of ozone standards in the Bay Area.

Project-related excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998–2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.<sup>31</sup>

Dust can be an irritant causing watering eyes or irritation to the lungs, nose, and throat. Demolition, excavation, grading, and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred hereto as the Construction Dust Control

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<sup>&</sup>lt;sup>29</sup> PM-10 and PM-2.5 are particles that are 10 microns or less in diameter and 2.5 microns or less in diameter, respectively.

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

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

Ordinance (Ordinance 176-08, effective July 30, 2008), with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and avoid orders to stop work by the Department of Building Inspection (DBI).

The Dust Control Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the *San Francisco Public Works Code*. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a polyethylene plastic tarp with a thickness of one-hundredths of one inch (or 10 mils), or equivalent, braced down, or use other equivalent soil stabilization techniques.

The project site is greater than one half-acre in size; thus, the project sponsor would be required to submit a Dust Control Plan for approval by the San Francisco Health Department. The project sponsor would also be required to designate an individual to monitor compliance with dust control requirements. These regulations and procedures set forth by the *San Francisco Building Code* would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

In terms of criteria air pollutants and evaporative emissions associated with construction, the BAAQMD neither recommends quantified analysis of project-specific and cumulative construction emissions, nor provides thresholds of significance that could be used to assess such emissions. The construction industry, in general, is an existing source of emissions within the Bay Area. Construction equipment operates at one site on a short-term basis and, when finished, moves on to a new construction site.

Because construction activities would be temporary, the project's contribution to the cumulative context (which includes two proposed nearby projects along Geary Boulevard) is so small as to be virtually immeasurable, and as all of the appropriate and feasible construction-related measures recommended by the BAAQMD would be implemented, the contribution of construction emissions associated with the proposed project would not be cumulatively considerable. These impacts would therefore be considered less than significant.

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

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

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

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

Roadway-Related Exposure to Toxic Air Contaminants. The California Air Resources Board (CARB) established its statewide comprehensive air toxics program in the early 1980s. CARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner, 1983) to reduce exposure to air toxics. CARB identifies 244 substances as Toxic Air Contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, CARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day." However, as stated above, the proposed project would not be considered a sensitive land use.

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

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

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

California Air Resources Board, 2005 Air Quality and Land Use Handbook: A Community Health Perspective, http://www.arb.ca.gov/ch/landuse.htm, accessed September 8, 2008.

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

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

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

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide ( $CO_2$ ), methane ( $CH_4$ ), and nitrous oxide ( $N_2O$ ) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures ( $CO_2E$ ).  $^{34}$ 

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

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

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

The Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO<sub>2</sub>E (MMTCO<sub>2</sub>E), or about 535 million U.S. tons.<sup>36</sup> The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.<sup>37</sup> In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36% of the Bay Area's 95.8 MMTCO<sub>2</sub>E emitted in 2007.<sup>38</sup> Electricity generation accounts for approximately 16% of the Bay Area's GHG emissions followed by residential fuel usage at 7%, off-road equipment at 3% and agriculture at 1%.<sup>39</sup>

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

a. Greenhouse Gas Emissions. The most common GHGs resulting from human activity are  $CO_2$ ,  $CH_4$ , and  $N_2O.^{40}$  State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. The GHG calculation presented in this analysis includes an estimate of

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

<sup>&</sup>lt;sup>36</sup>California Air Resources Board (ARB), "California Greenhouse Gas Inventory for 2000-2006— by Category as Defined in the Scoping Plan." http://www.arb.ca.gov/cc/inventory/data/tables/ghg\_inventory\_scopingplan\_2009-03-13.pdf. Accessed March 2, 2010.

<sup>37</sup> Ibid.

Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory 2007\_2\_10.ashx. Accessed March 2, 2010.

<sup>&</sup>lt;sup>39</sup> *Ibid.* 

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

emissions from CO<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub>. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Both direct and indirect GHG emissions are generated by project operations. Operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

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

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

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<sup>41</sup> Construction emissions and annual emissions are not intended to be additive as they occur at different points in the project's lifecycle. Construction emissions are one-time emissions that occur prior to building occupancy. Annual emissions are incurred only after construction of the proposed project and are expected to occur annually for the life of the project.

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

Bay Area Air Quality Management District. Source Inventory of Bay Area Greenhouse Gas Emissions. Updated: February 2010. 939 Ellis Street, San Francisco, CA 94109. The Bay Area Air Quality Management District reported regional Bay Area GHGs emissions in 2007 at approximately 95.8 MMTCO2E. Bay Area 2007 GHG emissions are used as the baseline for determining whether a project's contributions are significant as these are the most recent emissions inventory for the bay area.

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

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

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

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

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels. The Scoping Plan estimates a reduction of 174 million metric tons of CO<sub>2</sub>E (MMTCO<sub>2</sub>E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see Table 1, below. ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan. Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

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

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

California Air Resources Board. AB 32 Scoping Plan. Available Online at: http://www.arb.ca.gov/cc/scopingplan/sp\_measures\_implementation\_timeline.pdf. Accessed March 2, 2010.

TABLE 1 GHG REDUCTIONS FROM THE AB 32 SCOPING PLAN SECTORS  $^{47}$ 

GHG Reduction Measures By Sector		GHG Reductions (MMT CO₂E)
Transportation Sector		62.3
Electricity and Natural Gas		49.7
Industry		1.4
Landfill Methane Control Measure (Discrete Early Actio	n)	1
Forestry		5
High Global Warming Potential GHGs		20.2
Additional Reductions Needed to Achieve the GHG Cap	p	34.4
	Total	174
Other Recommended Measures		
Government Operations		1-2
Agriculture- Methane Capture at Large Dairies		1
Methane Capture at Large Dairies		1
Additional GHG Reduction Measures		
Water		4.8
Green Buildings		26
High Recycling/ Zero Waste		
<ul> <li>Commercial Recycling</li> </ul>		
<ul> <li>Composting</li> </ul>		9
Anaerobic Digestion		9
<ul> <li>Extended Producer Responsibility</li> </ul>		
<ul> <li>Environmentally Preferable Purchasing</li> </ul>		
	Total	42.8-43.8

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

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

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

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<sup>47</sup> Ibid.

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

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

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) setting a goal for the City and County of San Francisco to reduce GHG emissions to 20 percent below 1990 levels by the year 2012. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions. <sup>48</sup> The Climate Action Plan provides the context of climate change in San Francisco and examines strategies to meet the 20 percent GHG reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions have been implemented or are now in progress.

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

- Determine 1990 City GHG emissions by 2008, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 40 percent below 1990 levels by 2025; and
- Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The ordinance also specifies requirements for City departments to prepare departmental Climate Action Plans that assess, and report to the Department of the Environment, GHG emissions associated with their department's activities and activities regulated by them, and prepare recommendations to reduce

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San Francisco Department of the Environment and San Francisco Public Utilities Commission, Climate Action Plan for San Francisco, Local Actions to Reduce Greenhouse Emissions, September 2004.

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

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

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

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

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

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

<sup>49</sup> See *Planning Code* Sections 206.4 and 155.1.

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

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

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

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

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

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

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<sup>&</sup>lt;sup>50</sup> These findings are contained within the final Green Building Ordinance, signed by the Mayor August 4, 2008.

Construction and Demolition Debris Recovery Ordinance. In 2006 the City of San Francisco adopted Ordinance No. 27-06, requiring all construction and demolition debris to be transported to a registered facility that can divert a minimum of 65% of the material from landfills. This ordinance applies to all construction, demolition and remodeling projects within the City.

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

The City has also passed ordinances to reduce waste from retail and commercial operations.

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

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

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

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

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

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

Issi	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
9.	WIND AND SHADOW—Would the project:					
a)	Alter wind in a manner that substantially affects public areas?			$\boxtimes$		
b)	Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?					

**a. Wind.** Wind impacts are generally caused by large building masses extending substantially above their surroundings, and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. The nature of development in the project vicinity is generally small-scale and mid-rise, and the addition of three single-story buildings would not result in adverse effects on ground-level winds. Additionally, the proposed project would plant a hedge near the northwest corner of the site, further reducing wind speeds in the project vicinity. Accordingly, the proposed project would result in a less-than-significant wind impact.

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

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

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

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

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

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

Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
10.	RECREATION AND PUBLIC SPACE—Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?					
b)	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?					
c)	Physically degrade existing recreational resources?			$\boxtimes$		

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

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
11.	UTILITIES AND SERVICE SYSTEMS—Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				$\boxtimes$	
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?					
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?					
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?					
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?					
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			$\boxtimes$		

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

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

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

The project site is currently covered with a mix of pervious and impervious surfaces and the proposed project would create approximately5,500 sf of additional impervious surfaces by constructing three single-story buildings (niche enclosures) on areas that currently contain footings associated with the 1996 project as well as topsoil. Such change would be considered relatively small and would result in little effect on the total storm water volume discharged through the combined sewer system. While the proposed project would add incrementally to stormwater flows in the area, it would not cause collection treatment capacity of the sewer/stormwater system in the City to be exceeded. In light of the above, the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/stormwater treatment facilities or the expansion of existing ones. Therefore, the proposed project would result in a less-than-significant impact on wastewater and stormwater facilities.

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

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

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

San Francisco Public Utility Commission, 2005 Urban Water Management Plan. The 2005 UWMP uses the San Francisco Planning Department's current long range growth projections – Land Use Allocation 2002 – to estimate total growth expected in the City and County of San Francisco from 2000–2025. These projections have similar employment growth and approximately 15,000 higher household growth than ABAG Projections 2002.

Approximately 63 percent (1.18 million tons) was diverted through recycling, composting, reuse, and other efforts while 700,000 tons went to a landfill. The diversion percentage increased in 2002 from 52 percent in 2001.<sup>53</sup> Additionally, the City has a goal to divert most (75 percent) of its solid waste (through recycling, composing, etc.) by 2010 and to divert all waste by 2020.<sup>54</sup>

Solid waste from the project site would be collected by Sunset Scavenger Company, hauled to the Recology transfer station near Candlestick Point, and recycled as feasible, with non-recyclables being disposed of at the Altamont Landfill in Alameda County, where it is required to meet federal, state, and local solid waste regulations. The Altamont Landfill has a permitted maximum disposal of 11,500 tons per day and received about 1.29 million tons of waste in 2007. The total permitted capacity of the landfill is more than 124 million cubic yards; with this capacity, the landfill can operate until 2025. Although the proposed project may incrementally increase total waste generation from the City, the increasing rate of diversion through recycling and other methods would result in a decreasing share of total waste that requires deposition into the landfill. As discussed on page 60, San Francisco Ordinance No. 27-06 requires a minimum of 65 percent of all construction and demolition debris to be recycled and diverted from landfills. Given this, and given the long-term capacity available at the Altamont Landfill, the solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would result in a less-than-significant impact on solid waste generation and landfill capacity.

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

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

City and County of San Francisco, Office of the Controller, Community Indicators Report, http://www.sfgov.org/wcm\_controller/community\_indicators/physicalenvironment/index.htm, accessed on September 14, 2009.

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

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

Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					

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

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

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

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

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

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

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
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?					
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?					
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?					
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					

Issi	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable	
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?						

- a. and d. Habitat and Wildlife. The project site does not provide substantial habitat for any rare or endangered plant or animal species, and the proposed project would not affect or substantially diminish plant or animal habitats, including riparian or wetland habitat, because construction of the new single-story buildings (niche enclosures) would occur on previously disturbed parts of the site. The proposed project would not interfere with any resident or migratory species, nor affect any rare, threatened, or endangered species. The proposed project would not interfere with species movement or migratory corridors. Also, because the proposed project would not remove any mature trees, it would not have any effects on birds. The proposed project would not conflict with any local policies or ordinances directed at protecting biological resources.
- **b.** Riparian Habitat/Other Sensitive Natural Community. The proposed project is located in a developed area, consisting of a mix of pervious and impervious surfaces. The project area does not include riparian habitat or other sensitive natural communities as defined by the California Department of Fish and Game and the United States Fish and Wildlife Service; therefore, criterion 12b is not applicable to the proposed project.
- **c. Federally Protected Wetlands.** The project area does not contain any wetlands as defined by Section 404 of the Clean Water Act. Therefore this criterion is not applicable to the proposed project.
- e. Trees. The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, *Public Works Code* Sections 801 et. seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees. Protected trees include landmark trees, significant trees, and street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. One mature tree, a deodar cedar (*Cedrus deadora*) currently exists adjacent to the entry gate along the southern edge of the property, a row of redwood trees along the western and southwestern property lines. This tree and the existing hedges would be maintained as part of the proposed project. In addition, the project sponsor would plant a hedge near the northwest corner of the site. Therefore, the proposed project would not conflict with any local policy or ordinance protecting biological resources, including trees, and this impact would be less than significant.
- **f. Habitat Conservation Plans.** The proposed project does not fall within any local, regional, or state habitat conservation plans. Therefore, criterion 12f is not applicable to the proposed project.

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

Issu	es (a	and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
14.		OLOGY, SOILS, AND SEISMICITY— uld the project:					
a)	adv	pose people or structures to potential substantial verse effects, including the risk of loss, injury, or ath involving:					
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)					
	ii)	Strong seismic ground shaking?			$\boxtimes$		
	iii)	Seismic-related ground failure, including liquefaction?					
	iv)	Landslides?				$\boxtimes$	
b)	Res	sult in substantial soil erosion or the loss of topsoil?				$\boxtimes$	
c)	that and	located on geologic unit or soil that is unstable, or t would become unstable as a result of the project, I potentially result in on- or off-site landslide, lateral eading, subsidence, liquefaction, or collapse?					
d)	Tab	located on expansive soil, as defined in ole 18-1-B of the Uniform Building Code, creating estantial risks to life or property?					
e)	of s	ve soils incapable of adequately supporting the use septic tanks or alternative wastewater disposal tems where sewers are not available for the bosal of wastewater?					
f)		ange substantially the topography or any unique ologic or physical features of the site?				$\boxtimes$	

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

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

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

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

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

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

Continued research has resulted in revisions to ABAG's earthquake hazard maps. Available on ABAG website (viewed June 11, 2009) at: http://www.abag.ca.gov/bayarea/eqmaps/mapsba.html. Based on the 2003 ABAG mapping, the shaking hazard potential at the project site is considered to be "violent" and could cause significant damage in the project vicinity. However, ABAG notes. "The damage, however, will not be uniform. Some buildings will experience substantially more damage than this overall level, and others will experience substantially less damage." Buildings that are expected to experience greater damage are older buildings that have not received seismic strengthening improvements.

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

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

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

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

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

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

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

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources that would be reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be ameliorated during the DBI permit review process. To ensure compliance with all *San Francisco Building Code* provisions regarding structural safety, DBI would review the geotechnical report and building plans and determine the adequacy of necessary engineering and design features to reduce the potential damage to structures from groundshaking and liquefaction. Therefore, potential damage to structures from geologic hazards on the project site would be ameliorated through the DBI requirement for a geotechnical report and review of the building permit application. Any changes incorporated into the foundation design required to meet the *San Francisco Building Code* standards that are identified as a result of the DBI permit review process would constitute minor modifications of the project and would not require additional environmental analysis. Proposed excavation for foundation would not result in a level of vibration that would impact the historic Columbarium structure.

- e. Septic Tanks and Alternative Wastewater Disposal Systems. The proposed project would not request any additional connections to the City's sewer and stormwater collection and treatment system. Nor would it use a septic waste disposal system. Therefore, criterion 13e is not applicable to the project site.
- **f. Topography and Unique Geologic or Physical Features.** The project site is located on a block that gently slopes downward toward the northeast. The project site itself is generally flat and has no unique topographical, geological, or physical features. The project would excavate to a maximum depth of approximately 16 feet below ground surface (bgs) to accommodate building footings, and an average depth of 3-4 feet for the remainder of the foundation system. However, it would not change the

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
15.	HYDROLOGY AND WATER QUALITY— Would the project:					
a)	Violate any water quality standards or waste discharge requirements?					
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)?					
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?					
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?					
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?					
f)	Otherwise substantially degrade water quality?			$\boxtimes$		
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?					
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				$\boxtimes$	
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?					
j)	Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?					

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
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?					
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					
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?					
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?					
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?					
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					
h)	Expose people or structures to a significant risk of loss, injury or death involving fires?					

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

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

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

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

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

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

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

**e.** and **f.** Airport Land Use Plan and Private Airstrips. The project site is not within an airport land use plan area, nor is it in the vicinity of a private airstrip. Therefore, topics 15e and 15f are not applicable to the proposed project.

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

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

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

Issu	ues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
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?					
c)	Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?					

- a. and b. Mineral Resources. All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology (CDMG) under the Surface Mining and Reclamation Act of 1975 (CDMG, Open File Report 96-03 and Special Report 146 Parts I and II). This designation indicates that there is inadequate information available for assignment to any other MRZ and thus the site is not a designated area of significant mineral deposits. Since the project site is already developed, future evaluation or designation of the site would not affect or be affected by the proposed project. There are no operational mineral resource recovery sites in the proposed project area whose operations or accessibility would be affected by the construction or operation of the proposed project.
- c. Energy. While most new buildings in San Francisco are required to conform to energy conservation standards specified by the San Francisco Green Building Ordinance (SFGBO), the proposed project would construct a non-occupiable building on the site that would consume minimal amounts of energy. Therefore, the proposed project would not cause a wasteful use of energy, and the effects related to energy consumption would not be significant. In light of the above, effects related to energy consumption would not be considered significant.

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

Issu	es (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
18.	AGRICULTURE AND FOREST RESOURCES In determining whether impacts to agricultural resources the California Agricultural Land Evaluation and Site Asse Conservation as an optional model to use in assessing ir impacts to forest resources, including timberland, are sig information compiled by the California Department of Fol land, including the Forest and Range Assessment Project measurement methodology provided in Forest Protocols Would the project:	essment Mod mpacts on ag nificant envi restry and Fi ct and the Fo	del (1997) prepar griculture and far ronmental effect ire Protection reg prest Legacy Ass	ed by the Ca mland. In det s, lead agend arding the st essment proj	lifornia Depa termining whaties may refe ate's invento ect; and fore	ertment of ether er to ory of forest
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?					
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?					

Issues (and Supporting Information Sources):		Potentially Significant Impact	Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public					
	Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))??					
d)	Result in the loss of forest land or conversion of forest land to non-forest use?					
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?					

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a. – c. Agriculture and Forest Resources. The project site is located within an urban area in the City and County of San Francisco. The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the site as Urban and Built-Up Land, which is defined as "…land [that] is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes." The project site does not contain agricultural uses and is not zoned for such uses. The proposed project would not involve any changes to the environment that could result in the conversion of farmland. No part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, the project would not conflict with zoning for, or cause rezoning of, forest land, result in the loss of forest land, or convert forest land to non-forest use. Accordingly, these topics are not applicable to the proposed project.

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

Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Not Applicable
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?					
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.)					
c)	Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?					

- **a. Degradation of the Environment.** The proposed project, with the implementation of Mitigation Measure CP-1, identified in Section E.4, Cultural Resources, and reproduced in Section G, Mitigation Measures, below, does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants. Mitigation Measure CP-1 would be incorporated into the proposed project to ensure that any disturbances to buried or submerged historical resources are avoided.
- **b.** Cumulative Impacts. Both long-term and short-term environmental effects associated with the proposed project would be less than significant, as discussed under each environmental topic. The existing conditions for traffic in the vicinity of the project site can accommodate the proposed project and the existing development in the area.
- c. Substantial Adverse Effects on Human Beings. The project site is fully developed and the proposed project would constitute a continuation of the established uses at the project site (i.e., interment of human remains). Consequently, it is not likely that the project will cause significant adverse impacts on human beings, directly or indirectly. Mitigation measures that have been provided throughout this Initial Study, as well as measures already required by law, would reduce any potential direct and indirect impacts to humans to a less-than-significant level.

#### F. NEIGHBORHOOD NOTICE

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

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

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

## G. MITIGATION MEASURES

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

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

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

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

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

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

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

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

The scope of the ADRP shall include the following elements:

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

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

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

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

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

# H. DETERMINATION

On th	ne basis of this initial study:		
	I find that the proposed project COULD NOT and a NEGATIVE DECLARATION will be pro		
$\boxtimes$	I find that although the proposed project countenvironment, there will not be a significant exproject have been made by or agreed to by the NEGATIVE DECLARATION will be prepared	ffect in this case because revisions in the e project proponent. A MITIGATED	
	I find that the proposed project MAY have a ENVIRONMENTAL IMPACT REPORT is red		
	I find that the proposed project MAY have a "potentially significant unless mitigated" impeffect 1) has been adequately analyzed in an elegal standards, and 2) has been addressed by analysis as described on attached sheets. An required, but it must analyze only the effects	pact on the environment, but at least one earlier document pursuant to applicable y mitigation measures based on the earlier ENVIRONMENTAL IMPACT REPORT is	
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequatel in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.		
		Bill Wycko, Environmental Review Officer for John Rahaim	
	DATE 5/10/10	Director of Planning	

# I. LIST OF PREPARERS

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EXHIBIT 1 MITIGATION MONITORING AND REPORTING PROGRAM				
ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
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The archeological consultant shall advise all project contractors to be				

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The proposed project shall be re-designed so as to avoid any adverse				

DATE Page 3 of 5

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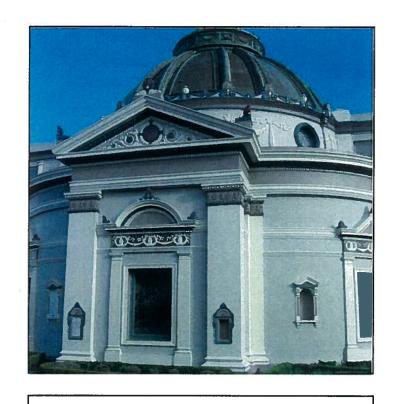
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than that presented above.



Historic Resource Evaluation Report Final Report May 7, 2009

San Francisco Columbarium One Loraine Court San Francisco, CA

Prepared for Heller Manus Architects 221 Main Street, Suite 940 San Francisco, CA

Prepared by

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### I. INTRODUCTION

This Historic Resource Evaluation Report (HRER) has been prepared at the request of the Neptune Society of Northern California for proposed alterations to the San Francisco Columbarium, located at 1 Loraine Court in San Francisco, California (Assessor's Parcel Number 1084/002 and 1132/001). The property is situated on the north end of Loraine Court between Stanyan and Arguello Boulevards in the Richmond neighborhood of San Francisco (Figure 1). The San Francisco Columbarium is a four-story Beaux-Arts style columbarium designed in 1898 by San Francisco architecture firm Cahill & Condon and constructed by Cahill Construction. The property also contains a landscaped lawn area, a paved parking lot, and a support building that was completed in 2001. Niche walls on the eastern side of the property and niche footings near the east, south and western property lines were also installed as part of the 1996 approved project. The San Francisco Columbarium is individually eligible for the California Register of Historical Resources, and is listed as a San Francisco City Landmark. It is therefore considered an historic resource for the purposes of review under the California Environmental Quality Act (CEQA).



Figure 1. Aerial photograph, the San Francisco Columbarium. Source: Microsoft Live Search, 2009 (altered by author).

The current owners of the San Francisco Columbarium propose to replace the previously-approved niche walls with niche enclosures to accommodate additional interior niches. The new niche enclosures will generally infill the space that was approved in 1996 for the niche walls. The niche wall footings have already been installed and will be removed as part of the proposed project. No changes will be made to the Columbarium itself.

This report provides a description and historical context for the San Francisco Columbarium, as well as an examination of the existing historical status of the property. The report includes an evaluation of eligibility of the property for the California Register of Historical Resources (California Register) and an evaluation of the proposed project under the provisions of CEQA.

### II. SUMMARY OF DETERMINATION

The San Francisco Columbarium was designed by the San Francisco architecture firm Cahill and Condon in 1898, and constructed the same year. A columbarium is a place for the respectful and usually public storage of urns that hold a deceased's cremated remains. The Beaux-Arts style building is located in a residential neighborhood of San Francisco's Richmond District, where the Odd Fellows Cemetery was once located. The building has been in the process of restoration since 1980. The only significant exterior alteration is a second egress that was made on the east facade as part of the 1996 project. Interior alterations include the addition of removable cases of niches. Today the San Francisco Columbarium stands as a tangible reminder of the Odd Fellows Cemetery, one of several Lone Mountain Cemeteries that existed in the Richmond District from 1849 to the 1930s. It is also an excellent example of the funerary architecture of a master architect, Bernard Cahill.

The analysis in this report finds the property to be individually eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 (Events) and Criterion 3 (Architecture). According to the California Environmental Quality Act (CEQA), a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment." The significance of a historic resource is materially impaired when a project materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register. This report determines that the proposed project will not cause an adverse change to a historic resource or an adverse effect on the broader environment. No character-defining features that convey its historical significance will be altered or destroyed. The design of the new niche enclosures appears largely compatible with the scale, volume and design of the Columbarium.

<sup>1 &</sup>quot;Columbarium," Wikipedia, Website accessed on 9 March 2009 from: http://en.wikipedia.org/wiki/Columbarium

# III. CURRENT HISTORIC STATUS

This section examines the national, state, and local historical ratings currently assigned to the San Francisco Columbarium.

### A. California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The San Francisco Columbarium is not listed in the California Historical Resources Information System (CHRIS) database. This means that the State of California Office of Historic Resources (OHP) has not received an evaluation of the property for listing in the National Register or California Register, and has not assigned the property a California Historic Resource Status Code.

# B. Historic Districts

The San Francisco Columbarium is not located within the boundaries of any known national, state, or local historic districts.

# C. Previous Surveys and Designations

The property was rated a "2" out of "5" in the 1976 Department of City Planning (now the San Francisco Planning Department) Architectural Quality Survey. It was identified in Here Today (page 279), a survey conducted by the Junior League of San Francisco in 1968. The San Francisco Columbarium was declared San Francisco Landmark No. 209 in 1996 (see the **Appendix** for Designating The Odd Fellows Columbarium as Landmark No. 209 Pursuant to Article 10 of the City Planning Code. Ordinance No. 40-96).

### IV. DESCRIPTION

# A. Site

The San Francisco Columbarium is located on an irregularly-shaped, 45,067 square-foot lot at the north end of Loraine Court between Stanyan and Arguello Boulevards in the Lone Mountain neighborhood of San Francisco's Richmond District. Just north of Golden Gate Park, the mixed use neighborhood is predominantly residential and is dominated by multi-family homes constructed in the late 1930s and early 1940s. Commercial properties face Geary Boulevard to the north.



Figure 2. View northeast to niche wall and fountain. Source: Page & Turnbull, March 2009.



Figure 3. View south to entry gate and Loraine Court. Source: Page & Turnbull, March 2009.

The San Francisco Columbarium sits at the center of a site with a paved parking lot to the southwest, landscaping and lawn segments on the north and east sides, a three-sided niche wall and fountain to

the east (Figure 2), and a support building to the north. Personal memorabilia is frequently left by visitors at the eastern niche walls. Niche footings were installed on the southwest, south, and western property lines. The site is accessed from the south by a replacement iron gate set between historic granite pylons (Figure 3).

Constructed between 1998 and 2001, the support building features an irregular plan



Figure 4. View north to support building. Source: Page & Turnbull, March 2009.

with a concave primary (south) façade and a center entrance that faces the Columbarium's primary

entrance (Figure 4). The support building features a rhythm of rectangular windows with alternating triangular and semi-circular pediments that include dentils and egg-and-dart molding. The windows are separated by simple Tuscan pilasters.

### B. Exterior

# Primary (North) Facade

Built in 1898, the San Francisco Columbarium is a four-story steel-frame building. It features a Greek

Cross plan with four projecting temple fronts connected by four curved walls (Figure 5). The San Francisco
Columbarium is clad in smooth concrete and is capped by a combination gable and domed roof sheathed with copper. It is designed in the Beaux-Arts style, with intricate applied
Classical ornament throughout. The projecting entrance bay on the first floor of the primary (north) façade is flanked by stepped giant order pilasters that sit on low plinths and feature anthemion and palmette patterned friezes and eggand-dart molding at the capitals. Plaques with molded surrounds and sunburst ornament are attached to the pilasters at eye level. The pilasters support an unadorned



Figure 5. Entrance on primary (north) facade. Source: Page & Turnbull, March 2009.

frieze, denticulated molding, and a triangular pediment

Figure 6. West niche at primary entrance. Source: Page & Turnbull, Inc., March 2009.

featuring waterleaf and tongue molding along the outer edge. Raked dentils, egg-and-dart molding, leaf and rose scroll reliefs, and garland reliefs adorn the pediment's tympanum, and acroteria are located at the three corners. Engaged Corinthian pilasters frame the opening to the entrance vestibule, and support a frieze that contains the word "COLVMBARIVM" in projecting letters. The frieze is capped by dentils, egg-and-dart molding, and a cornice. An elliptical arch-shaped window is located above the entry and includes with a molded surround and center keystone. The walls inside the vestibule are clad in pink marble and feature decorative gray marble niches with

Corinthian columns, center keystones, entablatures, and triangular pediments (Figure 6). The east niche contains a statue of two men

embracing. The entry features paired, glazed, and paneled bronze doors with garland and bulls-eye reliefs. A glazed transom above features a decorative bronze grille, and the doors are surrounded by white marble molding, a cornice, and large brackets.

The east and west facades of the projecting entrance bay contain niches with molded surrounds and sunburst ornament, two molded beltcourses, and small square windows at the second-story level.

The third story of the primary façade consists of the drum of the dome, which features circular windows with molded garland surrounds and applied ribbon and swag ornament. The drum terminates in a concave cornice with bead molding and a scrolled cresting with urns and palmettes.

The dome is clad in copper with prominent ribs and a circular cap that features swag reliefs. The cap contains a stained glass window about 22 feet in diameter.

# **Curved Connecting Walls**

Four curved walls connect the four projecting bays, and each contains one center stain glass window at ground floor level. The windows feature molded surrounds, Tuscan pilasters, friezes with molded garland reliefs, dentils, and triangular pediments with raked dentils in the tympana and acroteria at the corners. Small wall niches with bracketed sills and bracketed triangular pediments flank the windows on either side. The curved walls also feature two beltcourses and terminate in entablatures with unadorned friezes, dentils, waterleaf and tongue molding, and a cornice.

# East Facade

The east projecting bay is framed by two giant order pilasters that sit on low plinths and feature anthemion and palmette patterned friezes and egg-and-dart molding at the capitals (Figure 7). Plaques with molded surrounds and sunburst ornament are attached to the pilasters at eye level. The pilasters support an unadorned frieze, denticulated molding, and triangular pediment that are identical to those on the



Figure 7. View of east façade with secondary entrance. Source: Page & Turnbull, March 2009.

primary façade. The east façade contains a secondary entrance that was constructed in circa 1998 to replace a missing stained glass window. The entrance features two Tuscan pilasters that support a

frieze with plaster garland and ribbon reliefs, dentils, a cornice, and a semi-circular pediment with dentils and egg-and-dart molding in the tympanum. Acroteria are located at the corners and top of the pediment. The entrance is accessed by curved steps with new iron railings and newel posts that replicate the newel posts on the interior. The entry features a molded surround and contains a fully glazed metal door with sidelights and a glazed transom.

The north and south facades of the projecting bay contain plaques with molded surrounds and sunburst ornament, two molded beltcourses, and small square windows at the second-story level.

The third story of the east façade features a projecting rectangular bay that extends out from the drum of the dome. The projecting bay features fluted Doric pilasters on all three sides that separate rectangular wall panels and stained glass windows. It terminates in a concave cornice with bead molding that continues from the drum of the dome, and a pointed parapet framed by corner posts.

### South Facade

The south facade is identical to the east façade except that it contains a stained glass window between the two Tuscan pilasters instead of an entrance. The drum of the dome at the third story level is identical to the north façade.

### West Facade

The first and second stories of the west façade are identical to the south façade, with a stained glass window at ground floor level in the center of the projecting bay. The third story is identical to the east façade, with a rectangular bay projecting from the drum of the dome (Figure 8).



Figure 8. View northeast to west (left) and south facades. Source: Page & Turnbull, March 2009.

### C. Interior

The San Francisco Columbarium contains four floors with a center rotunda that rises about 75 feet, surrounded by a concentric gallery, four projecting bays, and four curving quadrants between wings (see **Figure 26** for the floor plan). The third floor in the drum of the dome consists of one gallery and two projecting bays at the east and west sides. The fourth floor occupies the interior of the dome.

### **Ground Floor**

The entrance vestibule, located at the north side of the ground floor, is oblong in plan. It features engaged, fluted, Corinthian columns, and niches with interior shell motifs, molded surrounds, and scrolled brackets. The upper walls contain decorative friezes, dentils, egg-and-dart molding, modillions, and acanthus molding.

The center rotunda features a patterned tile mosaics floor (Figure 9). The eight supporting piers feature applied and painted plaster reliefs and round-headed niches, and terminate in egg-and-dart molding. The interior of the dome features a foliated decorative frieze, dentils, and egg-and-dart molding at the base, segmented panels with foliated reliefs, and a terminating decorative frieze and moldings that surround a circular stained glass skylight (Figure 10).



Figure 9. Rotunda from entry vestibule. Source: Page & Turnbull, March 2009.

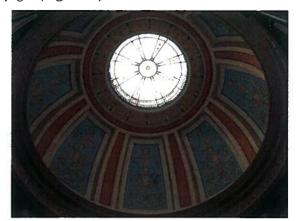


Figure 10. View up to interior of dome. Source: Page & Turnbull, March 2009.

Niches of various shapes and sizes line the walls of the gallery, quadrants, and projecting bays. The niches feature bronze, marble, or glass covers with engraved names. The glass-enclosed niches contain decorative urns. The niches are surrounded by colonettes and decorative plaster moldings of various patterns. Stained glass windows illuminate the projecting bays. The quadrants are named for

the Greek winds. The walls terminate in scrolled brackets and cornices with waterleaf and acanthus moldings. A marble stairway and small washroom are located in the east projecting bay.

### Second Floor

The second floor consists of a concentric gallery, quadrants, and projecting bays. These sections are nearly identical to the ground floor in plan and ornament, though the quadrants are named for the constellations. Small stained glass windows illuminate the projecting bays from the side walls. Marble Ionic columns and pilasters are located near the stairwell in the east projecting bay. The stairs feature bronze railings and decorative newel posts.

### Third Floor

The third floor consists of a concentric gallery with arched openings into the center rotunda. This floor does not contain projecting bays or quadrants. It is illuminated by small, segmentally-arched windows that are set behind the exterior entablature and parapet. Niches cover the interior and exterior walls, and newer additional niches are inserted in the arched openings.

# Fourth Floor

The fourth floor consists of a gallery with small niches on either side (Figure 11). Bays of niches are divided by extended scrolled brackets, above which are located slanted walls with molded panels divided by fluted pilasters. Round stained glass windows illuminate the fourth floor.

### Fifth Floor

The fifth floor is an attic, which is reached through a hatch in the ceiling of the fourth floor.



Figure 11. Fourth floor gallery.
Source: Page & Turnbull, March 2009.

# V. HISTORIC CONTEXT

# A. Early San Francisco History

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy and the establishment of Mission Dolores by Franciscan missionaries. The era of Spanish colonial rule was relatively brief. In 1821 Mexico declared independence, taking with it the former Spanish colony of Alta California. During the Mexican period a small village grew up along a sheltered cove at the tip of the San Francisco peninsula. This sleepy village, which was called Yerba Buena, served as a minor trading center inhabited by a few hundred people of diverse nationalities. In 1839 a few streets were laid out around a central plaza (now called Portsmouth Square), which was ringed by commercial and civic buildings. Not long after the American takeover of California in 1846, a surveyor named Jasper O'Farrell laid out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of the survey line were laid out in 50 vara square blocks, whereas blocks south of Market were laid out in larger 100 vara blocks. (A vara is a Spanish unit of measurement equivalent to 2.77 feet.) In 1847, the name Yerba Buena was changed to San Francisco.

The discovery of Gold at Sutter's Mill in 1848 unleashed a massive wave of immigration as thousands of would-be gold-seekers made their way to the isolated outpost at the western edge of the North America. Between 1846 and 1852, the population of San Francisco mushroomed from less than 1,000 people to almost 35,000. The short supply of level land around Portsmouth Square soon pushed development up the slopes of Nob Hill or south to Market Street. Development also moved eastward into the cove on filled tidal lands. Development of early San Francisco was concentrated around downtown, and the outlying portions of the peninsula remained unsettled throughout most of the city's early history.

With the decline of gold production in 1855, San Francisco's business community began to embrace other economic opportunities such as agriculture, construction and banking.<sup>2</sup> Prospering from these new industries, an elite group of merchants, bankers, and industrialists arose to guide the development of the city. In the the following decades, San Francisco's population continued to grow owing to its position as the foremost financial, industrial and shipping center of the West. By 1870 the population had reached 150,000, and just twenty years later the population had doubled to almost 300,000.

<sup>&</sup>lt;sup>2</sup> Rand Richards, Historic San Francisco. A Concise History and Guide (San Francisco: Heritage House Publishers, 2001) 77.

### B. Richmond District

The San Francisco Columbarium is located in the Lone Mountain neighborhood of San Francisco's Richmond District. Lone Mountain is the area immediately surrounding the University of San Francisco campus, to the south of Laurel Heights and east of the Richmond District in the northwest part of the city. It is bordered by Geary Boulevard to the north, Arguello Boulevard to the west, Masonic Avenue to the east, and Fulton Street to the south.<sup>3</sup> The Richmond District as a whole is generally bounded by the Presidio of San Francisco and Lincoln Park to the north, the Pacific Ocean to the west, Golden Gate Park to the south, and Arguello Boulevard to the east.

When the Spanish first arrived on the isolated San Francisco peninsula, they recorded that the northwest area was a windswept expanse of rolling sand dunes with a sparse covering of chaparral. In June 1846, while the Bear Flag Rebellion was being acted out in Sonoma, the last Mexican governor, Pio Pico, granted Rancho Punta de los Lobos—encompassing what is now the Richmond District—to a man named Benito Diaz. Diaz left his lands unimproved, however, and aside from a few hardy squatters, few claims were made on what at that time seemed to be a remote and unattractive area (Figure 12).<sup>4</sup>

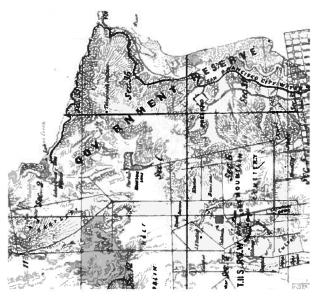


Figure 12. City and County of San Francisco Map by V. Wackenreuder, 1861, with location of Odd Fellows Cemetery highlighted. Note street grid, which ends to the east.

May 7, 2009

<sup>&</sup>lt;sup>3</sup> "Lone Mountain, San Francisco, California," Wikipedia, Website accessed on 10 March 2009 from: http://cn.wikipedia.org/wiki/Lone\_Mountain,\_San\_Francisco,\_California.

<sup>+</sup> Christopher VerPlanck, "Social and Architectural History of the Richmond District," San Francisco Apartment Magazine (December 2000).

### Lone Mountain Cemeteries

The Lone Mountain area was set aside as the location of a cemetery beginning about 1854. That year, the Lone Mountain Cemetery was established, which included 54 acres of sandhills. Classical marble tombs and elaborate monuments glorified the affluent patrons, while a more humble section was reserved for the poor. Until Golden Gate Park was created in the 1870s, Lone Mountain Cemetery served as a park where families could picnic. The cemetery's name changed to Laurel Hill Cemetery in 1867 to eliminate confusion since it was not actually located on Lone Mountain. It was so successful that four other cemeteries were developed to the south in the 1860s, on the slopes adjacent to Lone Mountain. The cemeteries included the Odd Fellows Cemetery, Masonic Cemetery, Greek Cemetery, and Cavalry Cemetery. The Greek Cemetery was located close to the current intersection of Stanyan Boulevard and Golden Gate Avenue, and was accessed through the Odd Fellows ground until the bodies were moved to Golden Gate Cemetery in 1899.

The Lone Mountain cemeteries closed in 1901 when a law made burial illegal in San Francisco. In subsequent years, they were neglected and vandalized (Figure 13). In 1914, 1924, 1925, and 1937, Ballot Propositions and Ordinances were brought before the people to settle the quandary over



Figure 13. Abandoned Laurel Hill Cemetery, Oct. 1936. Source: San Francisco Historic Photograph Collection, AAD-6171.

removing the cemeteries or leaving them alone. In the 1930s, a law mandated the removal of the graves to newly created Colma. Unclaimed headstones and monuments were recycled for building various seawalls, landfills, and part gutters.<sup>6</sup>

# Residential and Commercial Development

West of the Lone Mountain cemeteries, open land attracted a number of ranches and dairy farms. In the 1860s, several resident dairymen built the first major road from the City Line to Point Lobos. The Point Lobos and San Francisco Toll Road (known as Point Lobos Avenue in the 1890s and Geary Boulevard in the twentieth century) ran along the north boundary of the Odd Fellows Cemetery, and allowed farmers to transport their products to market downtown. It also facilitated

<sup>&</sup>lt;sup>5</sup> "Laurel Hill Cemetery (Lone Mountain Cemetery)," Western Neighborhoods Project, Website accessed on 11 March 2009 from: http://www.outsidelands.org/laurel\_hill.php

<sup>6 &</sup>quot;Cemetery Removal," San Francisco Cemeteries, Website accessed on 11 March 2009 from: www.sanfranciscocemeteries.com

easy transportation of day-trippers from the urban portions of the City to the seaside amusement destination of Ocean Beach.

The Richmond District was platted and opened for development in the late 1860s. In 1866 and 1868, the board of supervisors passed the Clement and Outside Lands Ordinances. These ordinances affected all unsurveyed "outside lands" within the city's corporate boundaries, including the Richmond, Mission and Potrero Districts, among others. The board of supervisors hoped this legislation would facilitate the orderly development of areas within the City's path of expansion. The legislation provided means to settle land claims, and it set aside public lands for parks (including a 999-acre tract which would eventually become Golden Gate Park), schools, and fire stations. In 1870, the "Official Map of the Outside Lands" was published. It extended the grid of downtown San Francisco and the Western Addition into what is now the Richmond District.<sup>7</sup>

However, residential development was slow to take off prior to 1906. Nineteenth-century development clustered along the principal transportation lines of California Street, Geary Boulevard, Fulton Street, and several north-south cross streets. Much of the construction along these corridors was the result of speculative development undertaken by local builders and developers such as Fernando Nelson and realtors like Greenwood and DeWolfe. In the late nineteenth century, local landowners were responsible for street grading. They would apply to the Street Committee of the board of supervisors for permission to grade, pave and macadamize the streets, and once approval was given, they paid for the materials and labor themselves. According to an article in the November 1, 1889, edition of the San Francisco Examiner, Geary and Arguello Boulevards were the first streets in the district to be paved. Neighborhood improvement clubs were especially crucial in overseeing improvements. Clubs such as the influential Point Lobos Improvement Club were largely responsible for ensuring that roads were graded and paved, water, gas and sewage lines were installed, and fire protection was put into place. George F. Fletcher, a Point Lobos Club member, is credited with suggesting the name "Richmond" for the district, which up to that time had been referred to as the "Outside Lands" or the "Point Lobos District."8

The earthquake and fire of 1906 destroyed most of downtown San Francisco, the South of Market, and parts of the Western Addition and the Mission District. It drove waves of refugees to open

<sup>&</sup>lt;sup>7</sup> Christopher VerPlanck, "Social and Architectural History of the Richmond District," San Francisco Apartment Magazine (December 2000).

<sup>8</sup> Ibid.

parcels of land at the edge of the city. At first the refugees were housed in small wood-frame "refugee shacks" that were hastily erected by the City in public parklands (Figure 14).



Figure 14. Refugee Camp 25, Richmond District. Source: San Francisco Historical Photograph Collection, ACC-3112.

However, many people decided to re-settle in the Richmond District. Parcels were subdivided within a few months of the disaster, and residential development occurred at a rapid pace following two patterns: single-family or two-flat residences built on an individual basis by working-class or middle-class owner-occupants, or rows of nearly identical dwellings built by speculative developers (Figure 15).9



Figure 15. Richmond District, 1912. Source: San Francisco Historic Photograph Collection, AAC-0615.

<sup>9</sup> Ibid.

The district was largely built out by the late 1920s. The increasing popularity of the automobile minimized the perceived distance between downtown and the Richmond District, encouraging more people to build flats and single-family homes, frequently with garages beneath. Geary Boulevard and Clement Street were developed as automobile-scaled commercial corridors in the 1910s and 1920s, and major cultural and religious institutions such as St. John's Presbyterian Church and Temple Emanu-El relocated from downtown and the Western Addition to serve the various ethnic groups now living in the Richmond.

The district remained largely unchanged until the 1960s, when it began to experience an influx of immigrants from China and Russia. During the 1960s and 1970s, the Richmond District was one of the few neighborhoods in San Francisco to increase in population, and resulted in the replacement of many small cottages and bungalows with larger three-family flats.<sup>10</sup>

# C. Project Site History

The San Francisco Columbarium was originally constructed as part of the Odd Fellows Cemetery, which included approximately 27 acres of land between Geary and Turk streets, Parker Avenue and Arguello Boulevard (Figure 16).

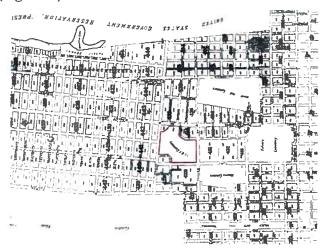


Figure 16. Odd Fellows Cemetery (highlighted) and other Lone Mountain Cemeteries, 1899. Source: Sanborn Fire Insurance Maps.

The International Order of Odd Fellows (I.O.O.F.) is a fraternal organization that started in England in the 1700s and came to the United States in 1819. The first California lodge was established in San Francisco in 1849. The plot of land was purchased by the Odd Fellows Cemetery Association in 1865, and was paid by an issue of bonds taken up by the different lodges of Odd Fellows throughout the city. The Odd Fellows' main aim in establishing the cemetery was to provide burial space for non-Catholics and to care for widows and orphans (Figure 17). 12



Figure 17. Odd Fellows Cemetery and Lone Mountain from the Columbarium. Source: Western Neighborhoods Project, www.outsidelands.org

<sup>&</sup>lt;sup>11</sup> "Will Deed to the City: Plan for Perpetuating the Odd Fellow's Cemetery," The San Francisco Morning Call (6 October 1893).

<sup>12</sup> Judith Anderson, "Restoring a Hidden Resting Place," The San Francisco Chronicle (1980) 12.

A crematorium was constructed in the cemetery in 1895, and the Columbarium followed in 1898 on a site that formerly contained a fish pond (Figure 18). During this time period, cremation was considered an avant-garde practice. In 1898, the crematory was one of only 28 institutions of its kind in operation in the United States, following a revival that began in Breslau, Germany in 1874. In December 1876, cremation was introduced into the United States by the incineration of Baron de Palm in the private retort (crematorium furnace) of Dr. F. Julius Le Moyne in Washington, Pennsylvania. Cremation was deemed more sanitary and inexpensive than typical burial, while still making use of a special receptacle to preserve the memory of the dead (See the Appendices for an 1899 Odd Fellows' booklet on cremation, which contains many historic photographs). 14

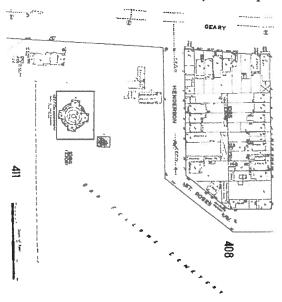


Figure 18. Columbarium in 1913, highlighted. Source: Sanborn Fire Insurance Maps.

A law was passed in 1901 that made burial illegal in San Francisco. Cremation was outlawed in the City in 1910. In 1929, the Odd Fellows began to disestablish the cemetery and move the bodies to Green Lawn Cemetery in Colma. The 28,000 graves in the cemetery were removed over a period of about six years, and headstones were hauled to Aquatic Park and used for a seawall (Figure 19 and 20). 15 In 1930, ownership of the cemetery changed hands to Bay Cities Cemetery Association, a Los Angeles cemetery association, and then to Cypress Abbey in 1935.

<sup>&</sup>lt;sup>13</sup> The Odd Fellows' Cemetery Association, Cremation (San Francisco: Joseph Winterburn Co., 1899) 5.

<sup>&</sup>lt;sup>14</sup> Alex F. Oakey, "The New Columbarium of the Odd Fellows Cemetery Association of San Francisco," *The California Architect and Building News* (September 1898) 100.

<sup>15</sup> Kevin Starr, "The Columbarium: A Lost Island in Time," Image (22 May 1988) 25.



Figure 19. Odd Fellows Cemetery, removal of graves, 1933. Note Columbarium in the background. Source: Western Neighborhoods Project, www.outsidelands.org.



Figure 20. Removal of graves, 1933. Note Columbarium in the background. Source: Western Neighborhoods Project, www.outsidelands.org

In the 1930s and 1940s, much of the land was sold for residential development and only three acres of the original twenty-seven were spared from redevelopment (Figure 21). A large section south of the Columbarium was used for a public park and pool named after former mayor Angelo Rossi.

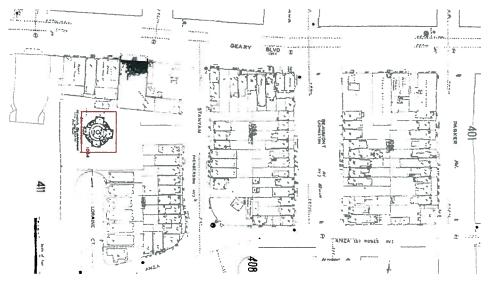


Figure 21. Columbarium and former Odd Fellows Cemetery converted to residential neighborhood, 1950.

Source: Sanborn Fire Insurance Maps.

# D. The San Francisco Columbarium Constructed

The San Francisco Columbarium was designed in 1897 and constructed in 1898 for the Odd Fellows Cemetery Association by San Francisco architect Bernard J.S. Cahill, in partnership with engineer Daniel E. Condon. The building was constructed by Cahill Construction Company. Bernard J.S. Cahill specialized in memorial buildings, having also designed the loggia for the Columbarium and Catacombs of Cypress Lawn Cemetery in Colma, the Evergreen Mausoleum at Evergreen Cemetery in Oakland, St. Mary's Mausoleum in Sacramento, and the Chapel for Diamond Head Memorial Park in Honolulu, Hawaii. When the building was constructed, the ashes of some 300 persons were awaiting permanent accommodation. 17

The Columbarium was designed in the Beaux-Arts style at an estimated cost of \$50,000, with a steel frame covered in brick and concrete (Figure 22). Granite steps (no longer extant) led to the main entrance, which featured bronze grille doors. Several of the memorial windows were made by the California Glass Company, thought one is believed to be the work of either Louis Comfort Tiffany or John LaFarge. A newspaper article from *The San Francisco Chronicle* describes the remainder of the building:

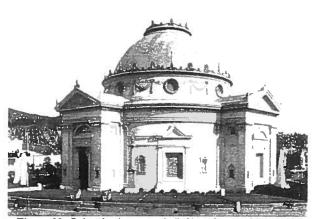


Figure 22. Columbarium, north (left) and west sides, 1898. Source: The Odd Fellows' Cemetery Association, *Cremation* (San Francisco: Joseph Winterburn Co., 1899) 23.

The main feature of the columbarium will be the rotunda. Eight steel columns will rise to a height of three stories, supporting a dome 50 feet in diameter, and leading, by means of marble stairways, to galleries extending to the wings and quadrants. A rich effect will be produced by the art-glass coverings of all of the light openings and the marble and bronze of the tablets, panels, pilasters, and cornices within the dome...<sup>19</sup>

The intent of the design was to create "a delicate and refined atmosphere...divesting the mind of the unpleasant feeling that so often goes hand in hand with anything associated with the burial of the

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<sup>16</sup> B.J.S. Cahill, "Memorial Buildings," The Architect and Engineer (July 1932).

<sup>&</sup>lt;sup>17</sup> "A Temple for the Ashes of the Dead," The San Francisco Chronicle (20 April 1897) 9.

<sup>&</sup>lt;sup>18</sup> Jim Wood, "Another Way: Repository of Remains Raised from Ashes of Neglect," *The San Francisco Examiner* (4 September 1980).

<sup>19 &</sup>quot;A Temple for the Ashes of the Dead," The San Francisco Chronicle (20 April 1897) 9.

dead" (Figure 23).<sup>20</sup> Niches for 5000 urns were incorporated into the Columbarium's interior spaces, a capacity that was initially thought to suffice for about fifteen years (Figure 24). After that time, the Odd Fellows planned to construct similar structures enclosing a grand court with connecting peristyles.<sup>21</sup>



Figure 23. Interior rotunda, 1898. Source: The Odd Fellows' Cemetery Association, *Cremation* (San Francisco: Joseph Winterburn Co., 1899)

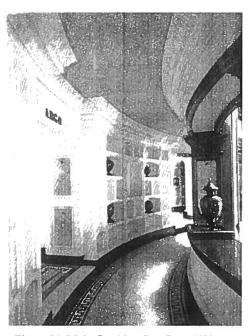


Figure 24. Main Corridor, first floor, 1898. Source: The Odd Fellows' Cemetery Association, *Cremation* (San Francisco: Joseph Winterburn Co., 1899)

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<sup>&</sup>lt;sup>20</sup> Judith Anderson, "Restoring a Hidden Resting Place," The San Francisco Chronicle (1980) 12.

<sup>&</sup>lt;sup>21</sup> Alex F. Oakey, "The New Columbarium of the Odd Fellows Cemetery Association of San Francisco," *The California Architect and Building News* (September 1898) 99.

# E. The San Francisco Columbarium, 1898-2009

The Columbarium continued to be used regularly until 1934. Though the cemetery around it was uprooted, the building was saved from destruction because it was considered a memorial and was located on three acres of land protected by the Homestead Act. The Act protected the building from civic legislation and potential demolition for commercial or residential development.<sup>22</sup>. Nevertheless, the building was abandoned in 1934 and was not purchased for restoration until 1979. During the intervening years, the Columbarium was allowed to decay (Figure 25). Rain leaked in, eating at the

plaster moldings and leaving banks of crystallized lime that seeped out of the concrete. The stained glass windows buckled and one was stolen.<sup>23</sup>

In 1979, Sentinel Cremation Societies, Inc., owner of Neptune Society of Northern California, purchased the building from Cypress Abbey, a cemetery maintenance organization. The building has slowly been renovated since 1980 by



Figure 25. Northeast façade, 1970s. Source: Heller-Manus Architects

replacing the roof and beams, re-leading and re-paning the stained glass windows, repairing plasterwork, painting, repairing missing panels in the stained glass skylight, and cleaning mold from the niches.<sup>24</sup>

The building contains urns from 1898 to the building's abandonment in 1934, and from 1980 to the present. Well-known San Franciscans who were interred in the Columbarium include mayor Adolph Sutro, businessman I. Magnin, local historian John S. Hittell, and craftsmen Arthur and Lucia Mathews. <sup>25</sup> After re-opening in 1980, the Columbarium was popular amongst the Asian-American and gay populations of San Francisco.

The non-denominational San Francisco Columbarium is one of only four remaining places of interment in the City of San Francisco. The others are the cemetery at Mission Dolores, the National Cemetery at the Presidio of San Francisco, and the columbarium at Grace Cathedral.

<sup>22</sup> Ibid.

<sup>&</sup>lt;sup>23</sup> Ibid.

<sup>24</sup> Ibid

<sup>25</sup> Kevin Starr, "The Columbarium: A Lost Island in Time," Image (22 May 1988) 26.

# E. Construction Chronology

# 1890s

1898: Construction of a four-story, steel-reinforced masonry, Beaux Arts style columbarium, designed by architect Bernard J.S. Cahill of Cahill and Condon. Work completed by Cahill Construction Co. (Figures 26 and 27).

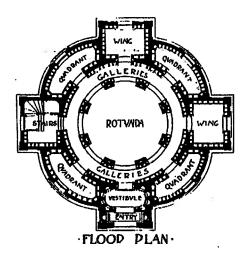


Figure 26. Original floor plan of Columbarium by Cahill and Condon, 1898.

Source: Alex Oakey, "The New Columbarium Of the Odd Fellows Cemetery Association of San Francisco, "The California Architect and Building News (September 1898) 100.

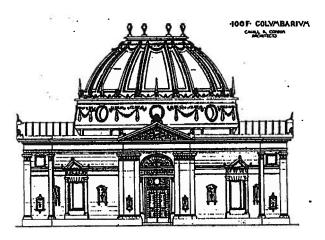


Figure 27. Primary façade elevation by Cahill and Condon, 1898.

Source: Alex Oakey, "The New Columbarium Of the Odd Fellows Cemetery Association of San Francisco, "The California Architect and Building News (September 1898) 100.

### 1900s

<u>Ca. 1906:</u> Façade rebuilt following 1906 Earthquake. Prominent ribs and a taller cap may have been added to the dome at this time.

### 1920s

<u>Ca. 1925:</u> Third-story wings are added to the east and west projecting bays to provide additional space for niches.

# 1930s

<u>Ca. 1929-1935</u>: Odd Fellows Cemetery closed. Setting altered by removing graves to Greenlawn Cemetery in Colma.

<u>Ca. 1935-1939</u>: Continued alteration to setting by filling in cemetery property with residential development.

14 December 1939: Building permit issued for construction of a support building by Cypress Abbey Co. The building contained two rooms of offices. Work performed by architect Albert K. Williams and contractor Linderen & Swinerton Inc.

### 1980s

<u>Ca. 1980:</u> Installation of new locks and electronic scanning devices, replacement of roof and beams, removal and restoration of stained glass windows, repair of plasterwork, repainting, replacement of stained glass window panels (restoration work, including repair of plasterwork and repainting, continues through 2009).

### 1990s

15 September 1994: Building permit issued to repair the decaying floor and roof, and replacement of decaying wood flooring in the existing west niche gallery. Work performed by Oliver & Company for an estimated cost of \$35,000 (Building Permit Application #: 9414991).

9 April 1998: Building permit issued to demolish the existing office building. Work completed on 11 January 1999 (Building Permit Application #: 9805645).

17 April 1998: Building permit issued to erect a 1-story office building. Work performed by Heller Manus Architects for an estimated cost of \$2,500,000. Project completed on 26 March 2001 (Building Permit Application #: 9723725S).

4 December 1998: Drawings approved for the design of a second entry to the Columbarium. Work completed by Heller Manus Architects.

# 2000s

14 February 2003: Building permit issued to construct a water fountain in the yard, consisting of a prefabricated fountain by Stonewear, a concrete foundation pedestal, and prefabricated planter walls. Estimated cost of \$32,000 (Building Permit Application #: 200302147492).

10 November 2004: Building permit issued to alter rooms in the support building and add two interior doors. Work performed by Hayhoe Custom Construction for an estimated cost of \$35,000 (Building Permit Application #: 200411108915).

28 June 2006: Building permit issued for re-roofing. Work completed by Armstrong Installation Service Inc. for an estimated cost of \$44,000 (Building Permit Application #: 200605262647).

<u>2 October 2007:</u> Building permit issued for shoring and underpinning for new construction on the adjacent property (Building Permit Application #: 200709051834).

<u>3 September 2008:</u> Building permit issued for a new security enclosure in the existing storage area of the existing office building. Work performed by Schoepp Construction, Inc. for an estimated cost of \$4,000 (Building Permit Application #: 200806114200).

# F. Bernard J.S. Cahill

Bernard Joseph Stanislaus Cahill was born on January 30, 1866 in London, England (Figure 28). Cahill was born to James Alban and Eliza Smith Cahill. He completed coursework at Ratcliffe College at the University of London in 1884 and the Kensington School of Art in London in 1887. Cahill was married to Lida Boardman Hall in 1897, and to Laura Georgiana McClune in 1907. He and his second wife had one son, Bernard James Alban. Cahill died on October 3, 1944 in Alameda,

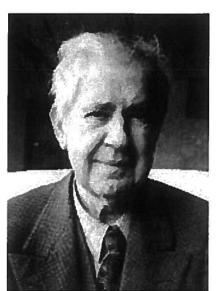


Figure 28. Bernard J.S. Cahill, n.d.
Source:
http://www.classicsfproperties.com/Ar
chitecture/BernardJSCahill.htm.

California, at the age of 78.27

Cahill immigrated to the United States in 1888 and arrived in San Francisco shortly thereafter. He worked as a draftsman for George P. Aston and Louis S. Stone from 1889 to 1891 before opening his own architectural practice in Oakland in 1891. However, he continued to work with Stone through Stone's subsequent partnership with Harry S. Munson, and then as Stone's partner from 1894 to 1896. In 1897, he worked in partnership with engineer Daniel E. Condon. He was elected an Associate Member of the American Institute of Architects in 1899. Cahill entered a partnership with George Alexander Wright and George

Rushforth in 1907. He was an editor for the American Builder
Review for many years, beginning in 1906, and was a writer for
California Architect and Building News and Architect and Engineer.<sup>28</sup>

Cahill was also interested in cartography— he designed the "Butterfly Map," a world map based on eight equilateral triangles that was meant to achieve the same accuracy as a globe, but in two-dimensional form.<sup>29</sup>

Bernard J.S. Cahill was most prolific as a designer in the 1890s and early 1900s. He designed several residences in San Francisco, including 2004-2006 Steiner Street (1892), 2025 Baker Street (1896), and 2498 Broadway Street (1901) in Pacific Heights. He helped define the Beaux-Arts concept of a "civic center" in San Francisco in 1904. Following the 1906 Earthquake and Fire, Cahill continued to be

<sup>&</sup>lt;sup>26</sup> "Cahill, Bernard," Pacific Coast Architecture Database (PCAD), Website accessed on 12 March 2009 from: https://digital.lib.washington.edu/architect/architects/1936/

<sup>&</sup>lt;sup>27</sup> "Bernard J.S. Cahill Collection, ca, 1889-1938," Online Archives of California, Website accessed on 12 March 2009 from: http://content.cdlib.org/view?docld=tf029001hc&doc.view=entire\_text&brand=oac.

<sup>28</sup> Thid.

<sup>&</sup>lt;sup>29</sup> "Architects' Profiles: Pacific Heights Architects #30 – Bernard J.S. Cahill," Classic SF Properties, Website accessed on 12 March 2009 from: http://www.classicsfproperties.com/Architecture/Bernard]SCahill.htm.

involved in the plan for the new Civic Center. For example, through his writing in *Architect and Engineer*, he was influential in getting the City Hall architectural competition restricted to San Francisco architecture firms.<sup>30</sup> In addition to residential and civic projects in San Francisco, Cahill worked on several commercial projects, including the Whitmore Hotel (1911) in San Francisco, the Multnomah Hotel (1912) in Portland, Oregon, and various buildings in Vancouver, British Columbia.

However, Cahill is best known for his work in mortuary architecture. He designed the Cypress Lawn Cemetery crematorium in 1895 with Louis S. Stone and T.P. Ross, which led to his commission in 1897 by the Independent Order of Odd Fellows to design the columbarium for their cemetery. By this time, he was working with engineer Daniel E. Condon. Cahill also designed the Evergreen Mausoleum at Evergreen Cemetery in Oakland, St. Mary's Mausoleum in Sacramento, and the Chapel for Diamond Head Memorial Park in Honolulu, Hawaii.<sup>31</sup>

<sup>30</sup> Ibid.

<sup>31</sup> B.J.S. Cahill, "Memorial Buildings," The Architect and Engineer (July 1932).

### VI. EVALUATION

# A. California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties are automatically listed on the California Register.<sup>32</sup> Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with California Historic Resource Status Codes of 1 to 5 and resources designated as local landmarks through city or county ordinances. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

<u>Criterion 1 (Event)</u>: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

<u>Criterion 2 (Persons)</u>: Resources that are associated with the lives of persons important to local, California, or national history.

<u>Criterion 3 (Architecture):</u> Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

<u>Criterion 4 (Information Potential)</u>: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

# Criterion 1 (Events)

The San Francisco Columbarium appears eligible for listing in the California Register of Historical Resources under Criterion 1 (Events). It is associated with important patterns in California history, namely the development of the Lone Mountain cemeteries in San Francisco and the fin-de-siècle growth in the acceptance and practice of cremation. The Columbarium is the last remaining vestige of the Lone Mountain cemeteries in San Francisco. It represents the rise and fall of burial practice within the city's limits, and the effect of residential development as it spread to the western

<sup>&</sup>lt;sup>32</sup> National Register-eligible properties include properties that have been listed on the National Register, and properties that have formally been found eligible for listing.

neighborhoods. Today, it is one of four remaining cemeteries in the entire city. Also, it was one of a small handful of cremation-related buildings in the country at the time of construction, only 22 years after cremation was first introduced to the United States. It represents the International Order of Odd Fellow's avant-garde position on death and burial at the turn of the twentieth century. The building is individually significant within this context and warrants listing under Criterion 1.

# Criterion 2 (Persons)

The San Francisco Columbarium does not appear eligible for listing in the California Register of Historical Resources under Criterion 2 (Persons). Research has failed to turn up an intimate association with prominent persons other than the architect that would justify its inclusion in the California Register under this criterion. While many prominent San Francisco citizens were buried in the Columbarium, eligibility under Criterion 2 is restricted to properties that illustrate, rather than commemorate, a person's important achievements.<sup>33</sup> Thus, commemorative properties, birthplaces, and graves are not applicable representations of significant persons' lives under this criterion.

# Criterion 3 (Architecture)

The San Francisco Columbarium appears eligible for listing in the California Register of Historical Resources under Criterion 3 (Architecture) as a building that "embodies the distinctive characteristics of a type and period," represents "the work of a master," and "possesses high artistic value."

The San Francisco Columbarium is representative of the Beaux-Arts style popular between about 1893 (the year of the World's Columbian Exposition in Chicago) and 1920, which influenced the City Beautiful Movement of civic architecture and design. It is an ornate and unique example of a public building of this period. Character-defining features of the building include its Greek Cross plan with a central rotunda, quadrants, and projecting wings; copper-sheathed dome; Classical ornament such as columns and pilasters, pediments and acroteria, keystones and brackets, dentils, egg-and-dart and palmette molding, and garland reliefs; bronze entrance doors; stained glass windows; mosaic tile flooring and marble stairways; and original niches set in the walls. These features are not only representative of a period and style of architecture, but also represent high artistic style in the detail and quality of ornament and materials.

<sup>&</sup>lt;sup>33</sup> National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation (1997) 14.

The San Francisco Columbarium is representative of its building type. Columbaria were uncommon locally, statewide, and nationally when the Odd Fellows constructed theirs in San Francisco. The Columbarium was the largest columbarium in the country when it was constructed.

The San Francisco Columbarium is also representative of the work of prominent San Francisco architect Bernard J.S. Cahill. It is one of his best known mortuary buildings, and is the only mortuary building that he designed in the City of San Francisco. Cahill trained in London, and came to San Francisco in 1888 to practice architecture. He became one of the area's most important and prolific architects, designing a number of commercial, residential, and civic buildings across the city and contributing to the professional realm through numerous articles in *California Architect and Building News* and *Architect and Engineer*. Cahill was known for his monumental style in civic, mortuary, and commercial designs. The San Francisco Columbarium reflects his capacity to integrate popular current styles with unique building purposes.

# Criterion 4 (Information Potential)

The analysis of the San Francisco Columbarium for eligibility under California Register, Criterion 4 (Information Potential) is beyond the scope of this report.

# B. Integrity

In addition to qualifying under one of the four aforementioned California Register Criteria, a resource must also possess historic integrity, which is defined by the National Park Service as "the ability of a resource to convey its significance."

The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, these seven characteristics are defined as follows:

<u>Location</u> is the place where the historic property was constructed.

<u>Design</u> is the combination of elements that create the form, plans, space, structure and style of the property.

<u>Setting</u> addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

<u>Materials</u> refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

<u>Feeling</u> is the property's expression of the aesthetic or historic sense of a particular period of time.

<u>Association</u> is the direct link between an important historic event or person and a historic property.

There is a critical distinction between the two registers, however, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.<sup>34</sup>

The San Francisco Columbarium has undergone a significant and sensitive restoration process, which includes a few minor alterations. Some materials, including plaster ornament and stained glass panels, were missing or in decrepit condition and were replaced. Recently, additional free-standing cases of niches were added in the quadrants, projecting bays, and stairwell. A second egress was constructed in the east façade to replace a stolen stained glass window, but the entrance does not compromise the overall design of the building. The San Francisco Columbarium continues to be used for its original purpose: to house cremated remains in a non-denominational setting. The Columbarium therefore retains integrity of location, design, materials, workmanship, feeling, and association.

However, integrity of setting has been compromised because the Odd Fellows Cemetery, which once surrounded the Columbarium, was removed in the 1930s. Only three acres around the Columbarium were preserved, while the rest of the cemetery was replaced with residential and commercial buildings. The immediate site was re-landscaped after 1996, and a new support building, eastern

<sup>&</sup>lt;sup>34</sup> California Office of Historic Preservation, California Register and National Register: A Comparison (Technical Assistance Series #6).

niche walls and niche footings were constructed between 1998 and 2001. Therefore, the setting is not historic, save for the park-like quality of open space around the Columbarium building and the re-use of original cemetery gate pylons at the entrance to the site.

# VII. CONTEXT & RELATIONSHIP

The San Francisco Columbarium is located on an irregular lot at the north end of Loraine Court, in the Lone Mountain neighborhood of San Francisco's Richmond District. The mixed use neighborhood is predominantly residential and includes multi-family homes constructed in the late 1930s and early 1940s (Figure 29). The San Francisco Columbarium sits at the center of the site



Figure 29. View southeast from the entrance gate to neighboring houses on Loraine Court. Source: Page & Turnbull, March 2009.

with a paved parking lot to the southwest; landscaping and lawn segments on the north and east sides; a three-sided niche wall, niche footings, and fountain to the east; and a support building to the north.

The Odd Fellows Cemetery, which once surrounded the Columbarium, was removed between 1929 and 1935. Only three acres around the Columbarium were preserved, while the rest of the cemetery was replaced

with residential and commercial buildings. The immediate site was re-landscaped after 1996, and a new support building, eastern niche walls, niche footings, and fountain were constructed between 1998 and 2003. Therefore, the setting is not historic, save for the park-like quality of open space (Figures 30 and 31).



Figure 30. View east from entry gate at the south end property.

Figure 31. View west toward parking lot from the of the

south side of the Columbarium. Source: Page & Turnbull, March 2009. Source: Page & Turnbull, March 2009.

The open space surrounding the Columbarium has been called out in previous Planning Commission documents during the approval process for the property's outdoor niche walls in 1995. The Planning Commission commented that the earlier project would "...preserve and enhance the Columbarium's

park-like open space."<sup>35</sup> The San Francisco Landmarks Board also wrote that "this building and its ground represent a continuity that the remainder of the neighborhood has lost...the structure takes on the Palladian significance of a single jewel in a park-like setting. It is this assertive architectural style, wherein the building is clearly separated from its natural setting that makes the architecture so powerful. Taken with its site, this building provides a unique urban experience."<sup>36</sup>

<sup>35</sup> San Francisco Planning Commission, Motion No. 14002, Case No. 94.532ELATC, p.7.

<sup>&</sup>lt;sup>36</sup> San Francisco Landmarks Board, Final Case Report (2 November 1994) 4.

# VIII. PROJECT SPECIFIC IMPACTS

This section analyzes the project specific impacts of the proposed project on the environment, as required by CEQA.

# A. Proposed Project Description

The proposed project does not include work on the Columbarium building itself. It replaces part of the project that was approved in 1996 for the construction of niche walls 8'-9" in height with granite exteriors that would create a courtyard setting around the perimeter of the site on the east, south, and west sides. The walls were designed to contain 5,900 niches total. Only the footings of the niche walls were installed after 1996. Other projects that were proposed in 1995, including construction of a new support building and entry gate, construction of outdoor niche walls and a fountain, insertion of a second entrance to the Columbarium, and landscaping were completed between 1996 and 2003.

The current proposed project replaces the previously approved niche walls on the east and west sides of the property with niche enclosures (see the **Appendix** for proposed project drawings). The new niche enclosures will replace the approved 1996 niche walls, of which only the footings were installed. These new enclosures will be located on the same footprint as the post-1996 footings, which will be removed as part of the proposed project. The proposal calls for 200 fewer niches than the 1996 approval.

The proposed project will retain the courtyard setting around the Columbarium that was approved in 1996. The 388 niches currently located in the fountain court's niche walls will be screened, while memorabilia for the new niches will be enclosed inside the proposed buildings. The distance of the niche enclosures from the Columbarium will maintain a landscaped setting around the building. While approximately 410 square feet of existing landscaped ground will be occupied by the eastern niche enclosures, approximately 481 square feet of new landscaped area will be added on the southeastern side of the property, which otherwise would have been paved in front of the niche walls as part of the 1996 approval. Thus, the project will slightly increase the total amount of landscaped ground around the Columbarium. The spatial volume not occupied by a building or structure between the Columbarium and the new niche enclosures will be lessened compared to the previously approved 1996 design.

The proposed one-story, 14'-5" tall buildings will be constructed of concrete block with cement plaster wall cladding. The side and rear facades will not contain openings. The niche enclosures'

primary facades are identical to the south (primary) façade of the support building, which was constructed from 1998 to 2001. The primary facades will include rectangular, fixed, aluminum-sash windows with alternating triangular and semi-circular stucco pediments. Dentils, egg-and-dart molding, and cast plaster reliefs will ornament the entablatures beneath the pediments. The windows will be separated by Tuscan pilasters, and the facades will terminate in slightly projecting parapets with simple terminating entablatures.

Phase I of the project will include replacement of the eastern niche wall footings with niche enclosures on either side of the existing fountain court. The proposed enclosures will contain six rooms to the north of the fountain court (approximately 1,540 square feet) and eight rooms to the south (approximately 1,700 square feet). A new screen wall will pass in front of the fountain court. The niche enclosure to the northeast will connect to the existing support building. A new screen wall will connect the west end of the support building to the Phase II niche enclosures. Lastly, Phase I will include the replacement of the west garage door at the east end of the support building with a window identical to the other windows on the building.

The east niche enclosures will infill the space that is currently occupied by the niche wall footings, as well as the space behind that stretches close to the irregularly-shaped property lines. A smaller area will remain for bordering hedges. The buildings, like the niche walls, will regularize the shape of the lawn areas around the Columbarium into more formal spaces reminiscent of Italian gardens. The amount of landscaped area around the Columbarium will be slightly increased, though the spatial volume not occupied by buildings or structures between the Columbarium and the proposed project will be reduced. The enclosures' west facades will align with the west ends of the existing fountain court walls, whereas the 1996 niche walls would have been stepped back, aside from one parallel projection to the south. However, the 1996 niche walls would have extended slightly farther west along the south perimeter than the niche enclosure will extend.

Phase II of the project will include the construction of niche enclosures at the southwest perimeter of the property, adjacent to the parking lot. It will include six rooms and a janitorial/garden/storage room. The western wing will include approximately 2,165 square feet. It does not appear that the niche enclosures will extend any farther east toward the parking lot than the niche wall projections would have extended. The Phase II niche enclosure will not alter the approved parking lot size, location, or number of spaces. The building will be separated from the parking lot by way of a paved walkway and plaza and low hedges with bollards.

# B. Status of Existing Building as a Historic Resource

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

- 1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource is not historically or culturally significant."<sup>37</sup>

The San Francisco Planning Department incorporated the State's CEQA Guidelines and created a classification system for determining historic resources under CEQA, as outlined in San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources.<sup>38</sup> As such, the San Francisco Columbarium is considered to be a historic resource under CEQA.

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<sup>&</sup>lt;sup>37</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

<sup>&</sup>lt;sup>38</sup> San Francisco Planning Department, San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Final Draft, 8 October 2004. (accessed 14 June

According to the City's classification system, the San Francisco Columbarium is categorized as "Category A.2 – Adopted local register, and properties that have been determined to appear eligible, or which may become eligible for the California Register" because of its listing as San Francisco Landmark No. 209. Our evaluation supports this, finding the building eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Architecture). Category A.2 includes properties listed in local historical registers, as defined by Public Resources Code Section 5020.1(k) or identified as significant (status codes 1-5) in an historical resource survey meeting the requirements of Public Resources Code Section 5024.1(g). These resources are presumed to be historical resources under CEQA unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.<sup>39</sup>

# C. Determination of Significant Adverse Change under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment." Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired." The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register. Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

# D. Compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings (the Standards) are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does

<sup>2006)</sup> 

<sup>&</sup>lt;a href="http://www.sfgov.org/site/uploadedfiles/planning/projects\_reports/PresBulletin16CEQA10\_8\_04.PDF">http://www.sfgov.org/site/uploadedfiles/planning/projects\_reports/PresBulletin16CEQA10\_8\_04.PDF</a>

<sup>&</sup>lt;sup>39</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

<sup>&</sup>lt;sup>40</sup> CEQA Guidelines subsection 15064.5(b).

<sup>&</sup>lt;sup>41</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>42</sup> CEQA Guidelines subsection 15064.5(b)(2).

not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource. The following analysis applies each of the Standards to the proposed project at the San Francisco Columbarium.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Discussion: The San Francisco Columbarium will remain in use as a columbarium, a building that contains cremated remains, as originally designed. The proposed project will not alter the historic building.

Conclusion: The proposed project will be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Discussion: The historic character of the San Francisco Columbarium property will be slightly but not significantly altered. The Columbarium itself will not be altered, and no distinctive materials or features that characterize the building will be affected. Construction will take place at the east and southwest perimeters of the property, which already include the eastern niche wall and niche wall footings. The proposed project will not adversely impact the roofline of the Columbarium as visible from the street and public right of way, as the approved project already called for a screen of 16' high hedges. The proposed southwest niche enclosures will not extend farther east towards the parking lot than the previously approved niche walls. The parking lot is also wide and the proposed buildings will sit quite far from the historic Columbarium. The west niche enclosures will not affect the current size and dimensions of the parking lot, and their distance from the Columbarium will preserve the sense of scale of the historic resource within its landscaped setting.

The east niche enclosures will in-fill the footprint of the previously approved niche walls, reducing the amount of spatial volume not occupied by buildings or structures, while slightly increasing the amount of landscaped ground around the Columbarium. The presence of the buildings, with their solid 14'-5" high walls and series of window openings, will differ in character from the 8'-9" high outdoor niche walls on the east side of the building, being lower in height, narrow in size, and recessed from the Columbarium. Spaces and spatial relationships that characterize the property as a whole will be slightly affected by the project, but not to the detriment of the building's historic character. These alterations will not adversely affect the building's San Francisco Landmark designation or eligibility for the California Register.

Conclusion: As designed, the project will conform to Rehabilitation Standard 2.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Discussion: No creation of false history or addition or conjectural features will be undertaken. The proposed project will be designed in a contemporary style, though influenced by Classical vocabulary, in order to be distinguishable from the historic building on the property. For example, the new niche enclosures will feature concrete block construction with cement plaster walls, simplified Classical plaster ornament, and aluminum-sash windows to distinguish it from the elaborately ornamented Columbarium. The design of the new buildings will be nearly identical to the design of the existing support building, which was constructed between 1998 and 2001.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

Discussion: The proposed project will not alter the historic San Francisco Columbarium itself. Notable recent alterations to the building include the addition of a second entrance in the east façade of the Columbarium, which has not acquired historic significance in its own right.

The overall site has changed greatly since the Columbarium was constructed as part of the Odd Fellows Cemetery. The three-acre plot of land has retained an open park-like character since the 1930s, and recent additions to the property include a new support building, eastern niche walls, niche footings, fountain, and landscaping. These alterations, which took place between 1996 and 2003, have not acquired historic significance in their own right. The proposed project would slightly alter the setting, but not to the detriment of the building's San Francisco Landmark designation or eligibility for the California Register

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Discussion: The proposed project will not affect any distinctive materials, features, finishes, construction techniques or examples of craftsmanship at the San Francisco Columbarium because the project does not alter the historic building itself.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Discussion: The proposed project does not alter the building itself, so it will not change the distinctive features, design, color, texture, and materials of the San Francisco Columbarium building. Indirectly, the project will address the condition and rehabilitation needs of the Columbarium by generating increased revenue from the sale of the enclosed niches to help fund continued restoration of the historic resource.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Discussion: The proposed project does not include any chemical or physical treatments of the San Francisco Columbarium building.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

Discussion: The construction of niche enclosures will require new foundations as part of the proposed project and additional excavation will likely occur. If any archaeological material should be encountered, construction will be halted and proper mitigation undertaken.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 8.

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

Discussion: The proposed related new construction, located at the east and southwest sides of the property, will be differentiated in design from the historic San Francisco Columbarium. Though referencing a Classical vocabulary, the additions will be simpler than the elaborate Columbarium building, and use modern materials. The design of the niche enclosures will be identical to the previously approved and constructed support building. The enclosures will be clearly differentiated from the old, yet the materials and form will be compatible with the existing fabric of the San Francisco Columbarium.

The proposed project will slightly alter the spatial relationship of the Columbarium to its surrounding site because the niche enclosures, as buildings, will be reconfigured from the narrow footprint of the existing niche wall footings. The scale and proportions of the niche enclosures will differ from the previously approved 1996 niche walls in the 5'8" difference in height and the enclosure of the spatial volume that would have existed between the niche walls themselves and the Columbarium. Nonetheless, the distance of the niche enclosures to the Columbarium will retain a landscaped area around the historic resource, and the alterations to the spatial volume surrounding the building will not negatively impact the building's historic character. These changes will not affect the property's designation as a San Francisco Landmark or its eligibility for the California Register.

Conclusion: As designed, the proposed project will substantially conform to Rehabilitation Standard 9.

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion: The proposed project will include new construction at the east and southwest sides of the property. The proposed buildings will be clearly differentiated from the historic Columbarium by their materials and form. Neither addition nor removal of the proposed construction will alter the

essential form and integrity of the historic building. While removal of the proposed construction is improbable, it could be done without altering the character of the surrounding property.

Conclusion: As designed, the proposed project will be in compliance with Rehabilitation Standard 10.

As demonstrated in the preceding analysis, most aspects of the proposed project conform to the Secretary of the Interior's Standards for Rehabilitation. These actions can be presumed under the CEQA regulations not to have a significant adverse impact on the San Francisco Columbarium, since the designation and listing of the property will not be affected by the proposed project.

#### E. Evaluation Conclusion

The architects, Heller Manus Architects, have stated that the intention of this project is to respect the historic character of the San Francisco Columbarium, while introducing new spaces that will be compatible with, yet differentiated from, the historic resource.

Page & Turnbull concludes that the proposed project as currently designed conforms to the Secretary of the Interior's Standards, and that the proposed project can be designed and implemented in such a way that it would conform to the Standards and would not cause a substantial adverse change in the significance of the historic resource or a significant effect on the environment as defined by CEQA.

# F. Analysis of Project Specific Impacts Under CEQA

As demonstrated in our analysis, the proposed project would conform to the Secretary of the Interior's Standards as interpreted through the Guidelines for Rehabilitation. The proposed new construction will not include any alterations to the historic San Francisco Columbarium itself. Accordingly, the proposed project would not negatively impact the historic significance of the San Francisco Columbarium.

# G. Analysis of Cumulative Impacts under CEOA

The project is not located within the boundaries of any known local, state, or national historic district, and it does not appear that the proposed project would cause any larger cumulative impact.

### IX. SUGGESTED MITIGATION

According to Section 15126.4 (b) (1) of the Public Resources Code (CEQA): "Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, the project's impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant." Because the proposed project would not have a substantial adverse effect on a historic resource, no mitigation measures would be required.

### X. CONCLUSION

Constructed in 1898, the San Francisco Columbarium expresses the avant-garde attitude of the Independent Order of Odd Fellows toward death and burial at the end of the nineteenth century. Designed in the Beaux-Arts style, which was common after the 1893 World's Columbian Exposition for civic planning and public buildings, the San Francisco Columbarium displays architect Bernard J.S. Cahill's adaptability and ease of incorporating current fashions into his mortuary designs. The building has largely been restored and has seen few exterior alterations, none of which have affected character-defining features. The building is also the last remaining vestige of the cluster of Lone Mountain cemeteries that were once located in the Richmond District. Surviving the removal of the cemeteries' graves to Colma, the San Francisco Columbarium is today one of only four remaining interment sites in the City of San Francisco, and one of two columbaria.

Based on the analysis within this report, Page & Turnbull believes that the San Francisco Columbarium appears to be eligible for listing in the California Register on the local level under Criterion 1 (Events) and Criterion 3 (Architecture/Design), in addition to the fact that it was designated a local landmark in 1996. As such, it appears to be a historic resource under CEQA. The proposed project, which includes the construction of niche enclosures on the east and southwest perimeters of the site, will not affect the building's character-defining features and will not reduce the building's ability to convey its historical significance. Thus, the proposed project will not cause a substantial adverse change in the significance of the San Francisco Columbarium, nor will it have a significant effect on the surrounding neighborhood.

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  pdf

# XII. APPENDICES

A. Designating The Odd Fellows Columbarium as Landmark No. 209 Pursuant to Article 10 of the City Planning Code. Ordinance No. 40-96.

B. Proposed Project Drawings

FILE NO. 90-95-5

(Landmarks

209 THE ODD PELLONS COLUMBARIUM AS LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE. DESIGNATING

Be it ordained by the People of the City and County of San Francisco

purposes of, and conform to the standards set forth in Article 10 Section 1. The Board of Supervisors hereby finds that the Odd Fellows Columbarium, One Loraine Court, Lot 1 in Assessor's Block 1132, and Lot 2 in Assessor's Block 1084, has a special character and special historical, architectural and aesthetic interest and value, and that its designation as a Landmark will further the of the City Planning Code.

No. 11999 of the City Planning Commission, which Resolution is on file with the Clerk of the Board of Supervisors under File No. 209. This designation having been fully approved by Resolution Pursuant to Section 1004 of the City Code, the Odd Fellows Columbarium is hereby designated as Landmark No. 90-95-5 and is incorporated herein and made a part of hereof as Planning Code, Chapter II, Part II of the San Francisco Municipal Designation: though fully set forth.

# Required Data:

22 23

(1) The description of the location and boundaries of the Landmark site is the Odd Fellows Columbarium at One

2 2

EUPERVISORS BIERGAM, TEM

DOME OF SUPERIOR

Loraine Court, Lot 1 within Assessor's Block 1132 and Lot 2 within Assessor's Block 1084

- The characteristics of the Landmark which justify its designation are described and shown in the photographs and other materials on file in the Department of City Preservation Advisory Board's Case Report contained in andthe 94.532L Docket No. Docket No. 94.532L. Planning 2
- (3) The particular features that should be preserved are City Planning Docket No. 94.532L and described in the Landmarks Preservation Advisory Board's Case Report, in incorporated in this designating ordinance as though those shown in the photographs on file in Department of 13, "Alterations," said photographs and Case Report are Section A, entitled "Architecture," Subsection No. 4, "Design" and in Section D, "Integrity;" Subsection No. fully set forth.

APPROVED AS TO FORM:

LOUISE H. RENNE

Deputy fity Attorney

23

RECOMMENDED:

CITY PLANNING COMMISSION

Lu Blazej

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Director of Planning

94.5.12L

Vincent Marsh, Secretary Landmarks Preservation Advisory Board 450 McAllister, 5th Flr

**RECEIVED** 

FEB 1 6 1996

CITY & COUNTY OF S.F. DEPT OF CITY PLANNING

Board of Supervisors, San Francisco Finally Passed

Passed for Second Reading January 22, 1996

January 29, 1996

Ayes: Supervisors Alioto Amelano Bierman Hsieh Kaufman Kennedy Leal Migden Shelley Teng

Absent: Supervisors Alioto Haish

Ayes: Supervisors Amaiano Bierman Kaufman Kennedy Leal Migden Shelley Teng

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco

Date Approved

F11e No.

FEB 2 1996

8



SAN FRANCISCO LANDMARKS BOARD, 1660 MISSION STREET, FIFTH FLOOR, SAN FRANCISCO, CA 94103 (415) 558-6345

**FINAL CASE REPORT** 

DATE: November 2, 1994

HISTORIC BUILDING NAME: San Francisco Columbarium

**OWNER:** Sentinel Cremation

Societies, Inc.

**ADDRESS**: One Loraine Court

**BLOCK & LOT:** 1084/2; 1132/1

POPULAR BUILDING NAME: Same

**ZONING: RH-1, 40-X** 

ORIGINAL USE: Columbarium

ARCHITECT: Bernard J. S. Cahill

**CURRENT USE: Columbarium** 

**CONSTRUCTION DATE: 1898** 

STYLE: Neo-Classical

LANDMARK NO: 209

**NUMBER OF STORIES: 2 1/2** 

EXTERIOR MATERIALS: Steel

reinforced masonry with a cement

plaster finish

STATEMENT OF SIGNIFICANCE: The San Francisco Columbarium is the only remaining in this use in the City of San Francisco. Its distinctive Neo-Classical styling, reminiscent of designs and planning concepts derived from the Chicago Columbian Exposition, were interpreted here by English/American architect Bernard J. S. Cahill, who is best known for his work in determining the current form of Civic Center. The building is a rich and strongly academic design. It is the single surviving element of the city's original Lone Mountain Cemetery district, and as such provides an important link with the developmental past of the region. Its spectacular but simple and serene setting complements the architecture, and provides a unique haven in this part of the city. The building and its grounds have become an important visual landmark for the city as a whole. Virtually intact, the building displays a high degree of integrity. The Columbarium rates highly in the categories of Architecture, Historic Context, Physical Context and Integrity.

FINAL CASE REPORT

DATE: November 2, 1994 Page 2

# **CRITERIA**

# A. ARCHITECTURE

# 1. STYLE:

Significance as an Example of a Particular Architectural Style or Convention The Columbarium is an archetypal Beaux Arts composition, combining elements of Roman, Baroque, English neoclassicism and 19th century polychrome in the best tradition of the American Renaissance. The interior was designed and embellished in classical style.

# 2. CONSTRUCTION TYPE/USE CATEGORY:

Significance as an Example of a Particular Occupancy Type or Use, Method of Construction or Material The building is a steel-reinforced masonry building with a cement plaster exterior.

# 3. DATE BUILT:

Significance as an Example of a Particular Period in San Francisco History

Completed in 1898, for the International Order of Odd Fellows Cemetery Association, the building was influenced by the master planning and Neo-Classical styles presented at the Chicago Columbian Exposition of 1893. This period in San Francisco's history is known as the Early Empire Period (1850-1906). Significant non-residential architecture from this period is extremely rare, making the Columbarium an important surviving example from the period.

## 4. ARCHITECT:

Designed or Built by an Architect or Builder Who Has made a Significant Contribution to the Community, State or Nation Bernard J. S. Cahill (1866-1944) was an extremely important London-born San Francisco architect. He emigrated to the U.S. in 1888, and arrived in San Francisco in 1891. Today, Cahill is best remembered for his interest in planning, although his skills as an architect were abundant, as represented by this monumental and imposing structure. San Francisco histories recall his important role in the evolution of the Civic Center concept, an early and prescient example of City Beautiful planning. Other extant Cahill buildings include the (old) Municipal Building (1911) as 1231 Market Street and the Terbush Building (1907) at 515 Bush Street.

# 5. DESIGN:

Quality of Composition, Detailing and Ornament Measured in Part in Originality, Urban Design, Craftsmanship or Uniqueness Two San Francisco buildings have prominent copper sheathed domes, and both date from before the turn of the century. The best known is Albert Pissis' Hibernia Bank building, but this example by Cahill is equally impressive. The building's plan reflects a curvilinear form with symmetric temple "fronts" placed one on each side. Elaborate mouldings, pilasters, window frames and round

windows separated by swag motifs complete this design. The building's current paint colors, which tend towards greys and taupes, reflect a Victorian era sensibility; it is likely that the original exterior colors were more monochromatic, allowing the building to appear as a stone structure.

#### 6. INTERIOR:

Interior Arrangement, Finish, Craftsmanship, and/or Use Detail is/are Particularly Attractive or Unique The Columbarium's interior was intended to complement its unique Beaux Arts design. The interior is an elaborate confection of intense coloration and faux finishes. Water seepage and years of neglect by previous owners have taken its toll on the marble-inlaid floors and plastered walls. By the time the Neptune Society purchased the property, mushrooms, mold and fungus multiplied in nooks and corners, and the niches themselves sported strange patterns of plant tile. The marble-clad staircase had become a cascading waterfall in winter, and raccoons and pigeons were the Columbarium's only living lodgers. Had the building not been purchased by the Neptune Society, it would soon have reached a point of no return. Consequently, the scope of repairs is extensive and will certainly continue well into the foreseeable future.

# B. HISTORIC CONTEXT

# 7. PERSONS:

Associated with the Life or Activities of a Person, Group or Institution That Has Made a Significant Contribution to the Community, State or Nation

# 8. EVENTS:

Associated with Events That Have Made a Significant Contribution to the Community, State or Nation

# 9. PATTERNS:

Associated with or Illustrative of Broad Patterns of City's Cultural, Social, Political or Economic History or Development

No persons of transcendent importance are located at the San Francisco Columbarium, although the names of many prominent families are included on the markers, the most significant of which are the final resting places of Arthur and Lucia Mathews, I. Magnin, Ritchie, Folger, two mayors, Adolph Sutro and Edward Robinson Turner, Gabriel Moulin (turn of the century photographer) and A. P. Hotaling, among other local notables.

The type of events that normally occur in buildings such as this include the obvious (interments), and the less obvious (memorial services). As with the "persons" category, these events are in themselves not of particular importance, except to those involved. The interior of the building has been used for other kinds of events over the years, including occasional musical concerts. It is said that the building has excellent acoustics. Nonetheless, there is no association for this building with events of significance.

A most significant pattern in the history of San Francisco.is marked by the presence of the Columbarium in San Francisco: it is the city's last remaining burial site. In 1937, the Board of Supervisors succeeded in banning all cemeteries in the City; by this time, City **FINAL CASE REPORT** 

DATE: November 2, 1994 Page 4

property had become too valuable to remain in this use. Consequently, beginning that year the "permanent" residents of Lone Mountain, as the area had become known, were transferred to a new "final" resting place, this time in the City of Colma. The Columbarium building and a small garden composing its current site was allowed to remain. It remains, a silent survivor of a significant period in the City's early history.

# C. PHYSICAL CONTEXT

# 10. CONTINUITY:

Contributes to the Continuity or Character of the Street Neighborhood or Area

# 11. SETTING:

Setting and/or Landscape Contributes to the Continuity or Character of the Street, Neighborhood or Area

# 12. VISUAL SIGNIFICANCE:

Significant as a Visual Landmark to the Naighborhood, City, Region or Nation as a Whole

It is fair to say that this building and its ground represent a continuity that the remainder of the neighborhood has lost. No other structures in this area of the City brings with them this level of built continuity.

Surrounded by modest stucco homes of the late 30s and early 40s, this building is best experienced at the entrance gates. From here, the structure takes on the Paladian significance of a single jewel in a park-like setting. It is this assertive architectural style, wherein the building is clearly separated from its natural setting that makes the architecture so powerful. Taken with its site, this building provides a unique urban experience.

This building has been the subject of much curiosity over the years. It can be glimpsed briefly by those travelling west on Geary Boulevard. As if in a Neo-Classical dream, the richly detailed copper dome appears for a moment, hovering above the much more modern development along Geary Blvd. and then it is gone. Curious observes find their way to the one block long Loraine Court which leads to the building. This is a significant visual landmark for the City as a whole.

#### D. INTEGRITY

# 13. ALTERATIONS:

The Degree to Which the Property Has Retained Original Materials From Which its Significance is Derived or Which Characterize its Period Reconditioning and refurbishment will allow the Columbarium to emerge as a polished jewel within its historic setting. Great care has been taken at every stage to preserve and enhance where possible and to retain the structure's essential character.

FINAL CASE REPORT

DATE: November 2, 1994 Page 5

E. THREATS TO SITE: NONE () DEVELOPMENT (X) ZONING () VANDALISM () PUBLIC WORKS PROJECT () OTHER ()

# REPRESENTATION IN EXISTING SURVEYS:

- () NATIONAL
- () STATE
- (X) LOCAL

CALIFORNIA STATE REGISTER: N/A

HERE TODAY: Page 279
HERITAGE SURVEYS:
DCP 1976 SURVEY: 2

OTHER: ENDNOTES:

**BIBLIOGRAPHY:** Page 6

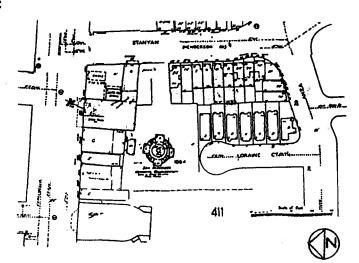
EDITED BY LANDMARKS BOARD STAFF BASED UPON MATERIAL SUPPLIED BY:

NAME: Patrick Carney, Mary McFadden ADDRESS: c/o Jeffrey Heller, FAIA

Heller and Leake Architects 221 Main Street, Suite 940 San Francisco, CA 94105

**TELEPHONE:** 415-247-1100

DATE SUBMITTED: October 12, 1994



SAN FRANCISCO LANDMARKS BOARD, 1660 MISSION STREET, FIFTH FLOOR, SAN FRANCISCO, CA 94103 (415) 558-6345

FINAL CASE REPORT

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DATE: November 2, 1994 Page 6

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<u>Painted Ladies Revisited, The San Francisco's Resplendent Victorians Inside and Out,</u> Elizabeth Pomada and Michael Larsen, New York, E. P. Dutton/Penguin Books, 1989.

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San Francisco Examiner, September 4, 1980

San Francisco Examiner, Image Magazine, Kevin Starr, pp. 19-28, May 22, 1988

VFM:mi:Columbar.Cas



# THE SAN FRANCISCO COLUMBARIUM

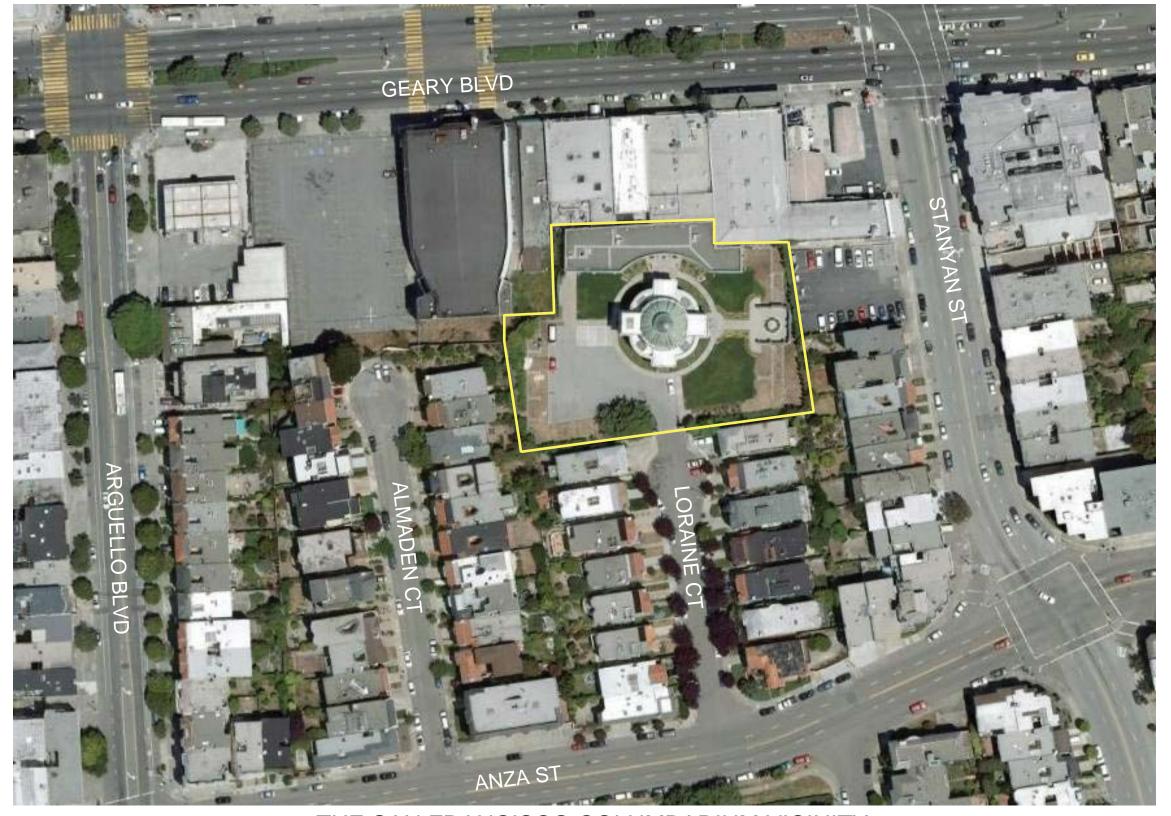
Revision to 1996 Approved Master Plan

# NOTE:

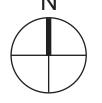
There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1996 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

FEBRUARY 23, 2010

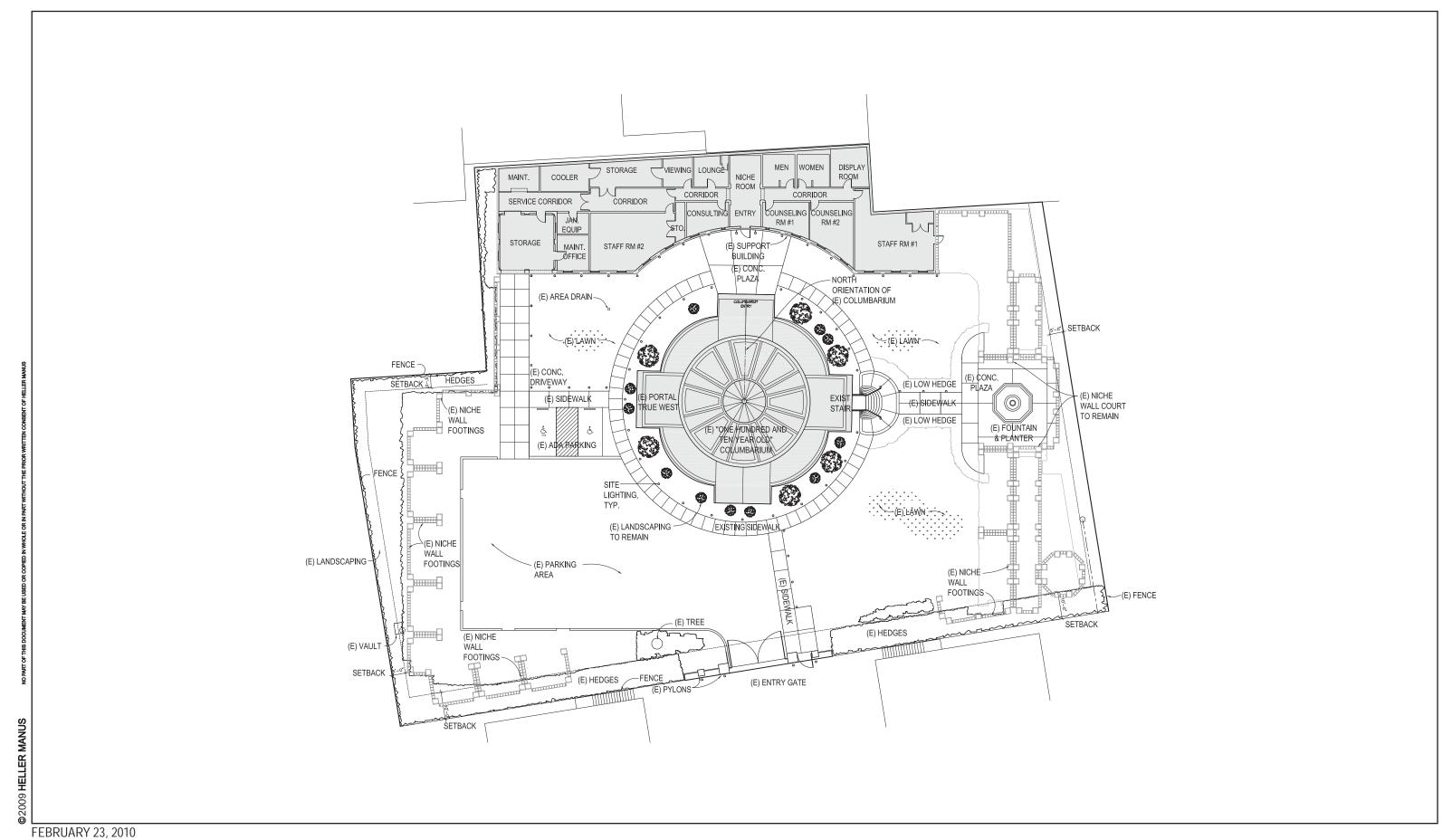
# San Francisco Columbarium (Niche Alcove Enclosures)







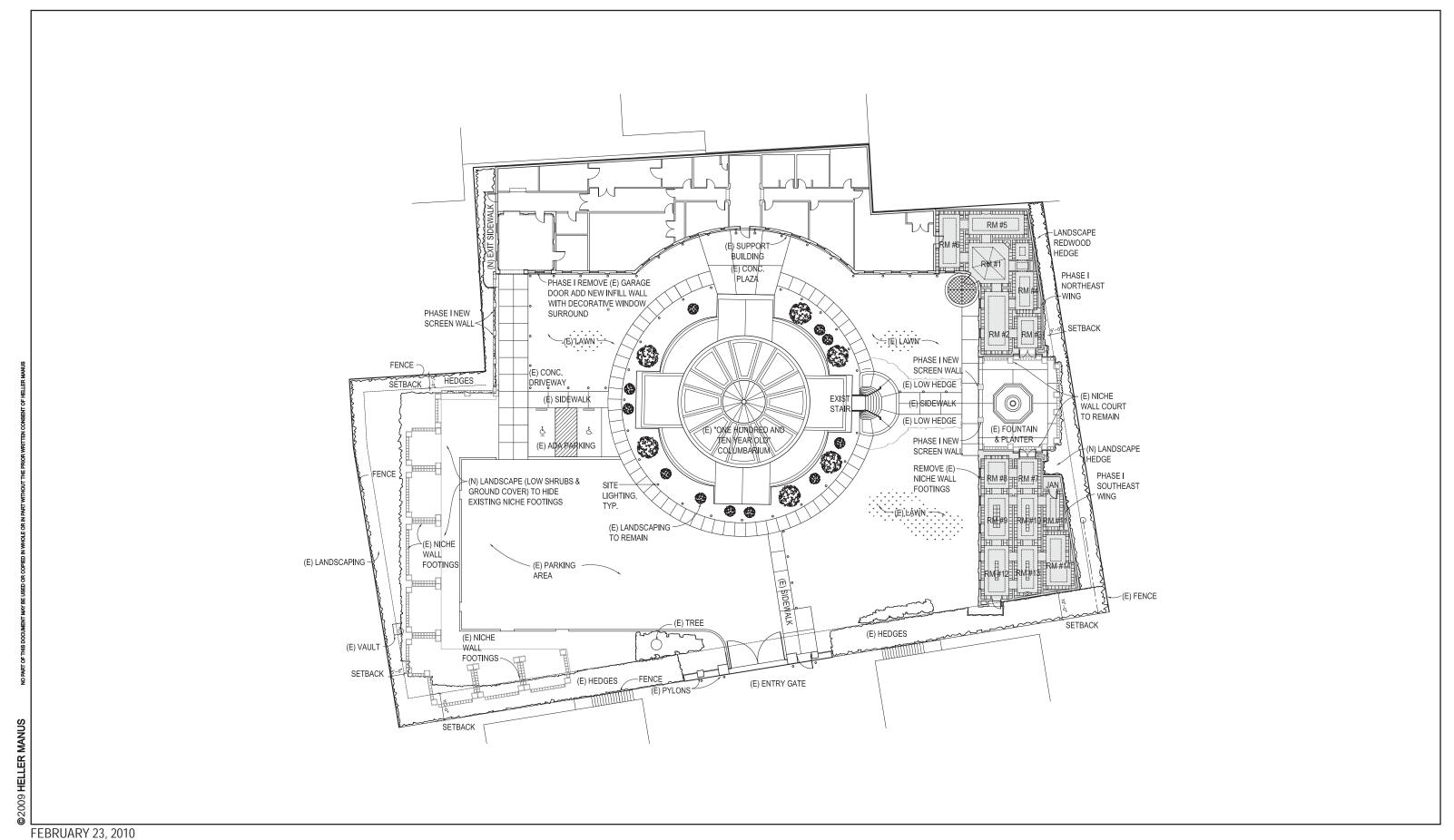
San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)

Existing Site Plan

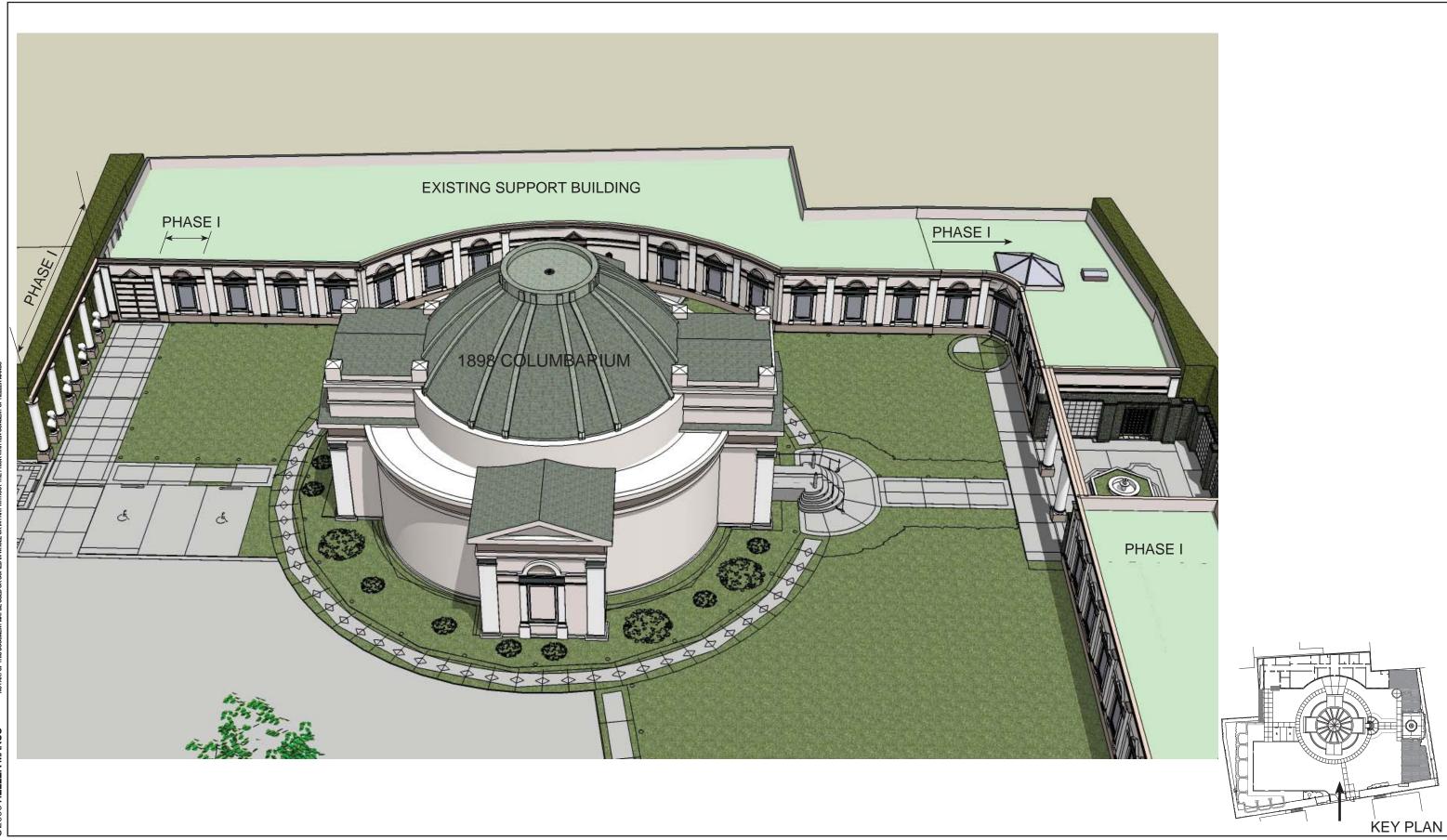
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San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan Phase I

1" = 30'-0"

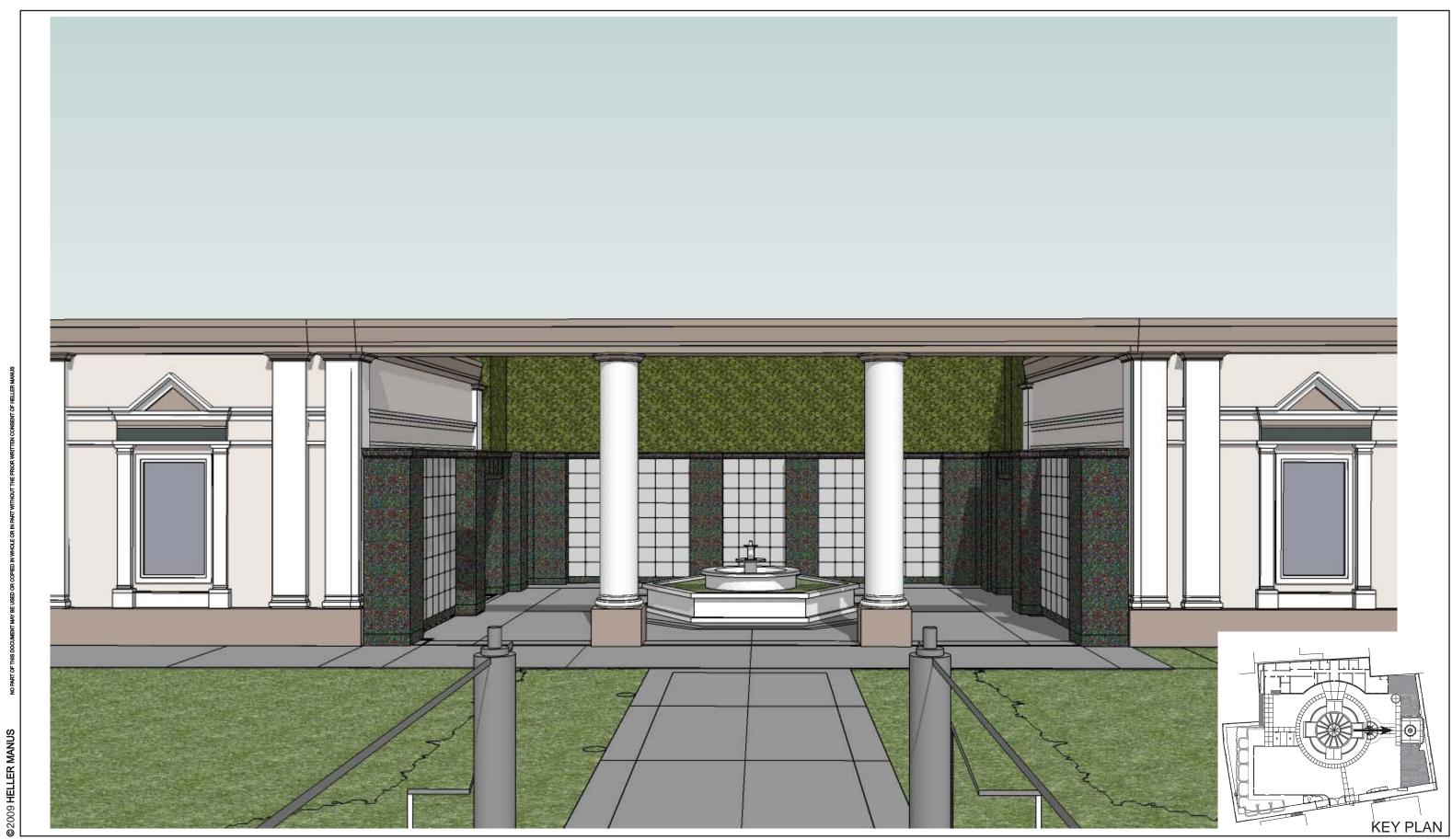


San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan Phase I



San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)



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San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)



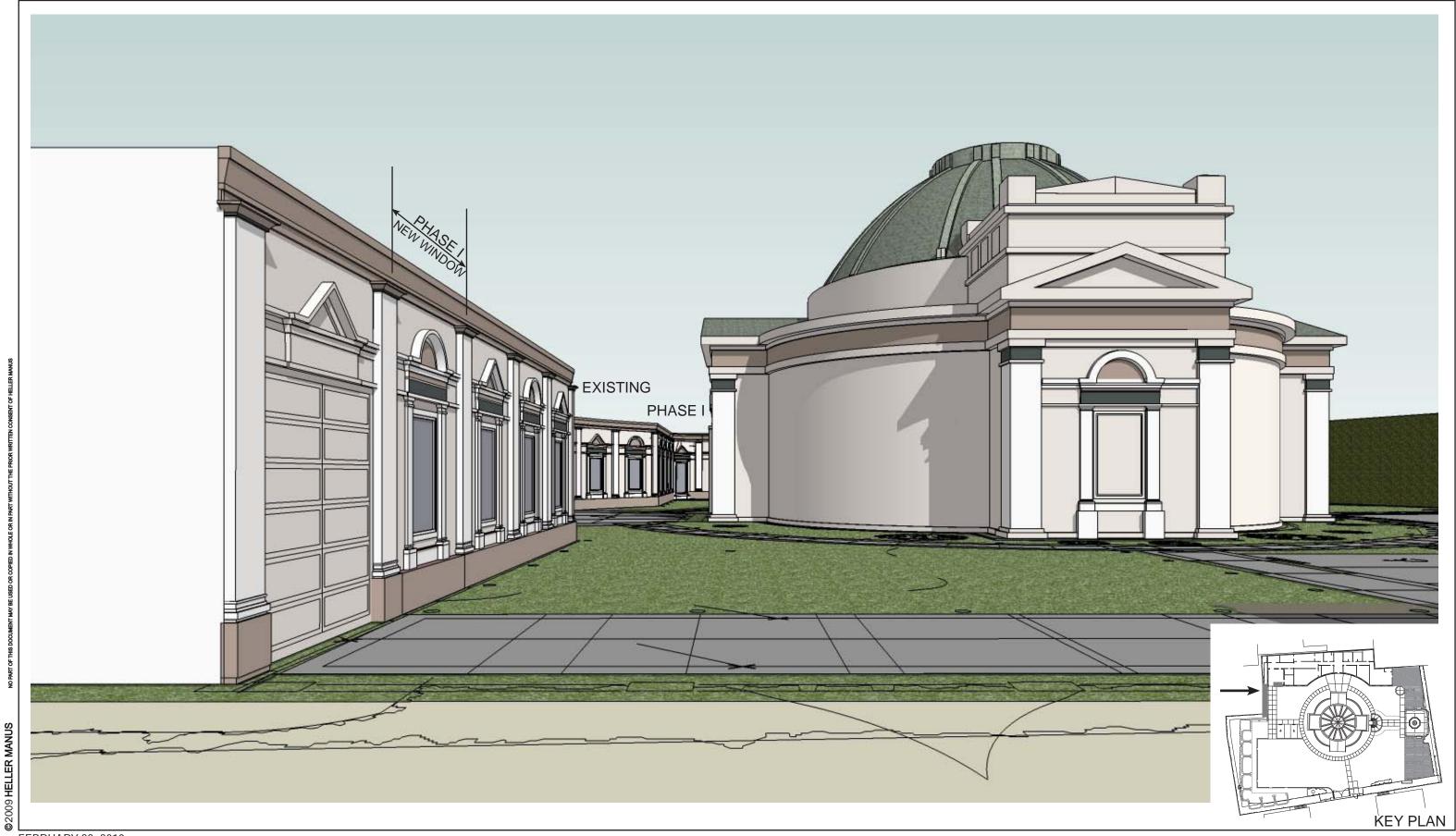
San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)



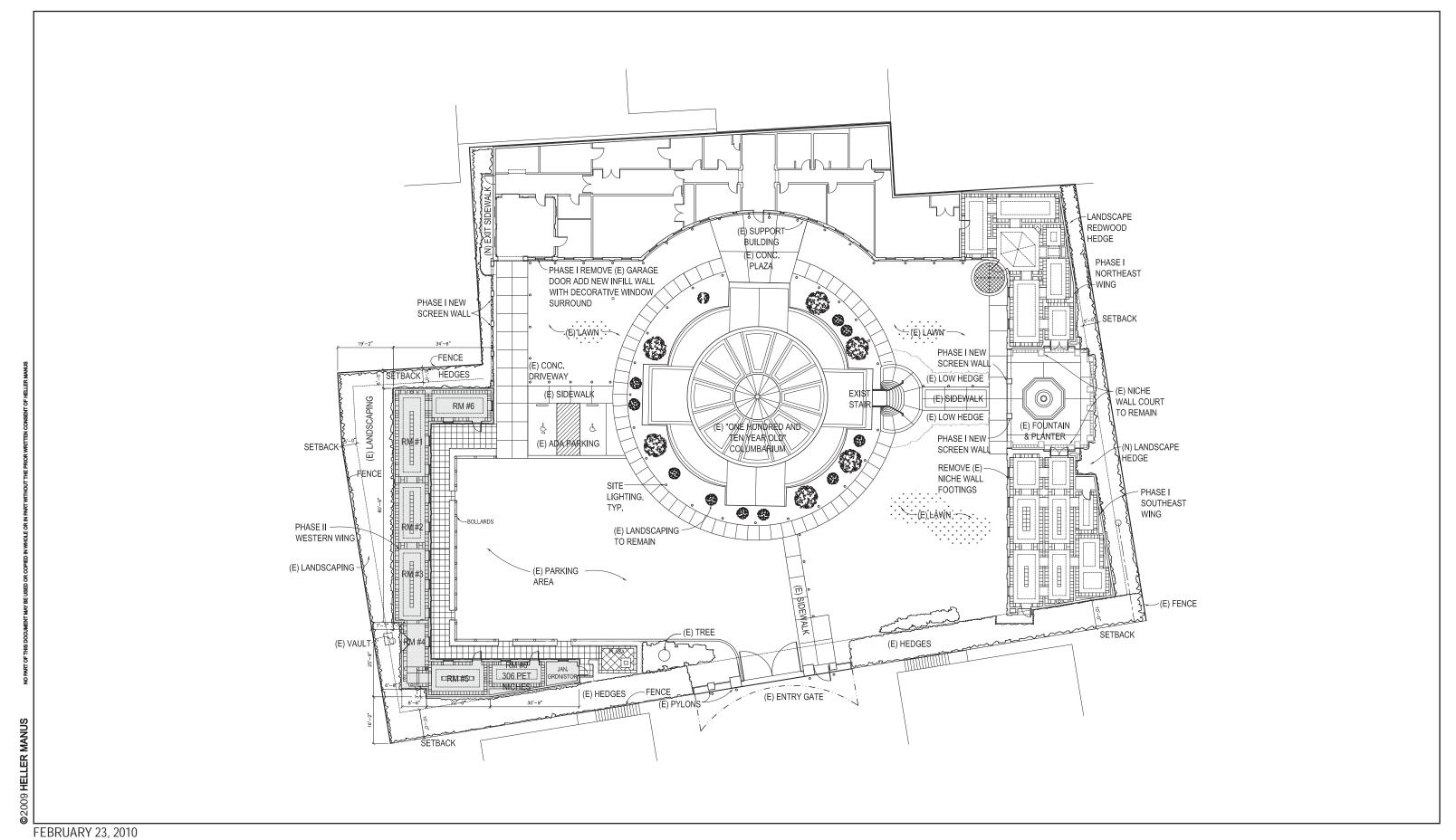
San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)

San Francisco Columbarium (Niche Alcove Enclosures)

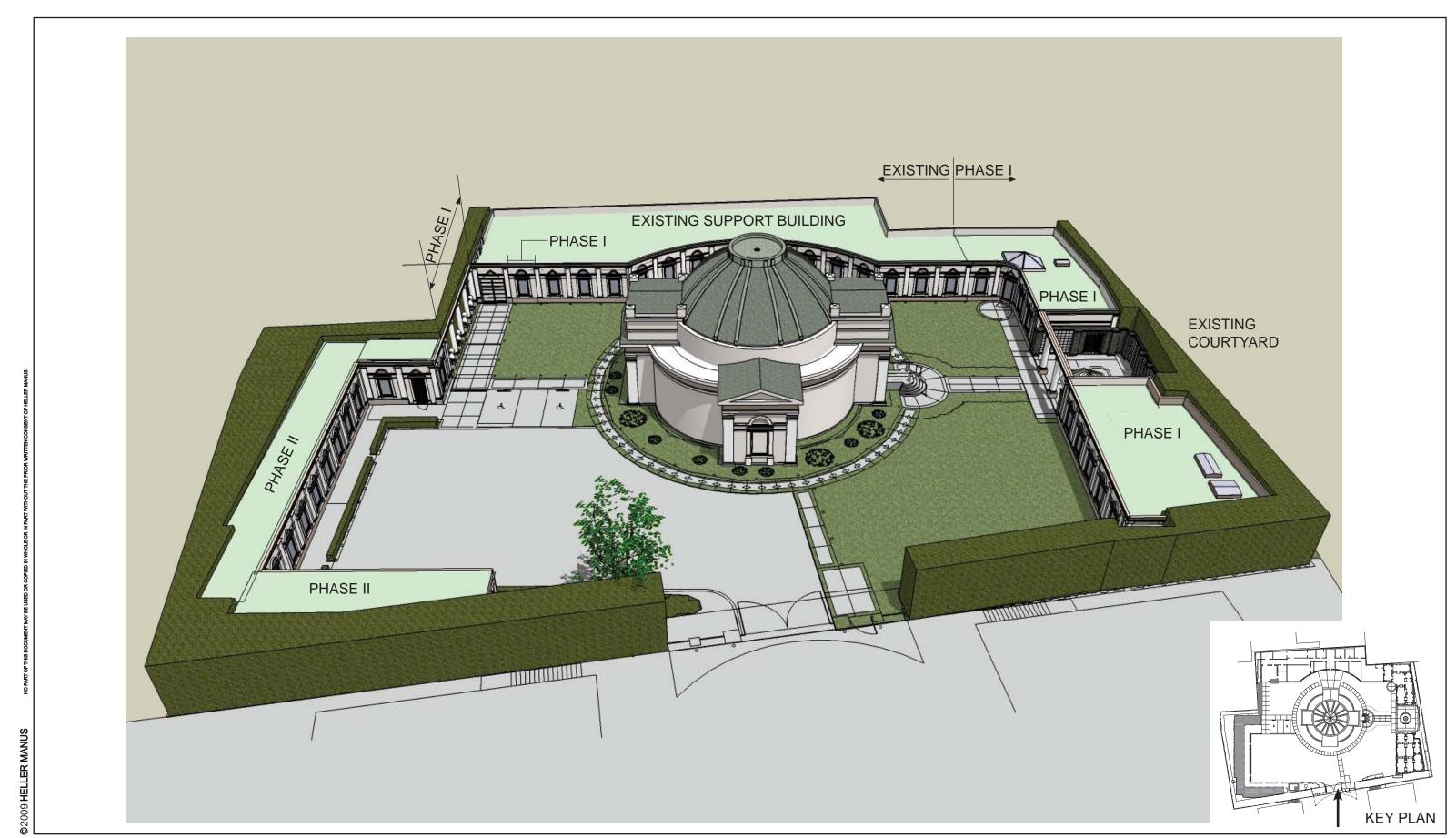
View From Neighboring Property - Phase I



San Francisco Columbarium (Niche Alcove Enclosures)

Master Plan Phase I and II

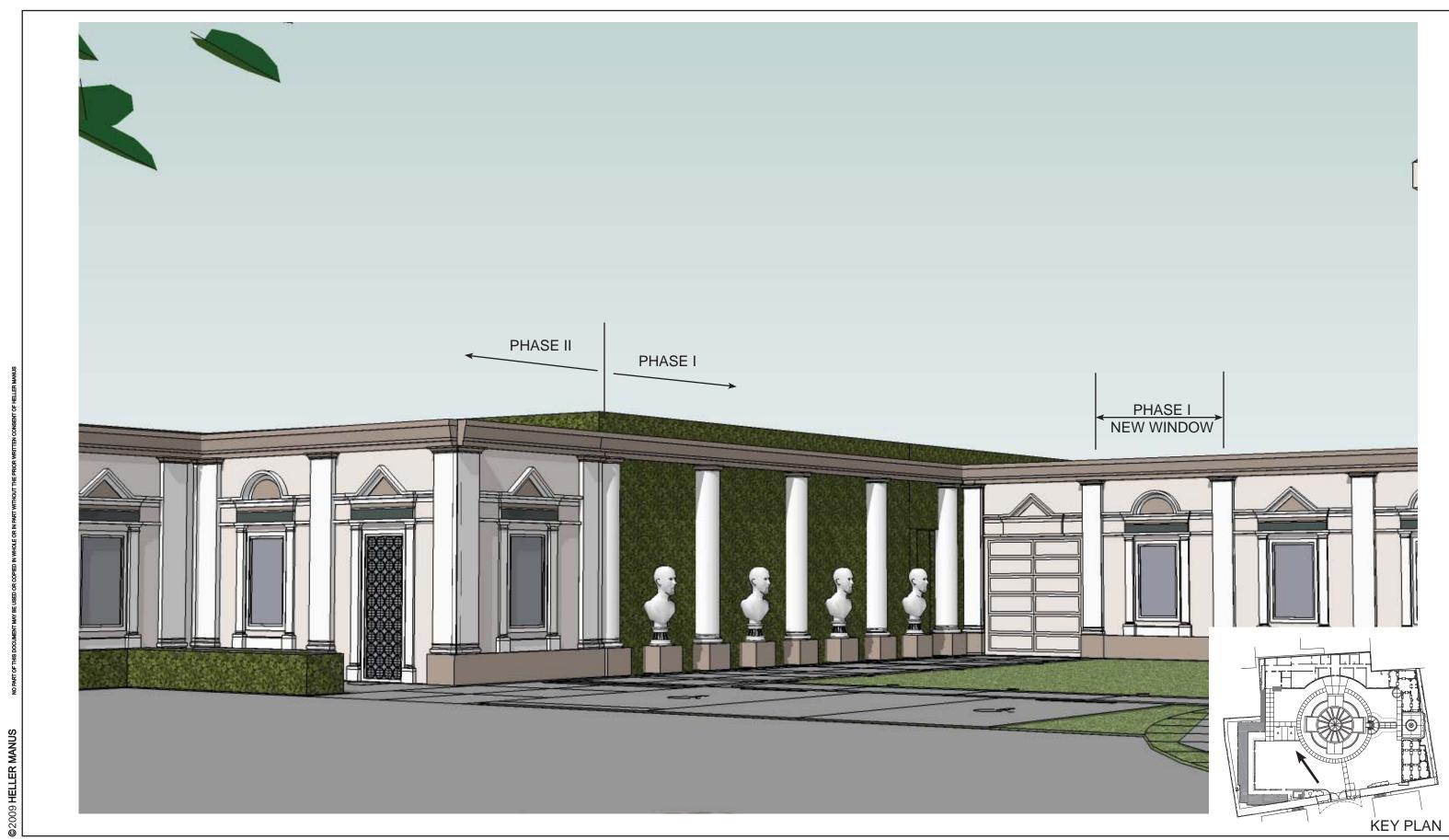
1" = 30'-0"





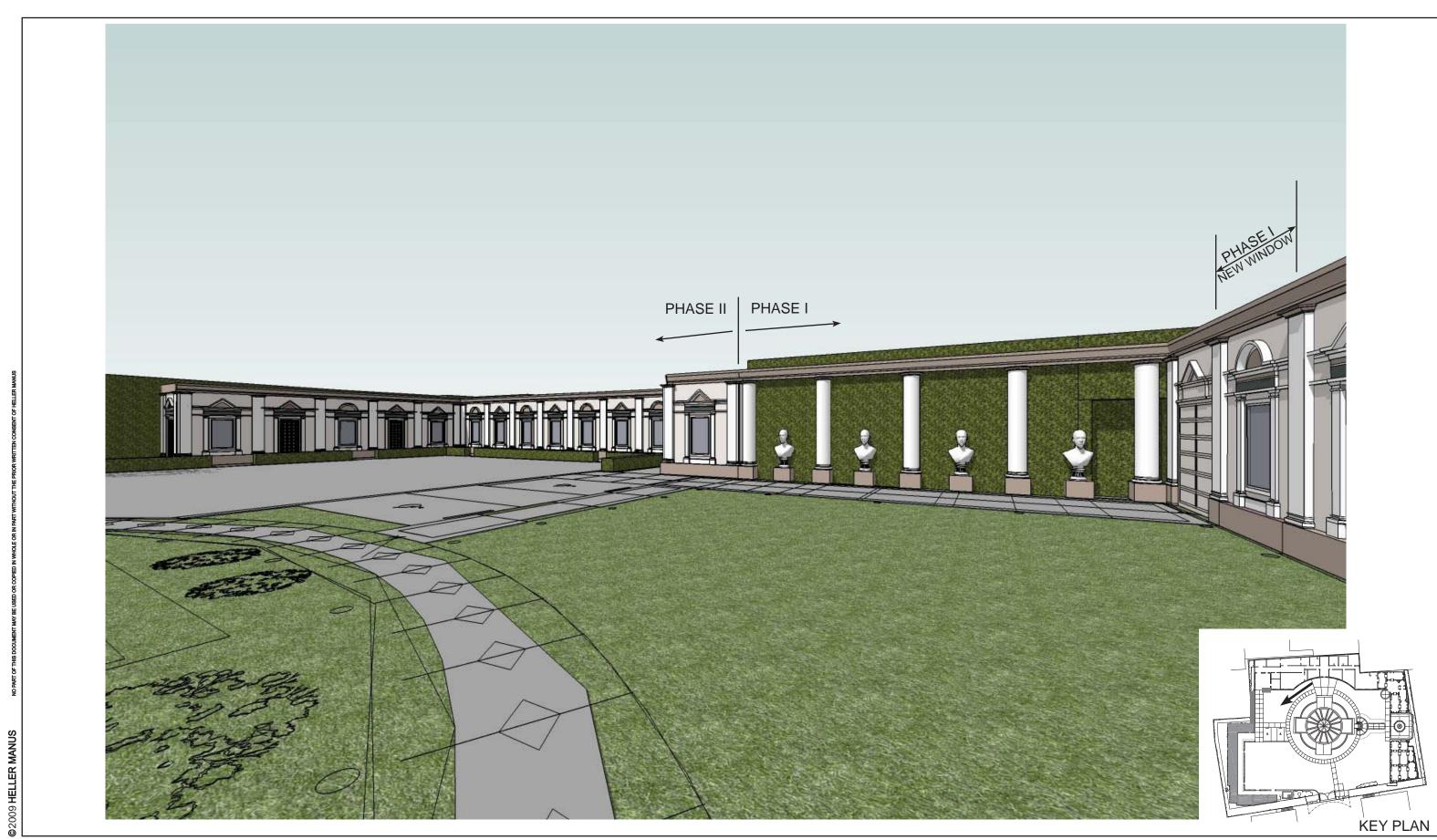
San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I & Phase II

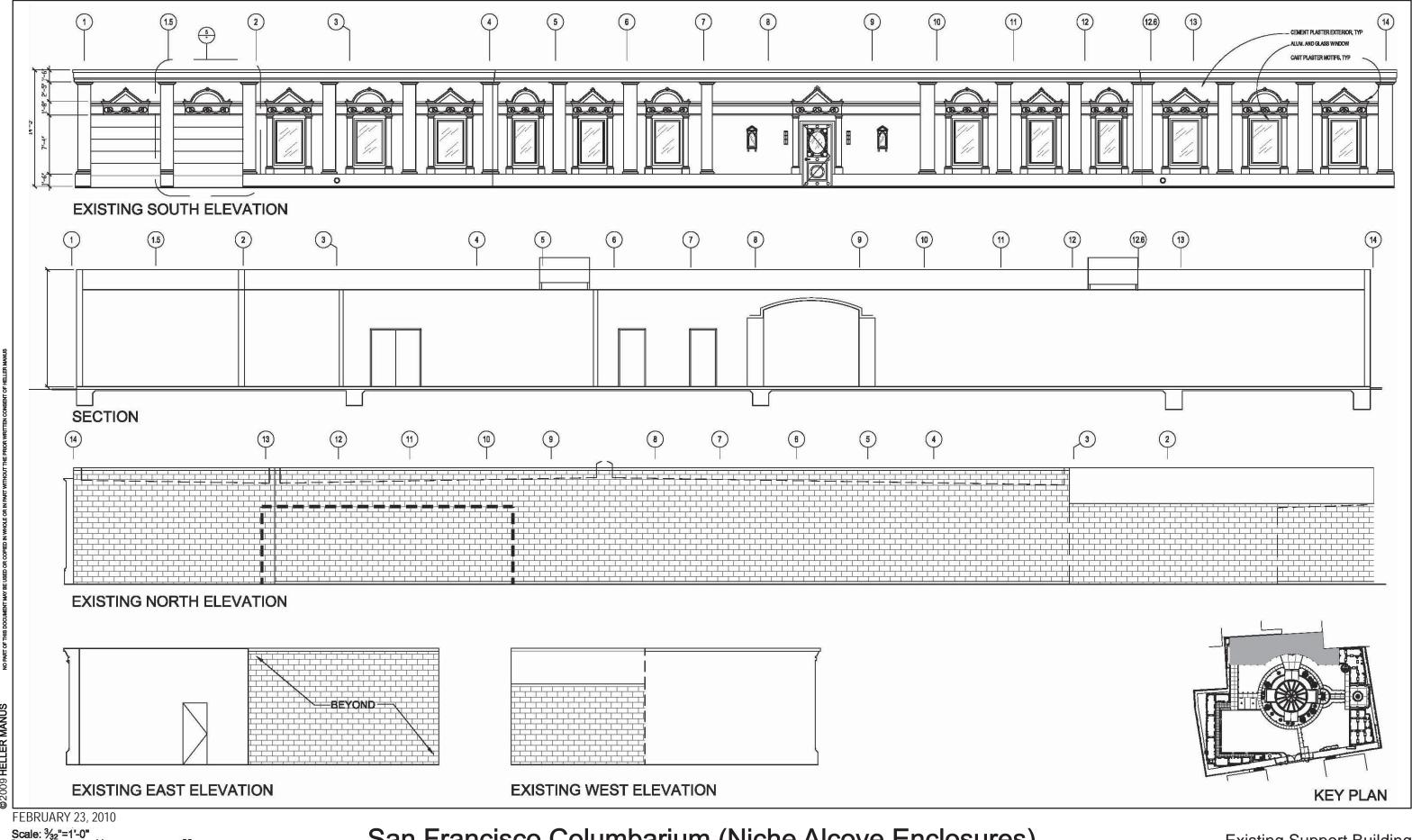


San Francisco Columbarium (Niche Alcove Enclosures)

Rendering - Phase I & Phase II

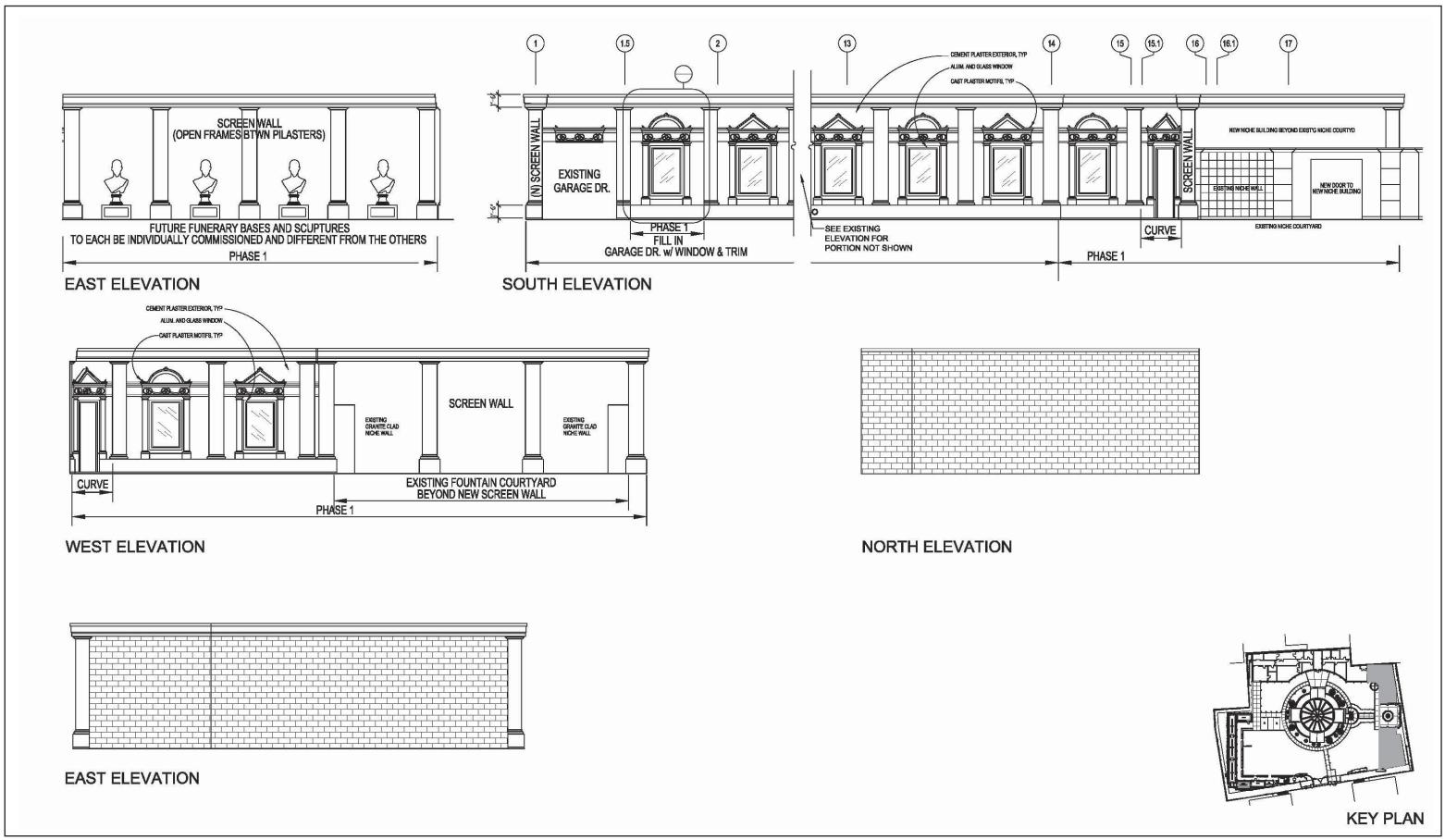


San Francisco Columbarium (Niche Alcove Enclosures)



San Francisco Columbarium (Niche Alcove Enclosures)

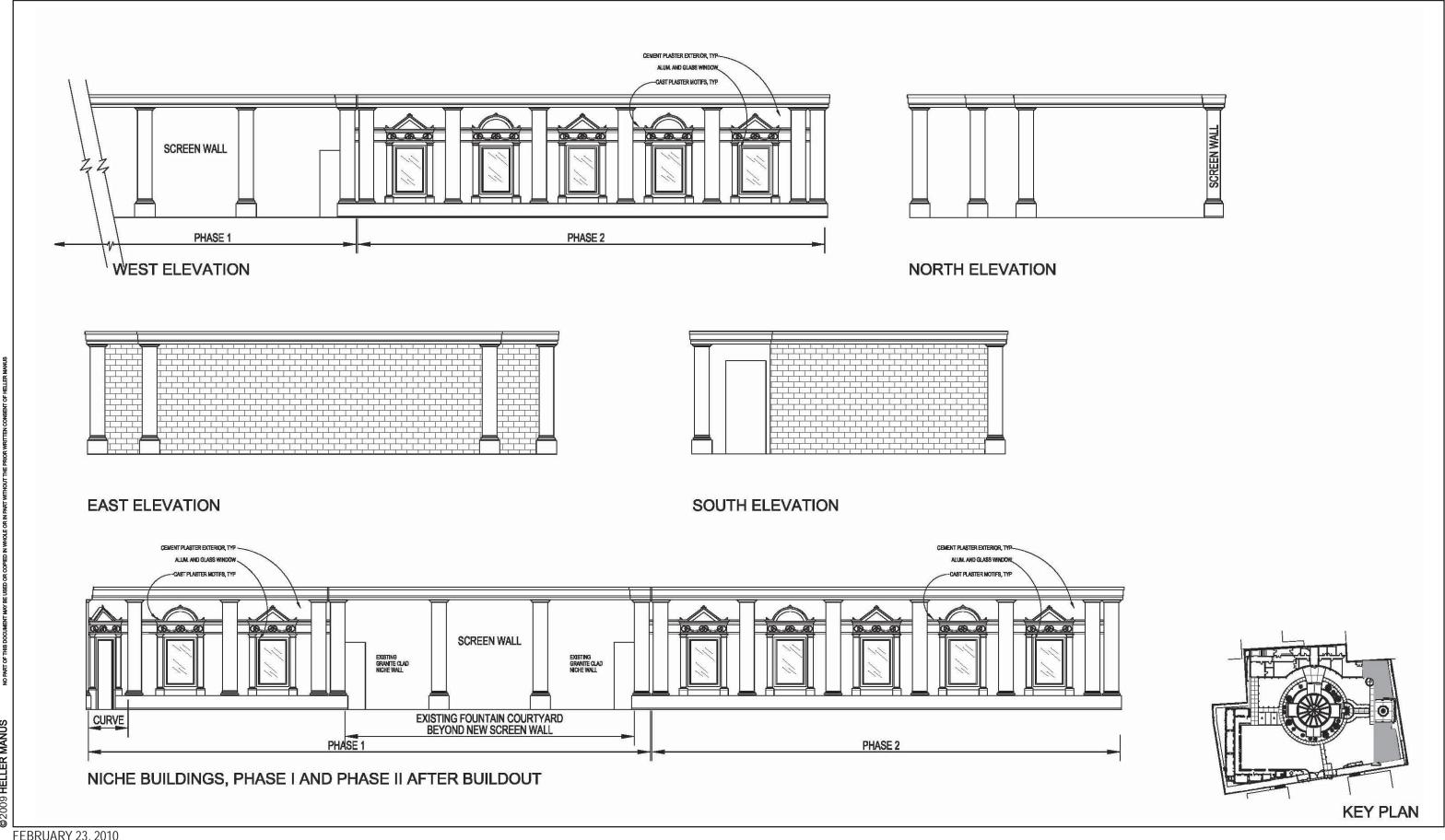
**Existing Support Building** 



FEBRUARY 23, 2010 Scale: 3/2"=1'-0"

San Francisco Columbarium (Niche Alcove Enclosures)

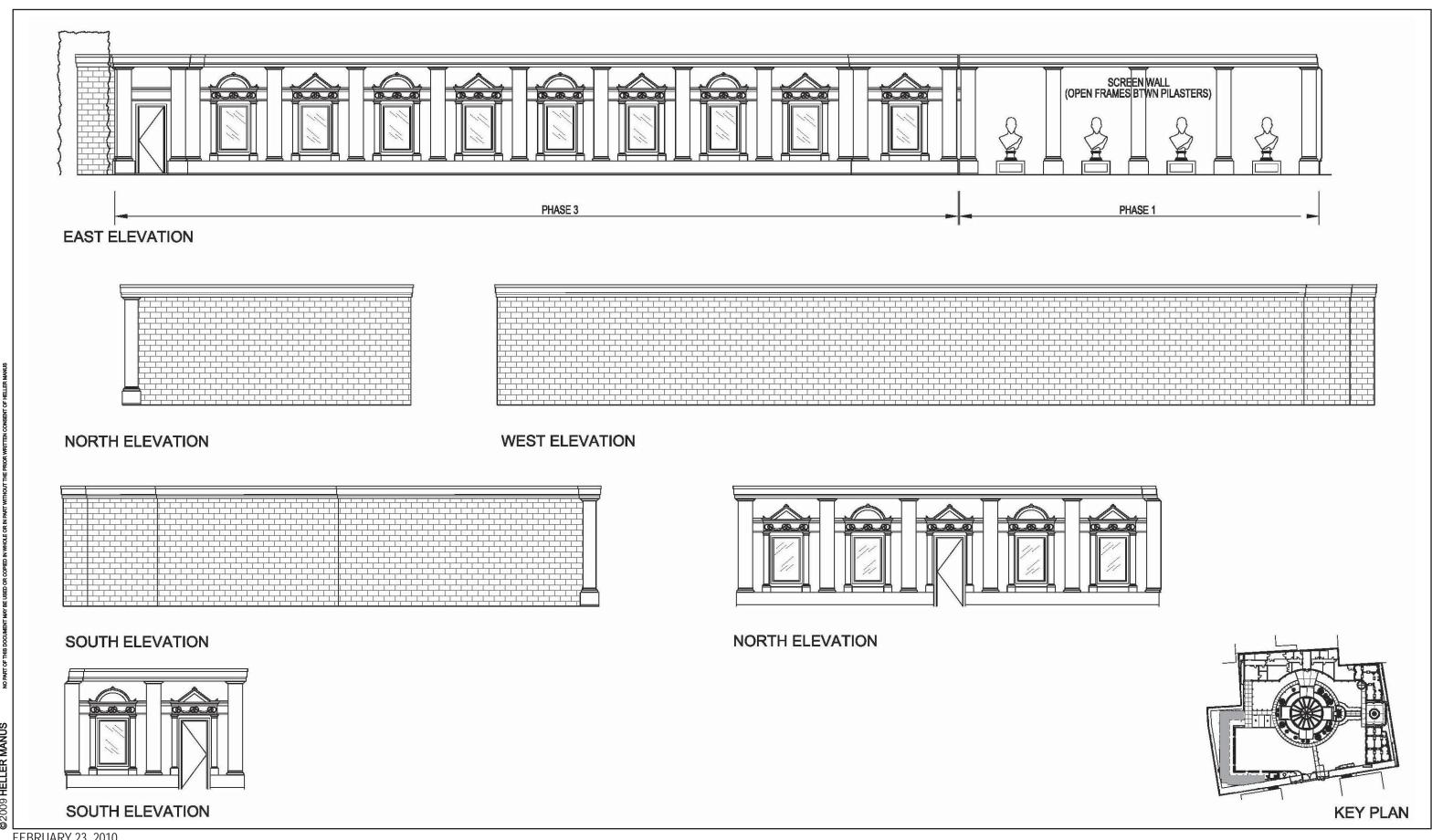
Master Plan - Phase I (Northeast)



FEBRUARY 23, 2010
Scale: 3/2"=1'-0"
11 2

San Francisco Columbarium (Niche Alcove Enclosures)

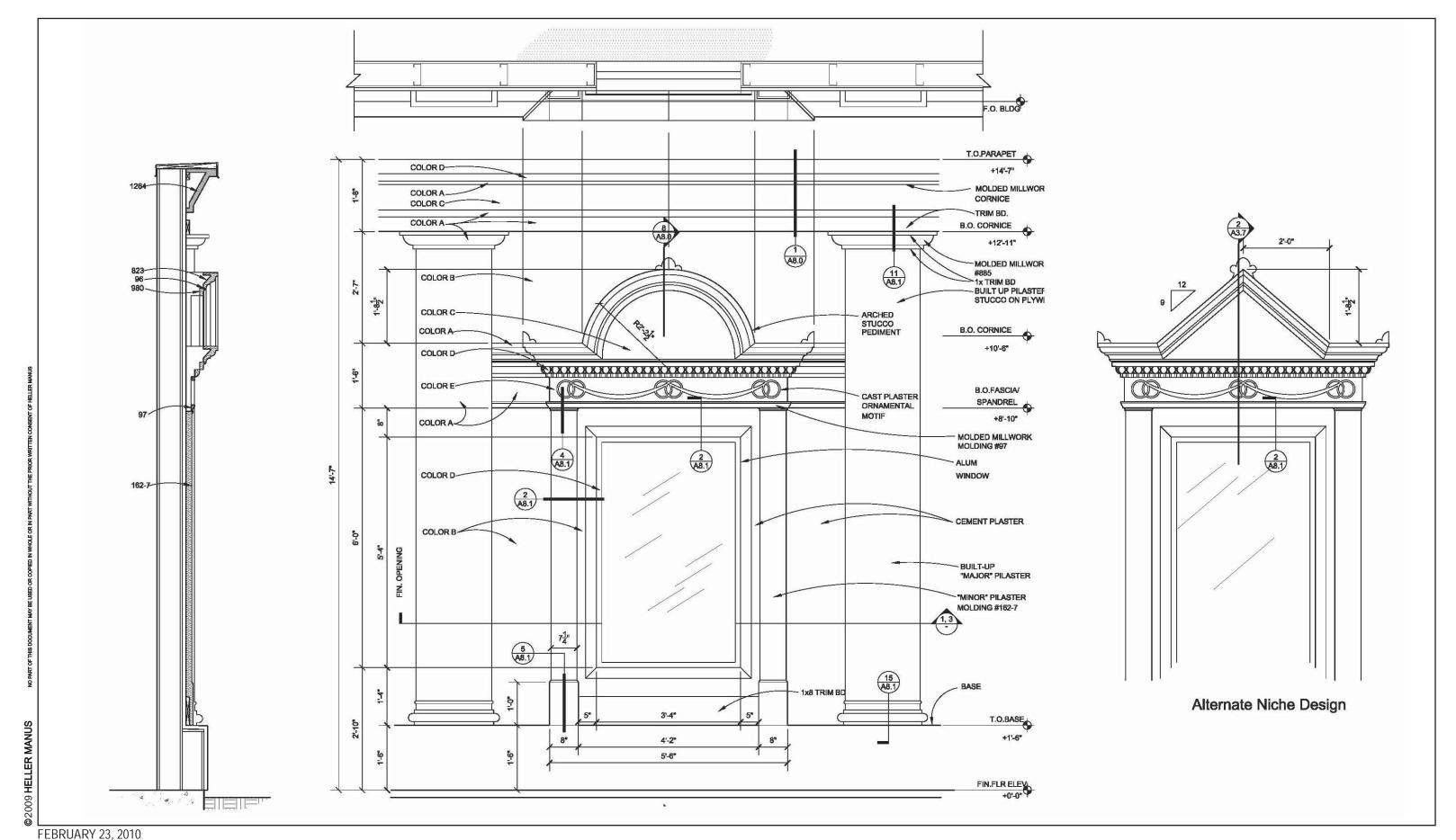
Master Plan - Phase I (Southeast)



FEBRUARY 23, 2010 Scale: 3/32"=1'-0"

San Francisco Columbarium (Niche Alcove Enclosures)

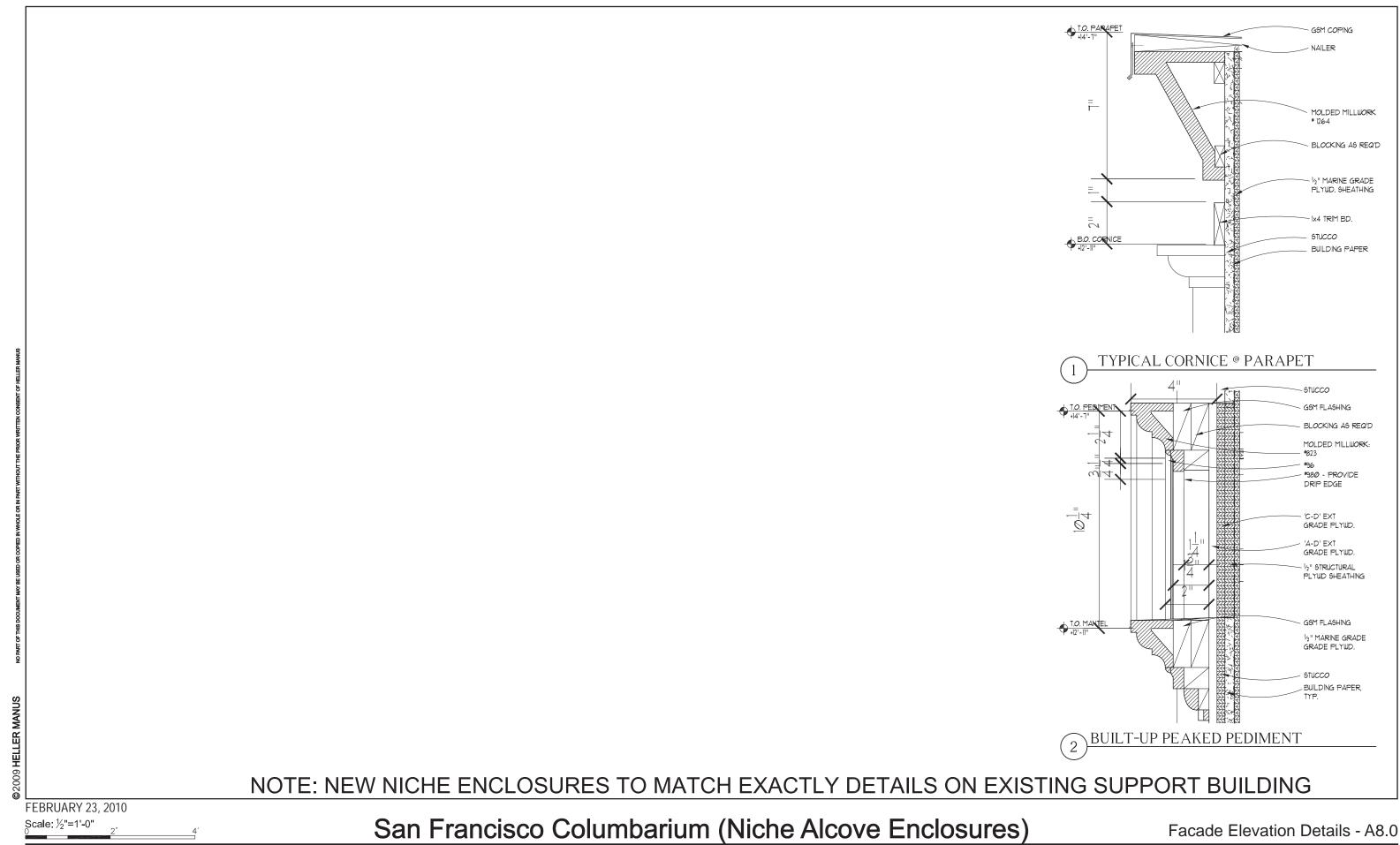
Master Plan - Phase II



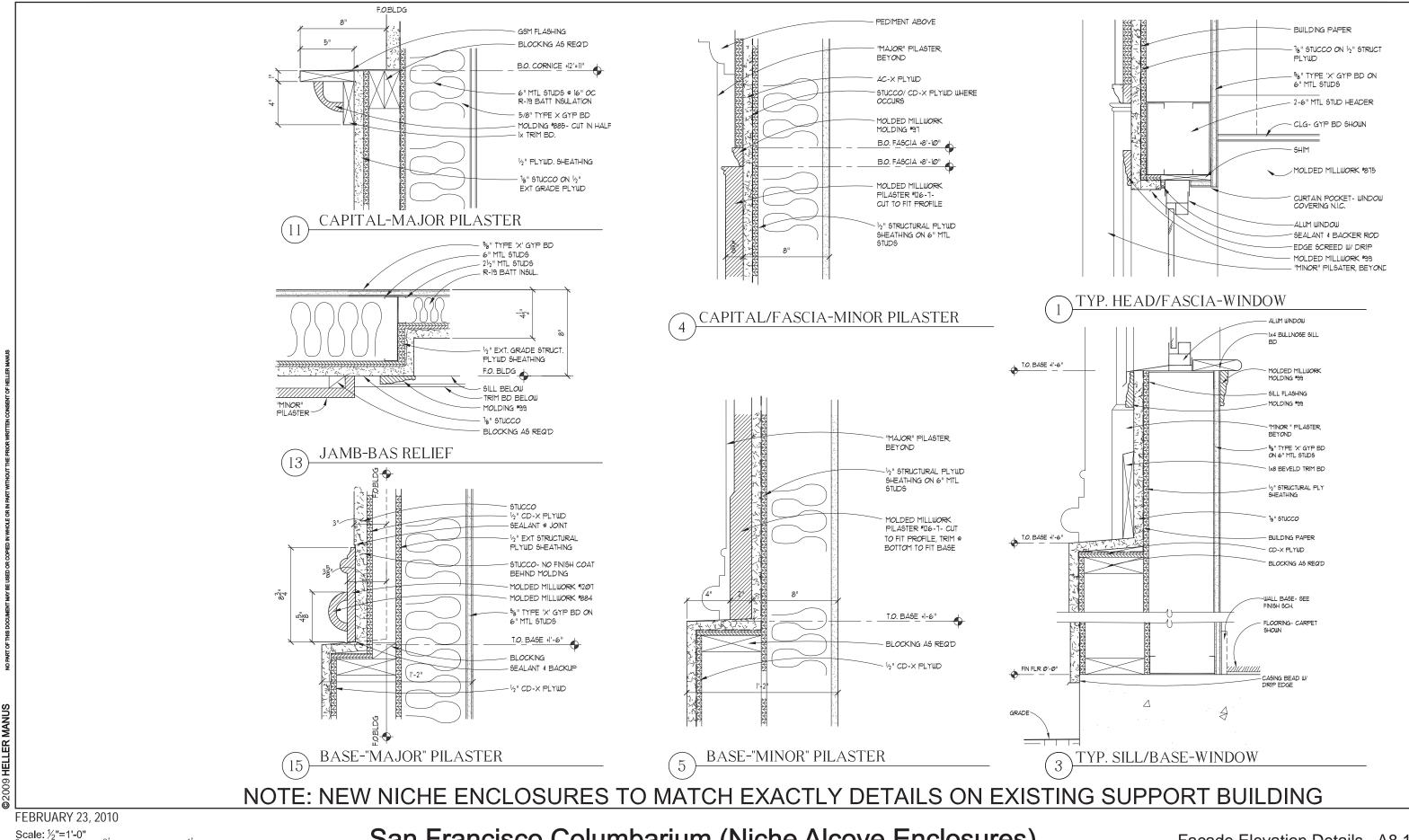
San Francisco Columbarium (Niche Alcove Enclosures)

Typical Facade Elevation Details

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



HELLER MANUS HA



San Francisco Columbarium (Niche Alcove Enclosures)

Facade Elevation Details - A8.1



Pillsbury Winthrop Shaw Pittman LLP 50 Fremont Street | San Francisco, CA 94105-2228 | tel 415.983.1000 | fax 415.983.1200 MAILING ADDRESS: P. O. Box 7880 | San Francisco, CA 94120-7880

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

June 8, 2010

The San Francisco Historic Preservation Commission c/o Linda Avery, Commission Secretary 1650 Mission Street, Suite 400 San Francisco, California 94103

Re: The San Francisco Columbarium, One Loraine Court, San Francisco; Case No. 2009.0457

### Dear Commissioners:

We submit this letter on behalf of the Project Sponsor, The Neptune Society of Northern California, in support of a proposal to restore and preserve the San Francisco Columbarium, One Loraine Court (the "Project"). This letter describes the Project, its importance to the City of San Francisco and the strong public support it has received.

The Project includes the development of three single-story niche enclosure buildings and related improvements, such as landscaping, at the landmark Odd Fellows Columbarium site. We ask that, at the June 16, 2010 hearing before the Historic Preservation Commission (the "Commission"), you adopt findings related to the Final Mitigated Negative Declaration for the Project and approve the Certificate of Appropriateness for the Project.

If approved, the Project would provide more opportunities for people and animal companions to rest in peace in San Francisco in an historic and dignified setting. In addition, if approved, the Project would provide economic stability for the long term maintenance and preservation of the landmark site. As noted in the Project Sponsor's applications, none of the proposed development would involve any changes to the original Columbarium building.

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# I. Project Summary, History and Applicable Zoning Controls.

### A. History.

The existing Columbarium building is a beautiful, Victorian-era domed edifice, built in 1898 as a sanctuary for cremated remains. The Columbarium is located in San Francisco's Richmond District at One Loraine Court, south of Geary Boulevard between Arguello Boulevard and Stanyan Street. This island in time is one of a mere handful of the period's significant non-residential structures that survived the 1906 earthquake and fire. The historic structure was designed for the Odd Fellows by Bernard J. S. Cahill, among San Francisco's most influential architects, who is best remembered today for his contribution to the design of our Civic Center. Among those whose ashes were interred here are two San Francisco mayors, Adolph Sutro and Edward Robeson Taylor, and many of the area's most prominent names. McClatchy, Shattuck, Magnin, Hoffman, Eddy, Harrison, Ritchie and Folger. The Columbarium is one of only two final resting places in San Francisco for interment of cremated remains, and an important non-sectarian alternative for memorial services. The Columbarium also is one of the first places of interment which allowed memorializations to express same-sex relationships. As such, the Columbarium is well-utilized as a final resting place for those who died from complications due to AIDS.

Prior to its acquisition by the Project Sponsor, the Columbarium was allowed to fall into ruin due to abandonment, neglect and vandalism. The marble staircase was a cascading waterfall during the rainy season, with birds and bats nesting in the galleries, while raccoons and smaller animals lived in the lower levels. White marble tiles were blackened with grime, while the ornate decorative plaster deteriorated. After it purchased the Columbarium in 1980, the Project Sponsor rescued the Columbarium from years of deterioration, vandalism and neglect. The Project Sponsor spent substantial sums of money in an attempt to restore this magnificent building to its former glory. A full-time staff aided by stained glass, plaster and metal casting craftsmen continue the never-ending task of restoration and maintenance of the Columbarium.

However, there are only approximately 30 niches remaining in the Columbarium building. Because of the limited number of remaining niches, the Columbarium's economic viability will be significantly reduced in coming years if no more enclosed niches can be added. The Project will help generate the funds necessary for rehabilitation and ongoing maintenance of the Columbarium and will ensure the Columbarium's future economic vitality. Without this funding source, the Columbarium could eventually begin to deteriorate as it did in the past.

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In 1996, the San Francisco Planning Commission approved a project at the site that proposed the construction of a Support Building, new decorative gate, new hedge and landscaping, new parking lot and 5,900 outdoor niches, to strengthen the economic viability of the Columbarium. The 1996 approvals included the certification of a Final Mitigated Negative Declaration, a planned unit development designation for the site, and the addition of the site to San Francisco's pantheon of landmarks as Landmark Number 209.

To date, the project sponsor has completed only certain aspects of that project. The single-story support building and related improvements that exist today were constructed. However, only 400 or so of the 5,900 outdoor niches have been constructed, although foundations and footings for the unenclosed structures for the 5,900 niches were installed. After constructing the initial 400 outdoor niches, the project sponsor determined that outdoor niches were less economically viable than enclosed niches. As a result, the project sponsor has not completed the remaining 5,500 niches.

# B. Project Summary and Applicable Zoning Controls.

As noted, the proposed Project includes the construction of three single-story niche enclosure buildings and beautification and landscaping improvements. A niche is a repository for the cremated remains of humans or animal companions and often has additional space for the storage and display of personal mementos. The niche enclosures buildings would include a total of approximately 5,300 niches consisting of 5,000 niches for cremated human remains and 300 niches for cremated pet remains.

The approximately 45,000-square-foot Project site (Assessor's Block 1084, Lot 002 and Block 1132, Lot 001) is within an RH-1 Use District (Residential—House, One Family) and a 40-X Height and Bulk District (40-foot height limit; no bulk limit). The Project requires Conditional Use authorization from the Planning Commission for alteration of an existing Planned Unit Development under Section 303 and 304 of the Planning Code. The Project also requires issuance of a Certificate of Appropriateness from the Commission because the Project site is a San Francisco Landmark – No. 209 "The Odd Fellows Columbarium". The Planning Department (the "Department") has prepared a Final Mitigated Negative Declaration for the Project. The Commission will be asked to approve the Certificate of Appropriateness and to adopt findings related to the Final Mitigated Negative Declaration at the June 16, 2010 hearing.

The existing Columbarium building, as well as a single-story office and support building, landscaping, outdoor walls containing niches, and a parking lot, occupy the Project site. The proposed Project would involve the construction of three single-story

buildings (niche enclosures) to the east and west of the existing Columbarium building. The niche enclosures would contain approximately 5,300 niches for the permanent keeping of cremation ashes, including 300 niches for pet remains. The Project includes the planting of dense hedges of redwood trees around the northwest corner of the Project site that would screen the new structures from the view of adjacent residences. No changes are proposed in the existing Columbarium building, nor in the existing adjacent single-story office building, other than the replacement, in the single-story office building, of a garage door with a window. The remainder of the site, including existing parking and landscaping, would remain the same as under existing conditions. No new off-street parking spaces would be provided.

Under the currently proposed project, the existing 400 outdoor niches built under the 1996 project would remain at the site and would remain unenclosed, but have a screenwall constructed in front to architecturally tie it into the proposed niche enclosures. The existing outdoor niches combined with the proposed 5,300 enclosed niches, would result in a total of about 5,700 niches outside the existing Columbarium, or about 200 fewer niches than were approved in 1996. The enclosed niches would be built instead of completing construction of the remainder of the 1996 exterior niche walls.

- II. The Project Should be Approved Because It Will Provide Additional Resting Places in San Francisco for the Remains of People and Pets and Additional Public Benefits and Because It Will Provide Economic Stability for the Columbarium Site.
  - A. <u>If Approved, the Project Will Help Meet the Future Needs of</u> San Franciscans for Final Resting Places.

In 1901, San Francisco passed a law making burial in the City illegal. Following passage of a law in the 1930s that mandated relocation of existing City graves, most graves were relocated out of the City, many of them to the then-newly created cemetery in Colma. As a result, no one is allowed to be buried in San Francisco anymore. While a spot on the fireplace mantel in a family member's home is always an option, the choices are limited for those people who want their cremated remains to be interred in a formal setting in San Francisco. Indeed, the Project site is one of only two columbarium locations in the City. Currently, only thirty niches are available in the Columbarium building.

Approval of the Project would provide an additional 5,000 niches for human remains. The niches would be located in beautifully designed and well constructed enclosed buildings located on an historic site. With the aging of the so-called "Baby Boomer" generation, many people and their family members will be searching for a location in

their beloved City of San Francisco in which to rest in peace. Approval of the Project will allow many of those people and future generations of San Franciscans to remain in San Francisco, even after they have passed on.

In addition to providing additional space for people to rest in peace, the Project proposes to allow animal companions to be interred. It is hard to overstate the love that many feel for their pets. In many cases, pets are treated as a close member of the family. Moreover, we are not aware of any facilities in San Francisco that offer a place in which to inter the remains of a pet, much less inter them near their human guardians. With a large population of renters in the City, burying a pet in the backyard is simply not an option. And for those fortunate enough to own their homes in the City, yards are often shared, making burials difficult, or too small to accommodate such burials. For large pets, it simply is not an option. If approved, the Project would provide a safe and serene resting place for 300 animal companions.

B. <u>If Approved, the Project Will Provide Additional Public</u> Benefits.

The Project will provide the following public benefits:

- The Project Ensures the Continued Restoration and Preservation of This Magnificent Historic Building and Memorial Grounds.
- The Project Respects the Designation of This Victorian-Era Building as a Landmark Under Article 10 of the Planning Code.
- The Project will result in a more appropriate backdrop to the historic Columbarium than the exterior niche walls with all of the clutter that occurs from wind-blown flowers, offerings and other personal mementoes. Mementos left next to interior niches will not be visible to those viewing the Columbarium's exterior and mementos left indoors will not blow around the property due to the nearby ocean winds and fog.
- The Project Benefits the Community Through Beautification of the Park-like Memorial Grounds with over \$100,000 spent annually on beautification and more than \$240,000 spent on maintenance and restoration of the Columbarium and its memorial grounds over the past five years.
- The Project Includes Upgrades to Accessibility for Those With Disabilities

- The Project Will Help Meet the Future Needs of San Franciscans for Final Resting Places
- The Project Preserves Public and Private Views.
- The Project Will Improve Public Safety and Physical Security at the Site.
- The Project Assures the Retention of this Unique Building and Use for the Benefit of the Immediate Neighbors, Community at Large and Future Generations of San Franciscans.

We ask that you approve the Project so that the Project Sponsor can provide the significant benefits described above.

C. <u>If Approved, the Project Will Provide Much Needed Funding</u>
<u>for the Long Term Maintenance and Preservation of the</u>
Columbarium Site.

The Columbarium was built more than 100 years ago. Maintenance and preservation of the historic building is expensive since its materials, engineering and technology are now out of date. Replacement materials and skilled craftsmen who can work with out-of-date technology, craftsmanship and materials (including the elaborate masonry, finishes and moldings, and stained glass windows) are difficult to find and costly. Over the past 5 years alone, more than \$240,000 has been spent on maintenance and restoration of the Columbarium and its memorial grounds.

Because of the extremely limited number of niches remaining for sale, the Columbarium's economic viability will be reduced in coming years if no more enclosed niches can be added. It turns out that buyers simply do not want exterior niches, as they cannot be personalized like the interior niches can, and mementos left outdoors are subject to the wind blown climate of the neighborhood. The Project will provide a future income stream to help generate the funds necessary for continued rehabilitation and ongoing maintenance of the Columbarium and memorial grounds and will ensure the Columbarium's future economic vitality. In addition, the future sale of niches will contribute to an existing endowment care fund for maintenance and upkeep of the cemetery and grounds.

III. The Final Mitigated Negative Declaration is Ready for Certification, the Project Satisfies the Requirements Necessary to Approve the Certificate of Appropriateness, and Approval of the Certificate of Appropriateness is Consistent with General Plan Objectives and Policies.

# A. <u>The Final Mitigated Negative Declaration is Ready for</u> Certification.

Since publication on September 14, 2009 of the Notice of Project Receiving Environmental Review, the Planning Department has engaged in an eight month process to carefully analyze any potential environmental impacts of the Project. On May 12, 2010, the Planning Department published for public review and comment the Preliminary Mitigated Negative Declaration ("PMND") for the Project. We are informed that the Planning Department received only one written comment on the PMND and that the comment spoke favorably of the project. On June 2, 2010, having concluded that, although the Project could have a significant effect on the environment, it will not have a significant effect because the Project sponsor has agreed to implement certain mitigation measures which will eliminate any significant impact on the environment, the Planning Department issued its determination and the PMND became a Final Mitigated Negative Declaration ("FMND").

We ask that the Commission adopt findings related to the FMND. The FMND adequately analyzes the potential environmental impacts of the Project. The Project does not propose any modifications to the Columbarium building itself. Instead, the improvements the Project proposes will enhance the site and the Columbarium building's prominence within the site by creating a well-designed and constructed coherent back-drop for the Columbarium building in the form of the enclosed niche buildings. The back-drop will both frame and compliment the Columbarium building. In addition, the Project includes improved landscaping and a small façade improvement for a portion of the existing single-story office building.

Not only will the proposed improvements enhance the quality of the site, but also the mitigation measures the FMND requires the Project Sponsor to adopt will avoid any significant impacts on the environment.

For the foregoing reasons, we ask that the Commission adopt findings related to the FMND.

# B. The Project Satisfies the Requirements Necessary to Approve the Certificate of Appropriateness.

Project Sponsor is seeking the Commission's approval of the Certificate of Appropriateness ("CofA"). Pursuant to Article 10 of the Planning Code, a CofA is required for alterations to designated City landmarks. The Columbarium is City Landmark No. 209. Article 10 and the Planning Department's CofA application form set forth guidelines for the Commission in determining whether to approve a CofA. Below are the relevant guidelines and reasons the Project adheres to those guidelines.

Guidelines for Approval of Certificates of Appropriateness for Landmarks – Planning Code Article 10		
Guideline	Project Sponsor's Response	
How does the proposed project preserve, enhance, or restore, and not damage or destroy, the Landmark building's exterior	The Project would not damage or destroy any of the existing architectural features of the Columbarium building.  The Project has been designed to respond to the historic, aesthetic	
architectural features.	and architectural values of the Columbarium and would not change the Columbarium's use.	
	The design and finishes of the proposed improvements will match those of the existing single story support building, creating a cohesive design theme to the buildings that become the back-drop for the Columbarium building.	
	The Columbarium building would continue to stand out as the central focus within the Project Site against the low, simple, and unified architectural statement that focuses attention on the Columbarium.	
	Proposed new landscaping will enhance the serenity of the site, and the Project will slightly increase the open space around the Columbarium building.	
	Revenue from niche sales would provide the economic stability for the long term maintenance and preservation of the Columbarium.	
The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and	The Project does not involve any changes to the Columbarium building. It will remain in use as a columbarium.	
spatial relationships.		
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.	The project does not involve any changes to the Columbarium building. No distinctive materials or features characterizing the building will be affected. The location of the enclosed niche buildings and their single-story height will not impact the roofline of the Columbarium and will preserve the sense of scale of this historic resource within its largely open setting. The Project's design carefully addresses the spatial relationships that characterize the property by locating the new niche buildings along the perimeter of the site.	
Each property will be recognized as a physical record of its time, place and use.	Although influenced by Classical vocabulary, the niche enclosures' design will be contemporary in style and nearly identical to the design of the existing support building so as to be distinguishable	

Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	from the Columbarium building and to avoid creating a false sense of historical development.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.	None of the recent alterations to the building from the 1996 approvals have acquired historic significance in their own right. The other recent additions based on the 1996 approvals, such as the eastern niche wall, fountain court and landscaping, have not acquired historic significance in their own right.
Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.	The Project will not alter the historic San Francisco Columbarium building or impact any of the Columbarium's existing distinctive features, materials, features, finishes or craftsmanship.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The proposed project will not alter the Columbarium building. The new niches will provide the economic stability necessary to avoid the deterioration of the Columbarium building and grounds in the future.
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.  Treatments that cause damage to historic materials will not be used.	The Project will not include any chemical or physical treatment of the Columbarium building.
Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	The Project will comply with the archeological mitigation measures in the FMND.
New additions, exterior alterations, or related new	No work is proposed on the Columbarium building.

construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Although influenced by Classical vocabulary, the niche enclosures' design will be contemporary in style and nearly identical to the design of the existing support building so as to be distinguishable from the Columbarium building and to avoid creating a false sense of historical development.

The enclosures will be clearly differentiated from the old, yet of materials that will be compatible with the existing fabric of the San Francisco Columbarium.

The location of the enclosed niche buildings and their single-story height will not impact the roofline of the Columbarium and will preserve the sense of scale of this historic resource within its largely open setting. The Project's design carefully addresses the spatial relationships that characterize the property by locating the new niche buildings along the perimeter of the site.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

The Project proposes construction of enclosed niche buildings separate from the Columbarium building. Although the proposed niche enclosures will relate to the Columbarium building, their materials will clearly differentiate them from the historic Columbarium building. Neither the addition nor removal of the proposed niche enclosures would alter the essential form and integrity of the historic building and the site.

As noted, the Project satisfies the requirements necessary for approval of the CofA. Therefore, we ask that the Commission approve the CofA.

C. <u>Approval of the Certificate of Appropriateness is Consistent</u> with General Plan Objectives and Policies.

The proposed CofA is consistent with the applicable policies and objectives of San Francisco's General Plan, including Objectives 1 and 2 and Policies 1.3, 2.4, 2.5, and 2.7 of the Urban Design element of the General Plan. In addition, the Project is consistent with the eight General Plan priority policies in Section 101.1.

# IV. Project Sponsor has Solicited Community Input and Has Addressed Community Input in Designing the Project.

Project Sponsor has exerted significant effort and resources in reaching out to the community and has met with more than two dozen neighbors and organizations, including San Francisco Architectural Heritage, Francisco Heights Civic Association,

Jordan Park Improvement Association, and the Planning Association for the Richmond (PAR).

In addition, all residential neighbors on the adjacent Loraine Court and Almaden Court were canvassed door-to-door a minimum of three times until contacted in person, briefed on the Project if available, and invited to meetings and open houses. Site tours/meetings were also conducted with groups of neighbors. Neighbors on portions of the adjoining blocks of Stanyan and Anza Streets were also canvassed or invited to meetings and open houses. Two open houses were conducted in January 2010.

The following individuals and organizations have written letters of endorsement, supportive emails and other communications on the Project (see Attachment 1 to this letter):

- San Francisco Architectural Heritage
- Jordan Park Improvement Association
- Planning Association for the Richmond (PAR)
- Paula Romanovsky, 45 Loraine Court
- Carol Springer, 69 Almaden Court
- Tina Verdoia, 35 Loraine Court
- Kurt Oesterreicher, 30 Almaden Court
- R. Nordling, 49 Stanyan Street
- John D. Verdoia, 35 Loraine Court
- Thomas N. Ross, 60 Almaden Court
- Ryan Crowley, 25 Almaden Court
- Joe Cervelin, 5 Almaden Court
- Alex Lim, 40 Loraine Court
- Chris & Jadine Nielsen, 22 Almaden Court

- Phong Suo, Thai Café, 2467 Geary Boulevard
- Sally Stephens, Chair, SFDog

Throughout the design and planning of the Project, Project Sponsor has carefully considered the comments and concerns of community organizations and individuals and has addressed those concerns through design changes and improvements to the landscaping.

### V. Conclusion.

In conclusion, approval of the Project means the addition of 5,300 niches at the Columbarium site, allowing many individuals to locate their ultimate place of rest in a dramatic, yet serene and dignified historic setting. In addition, approval of the Project will also provide for the upkeep and maintenance of the historic Columbarium building and surrounding site. For the foregoing reasons, we respectfully request that you adopt findings related to the FMND and approve the CofA.

Very truly yours,

J. Gregg Miller, Jr.

Attachments (letters of support)

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

RE: SAN FRANCISCO COLUMBARIUM, 1 LORAINE COURT

Dear Planning Commissioners:

I am writing in support of the planned improvements to the San Francisco Columbarium property designed to help fund preservation of this historic sanctuary. Creation of three partially-constructed niche wall wings was approved in 1996 for the property. The Neptune Society now proposes to not only complete but also to enclose these wings.

I understand that all improvements connected with this enclosure will be fully consistent with the existing architectural elements of the historic Columbarium. Further, I understand that all improvements would use the approximate footprint of the existing foundations to complete and enclose the niche wall wings in two separate phases.

As an adjacent neighbor of the Columbarium property on Almaden, I have met with representatives of the Neptune Society who have agreed to make landscaping and other accommodations to meet the needs of neighbors.

I am pleased to support this proposal, which will help preserve the historic structure for generations to come.

Sincerely,

Kurt Oesterreicher 30 Almaden Court

San Francisco, CA 94118

## June 10, 2009

Mr. Chris Nielsen Ms. Jadine Nielsen 22 Almaden Court San Francisco, CA 94118

Dear Mr. and Ms. Nielsen:

Thank you for meeting with Frank Noto recently to discuss the San Francisco Columbarium. We were glad to brief you about our plans for improvements on the grounds, and to hear your concerns about landscaping on our property.

We would like to propose the following landscaping changes in response to your requests:

We will trim the hedge on the west side facing Almaden Court properties to approximately 6-8 feet in height depending upon the limb arrangement of each tree (except as noted below). According to our arborist, there will thus be a bit of variation in the hedge height following the trimming, which would take place within two to five weeks after we finalize this agreement.

We will continue to trim the hedge over time to approximately 11 - 14 feet in height, in order to maximize light and reduce shadows on backyards. To the extent feasible, some minor portions of the hedge will be of uneven heights, higher than the surrounding level as indicated in #1 above.

We will eliminate the row of trees closest to the Almaden property line, within two to twenty weeks of signing of this agreement.

We will plant three trees or more trees near the Northwest corner to facilitate the blocking of noise from Geary Boulevard. One of these trees will be allowed to grow wild and much higher than 12 feet in height.

We will attempt to contact the owners of the Round Table Pizza property and offer to donate (or plant) trees on a portion of their property near the Northwest corner of Society's property.

We will remove ivy from our fence in the vicinity of the property line near 18 and

22 Almaden. (However, there are no guarantees that the ivy will not return. given the prevalence of ivy in the neighborhood.)

Employees will be directed not to throw gloves or other items over the fence onto other properties.

We understand you are in general agreement with our proposed improvements for the Columbarium property. These improvements include not only completion of the partially-constructed niche wall wings that were approved in 1996 for the property, but also to enclose these wings. We appreciate your support and look forward to working with you toward their completion

If this agreement meets with your approval, it would go into effect as of June 10. 2009. Please sign and date it below, and return the original to me. If you have any questions, please contact me or Frank Noto at 415-834-5645 or at franknoto2003@yahoo.com.

Thank you for working together with us as good neighbors, and I look forward to seeing these improvements for our mutual benefit.

Date: 6/11/09

Sincerely,

Dated: 6-26-0

Neptune Society of Northern California

Bill Farrar, President

Chris & Jadine Nielsen 22 Almaden Court

San Francisco, CA 94118

# Preserving the Historic San Francisco Columbarium

Dear Neighbor,

We would like to invite you to meet with representatives of the San Francisco Columbarium to review planned modifications to the improvements already approved by the City for the property. Please use this form to indicate if and when you are interested in meeting. You may drop it off at the Columbarium office in the support building, send an email to <a href="mailto:frank@fnstrategy.com">frank@fnstrategy.com</a>, or call 415-834-5645.

	ady approved by the City. I would like to meet on
(DATE)	and (TIME) if possible.
Call or email me to arrange a rr	neeting.
Please send me additional int	formation about plans for improvements.
I do not need to meet, I have no	to objection to the plans for improvements.
Printed Name: CAROL SPR  Address: 69 ALMADE	N COURT
	Zip Code: 94118-4203
Phone: 386-4929	Email: Leterned 4/19/2009
Thanks, and hope to see you soon!	received

# Dear Loraine Court Resident, We would like to invite you to meet with representatives of the San Francisco Columbarium to review planned modifications to the improvements already approved by the City for the property. Please use this form to indicate if and when you are interested in meeting. You may drop it off at the Columbarium office in the support building, send an email to frank@finstrategy.com, or call 415-834-5645. \_\_\_\_\_ I would like to meet with Columbatium representatives to review planned modifications to the improvements already approved by the City. I would like to meet on (DATE) \_\_\_\_\_\_ in possible. \_\_\_\_\_\_ Call or email me to arrange a meeting. \_\_\_\_\_\_ Please send me additional information about plans for improvements. I do not need to meet, I have no objection to the plans for improvements. Printed Name: Address:

Email:

Thanks, and hope to see you soon!

Phone:

#### Preserving the Historic San Francisco Columbarium

I have heard about the planned improvements to the Columbarium property designed to help fund preservation of this historic sanctuary for future generations, and this meets with my acceptance. The Neptune Society proposes to complete and enclose three partially-constructed niche wall wings that were approved in 1996 for the property. The newly enclosed niche wings, significantly lower than the Columbarium itself, will provide bereaved families with a serene setting for quiet reflection and reduce litter on the grounds. No changes will be made to the beautiful Victorian-era Columbarium building. I understand that all improvements will be fully consistent with the existing architectural elements of the historic Columbarium, and protected from view in the future by a landscaped redwood hedge.

Printed Name: Joe (Rivelin	
Address: 5 Loraine (+	
Gity: <u>SF</u>	Zip Code: 94/18
Phone:	Email:
improvements on the Neptune Society 1 would like to meet (DATE) possible.  Please send me additional infe	nbarium representatives to review the plans for property to help fund future preservation efforts. I and (ITME) if ormation about plans for improvements.
1 do not need to incet, I have n	o objection to the plans for improvements.
Other Comments:	

### Preserving the Historic San Francisco Columbarium

I have heard about the planned improvements to the Columbarium property designed to help fund preservation of this historic sanctuary for future generations. The Neptune Society proposes to complete and enclose three partially-constructed niche wall wings that were approved in 1996. I understand that all improvements will be fully consistent with the architecture of the historic Columbarium, and protected from view by a redwood hedge.

architecture of the historic Columbatium, and protected from view by a redwood hedge.
I request a meeting with Columbarium representatives to review the plans for improvements on the Neptune Society property to help fund future preservation efforts. I would like to meet (DATE) and (TIME) if possible.
Please send me additional information about plans for improvements.
I do not need to meet, I have no objection to the plans for improvements.
Printed Name: Alex Lin
Address: 40 Lorane C1.
City: San Francisco Zip Code: 74/18
Phone: 415 742 4265 Email:
Other Comments:

# I SUPPORT PRESERVATION Of the Historic San Francisco Columbarium

YES! I support planned improvements to the Columbarium property designed to help fund preservation of this historic sanctuary for future generations. The Neptune Society proposes to complete and enclose three partially-constructed niche wall wings that were approved in 1996 for the property. I understand that all improvements will be fully consistent with the existing architectural elements of the historic Columbarium, and protected from view by a landscaped redwood hedge.

A to the things
Signature:
Printed Name: <u>S4-664 S7E-PHE-168</u>
Demonstrations (4Am) 6 (5)
Organization: CHATR, SFD06
Address: 127 PUNTAILA ST
• · · · · · · · · · · · · · · · · · · ·
City: SAN FRANCISCO Zip Code: 94116
Phone: 415-664-3460 Email: STEPHENSING PRINDSPRING COM
3.28814121 - JENSON - 1111 BYE (NG COM

#### I SUPPORT PRESERVATION

#### Of the Historic San Francisco Columbarium

YES! I support planned improvements to the Columbarium property designed to help fund preservation of this historic sanctuary for future generations. The Neptune Society proposes to complete and enclose three partially-constructed niche wall wings that were approved in 1996 for the property. I understand that all improvements will be fully consistent with the existing architectural elements of the historic Columbarium, and protected from view by a landscaped redwood hedge.

Signature:
Printed Name: Manta Auco
Organization: Than La face
Address: 3907 Geary Blod
City: Sag Francisco Zip Code: 14/18
Phone: 1386 - 4200 ) Email:

05/28/2010 03:26

<jeanie.poling@sfgov.org>

РM

CC

<awmartinez@earthlink.net>,

<andrew.wolfram@perkinswill.com>,

Please respond to

<c.chase@argsf.com>,

<gumby5@att.net>

<jmbuckley9@comcast.net>,

<cdamkroger@hotmail.com>,

<karlhasz@gmail.com>,

<diane@JohnBurtonFoundation.org>,

<Tina.Tam@sfgov.org>,

<Linda.Avery@sfgov.org>,

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<Victor.Lim@sfgov.org>,

<pwinkelstein@gmail.com>,

<patc@hellermanus.com>, "Joe

Butler"

<fjosephbutler@hotmail.com>

Subject: PMND for One Loraine Ct. - 2009.0457E

Hi Ms. Jeanie Poling,

I reviewed the PMND for One Loraine Ct. (SF Columbarium project). My main concerns are the historical and archaeological resources, preservation and mitigation measures.

I have done a lot of historic research on the Big Four cemeteries that used to be in SF. And...

- 1) Since this City Landmark is on the site of the old Odd Fellows Cemetery, and due to a well-documented explanation for why there are still bodies buried around the Columbarium proper, it is strongly advised that, per Pages 30 36 of the PMND, the project sponsor should adhere closely to mitigation measures "CP1" and I would even have the Coroner's Office alerted when human remains (or remnants of) are found.
- 2) My only other concern is for the vibrations caused by going at most 16 feet down (on average 3-4 feet down) for the footings and the effect it can have on the old-style foundation of the existing landmark Columbarium. Again, "CP-1" measure should be strictly followed.
- 3) As for the project scope, I coincidentally ran into the architect, Patrick Carney, on May 24, 2010 at the site. He was very patient and gracious enough to answer my concerns. As a result of our meeting, I understand the following to be true:
- A) The granite columns that stand at the entrance on Loraine Court (four pillars) will be kept.
- B) The gates which were carefully reproduced to reflect the original gates found when the Odd Fellows Cemetery was still in operation will be kept.
- C) No changes to the Columbarium itself (City Landmark No. 209).
- D) The existing lawns are to remain as are the newly planted red-leaved trees, the two redwoods on the south corners, and redwoods trimmed appropriately along the periphery.
- E) The Cedrus deodora tree on the south side, west of west-most main gate pillar is to be kept (50' tall, 30" diam at BH (breast height), canopy 35'x50').
- (As a note, any work on this tree should be done by an International Society of Arboriculture (ISA) Certified Arborist.)
- F) The new buildings to house the additional niches (5300 human plus 300 for pets) will all be about 14.5 feet tall, one-story structures that form a U-shaped ring around the landmark Columbarium building. These new buildings will complement its design.
- G) I was told that PAR had approved of the project.

As an architectural remnant of San Francisco's cemetery history, I am glad to see a careful approach to modifications of the Columbarium site. Thank you for your time and attention to this matter. Regards.

Rose Hillson

Jordan Park Improvement Association

#### Preserving the Historic San Francisco Columbarium

I have heard about the planned improvements to the Columbarium property designed to help fund preservation of this historic sanctuary for future generations, and this meets with my acceptance. The Neptune Society proposes to complete and enclose three partially-constructed niche wall wings that were approved in 1996 for the property. The newly enclosed niche wings, significantly lower than the Columbarium itself, will provide bereaved families with a serene setting for quiet reflection and reduce litter on the grounds. No changes will be made to the beautiful Victorian-era Columbarium building.

I understand that all improvements will be fully consistent with the existing architectural elements of the historic Columbarium, and protected from view in the future by a landscaped redwood hedge.

Printed Name: Paula Homanov Stapendard Columbarium and protected from view in the future by a landscaped redwood hedge.

City: San Francisco Zip Code: 94118  Phone: 415 668 0 763 Email: Marchquestres @ hote.	יים מיי
	606
I request a meeting with Columbarium representatives to review the plans for	
improvements on the Neptune Society property to help fund future preservation efforts.  would like to meet (DATE) and (TIME) possible.	
Please send me additional information about plans for improvements.	
I do not need to meet, I have no objection to the plans for improvements.	
Other Comments: Suggest dan for alturnate  egres for sprive planning &	
egres for Stitute planning &	

October 16, 2009

San Francisco Planning Commission 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Dear President Miguel and Commissioners,

My name is Ryan Crowley and I live at 25 Almaden Court adjacent to the city's historic Columbarium at One Loraine Court. I would like to express my strong support for the proposed modifications to the Columbarium site.

I have lived with my wife in the neighborhood for 4 years and the Columbarium has never been a problem for us. We like having such a beautiful and iconic structure close to our home. Parking or traffic issues associated with the facility or memorial services that take place there have never impacted us. It is my understanding that the changes that are being proposed are very modest and will help fund the ongoing upkeep and enrichment of the Columbarium and its grounds.

Please also know that I have not heard any concerns about this project from any of my friends on the street. Indeed, anything that is done at the Columbarium would be extremely minor compared to the massive senior housing development that is under construction at the old Coronet Theater site just around the corner on Geary Boulevard.

I have spoken with a representative of the Neptune Society team and I think that the changes to the project approved in 1996 will actually improve the facility and will in no way diminish the historic central structure.

For these reasons, I fully support proposed enhancements to the Columbarium and ask that you allow this undertaking to move forward.

Sincerel

kyan Growie

CC: Supervisor Eric Mar

Planning Director John Rahaim Jeanie Poling, Planning Department



SAN FRANCISCO ARCHITECTURAL

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2007 FRANKLIN ST. SAN FRANCISCO CALIFORNIA 94109

TEL 415-441-3000 FAX 415-441-3015

www.sfheritage.org

March 2, 2010

Patrick Carney, AIA Director Heller Manus Architects 221 Main Street, Suite 940 San Francisco, CA 94105

Dear Patrick,

Thank you for your presentation on the Columbarium to the Heritage Issues Committee on February 16, 2009. We appreciate you bringing this project before us for review.

It is our opinion that it would be best to maintain consistency with the 1996 addition initiated by your firm. As such, we have no issue with the additional phased additions to move forward as proposed.

We do however have a few suggestions in regards to design details. We suggest you remove the triangular pediment over the garage door. While we understand your desire to continue the pattern of pediments, the scale is thrown off by the large garage door, and it should be removed completely. Speaking of which, the garage door should be as inconspicuous as possible, so we suggest it be a flat panel door as opposed to the paneled sectional door depicted in the drawings. Additionally, we agree with your comments regarding the horizontal element over the courtyard openings. We do not feel they are necessary, and should be removed.

Thank you again for bringing this project before us, and good luck as you move forward.

Sincerely,

Jack A. Gold

**Executive Director** 



#### THE SAN FRANCISCO COLUMBARIUM

Revision to 1996 Approved Master Plan

#### NOTE:

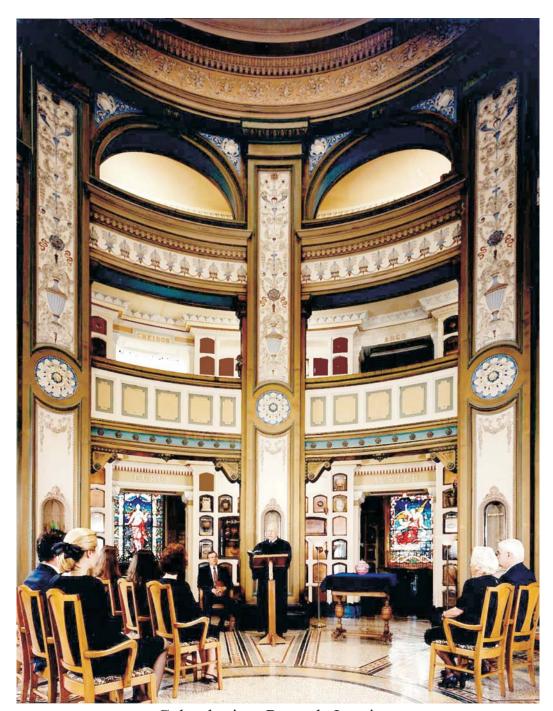
There is NO work proposed to the existing historic landmark Columbarium itself. This project is a refinement to the already approved scheme from 1995 in order to generate the necessary funds to maintain the San Francisco Columbarium into the future.

SAN FRANCISCO COLUMBARIUM

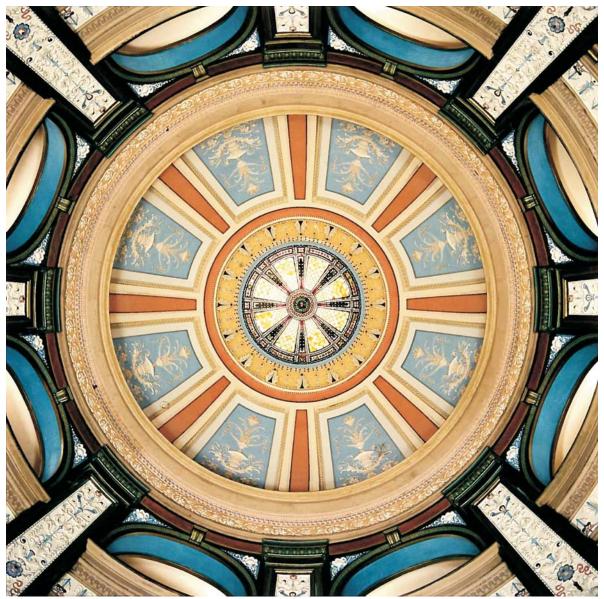
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Columbarium's main entry as viewed from support building

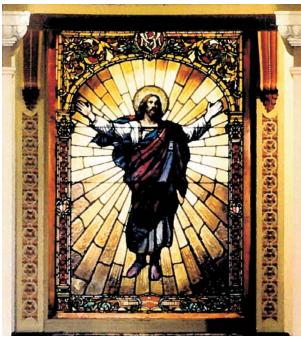


Columbarium Rotunda Interior

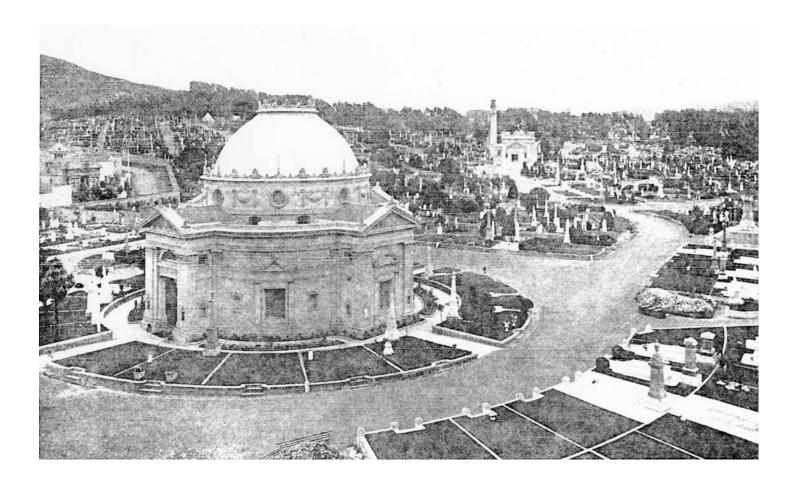


Columbarium Rotunda Dome & Skylight



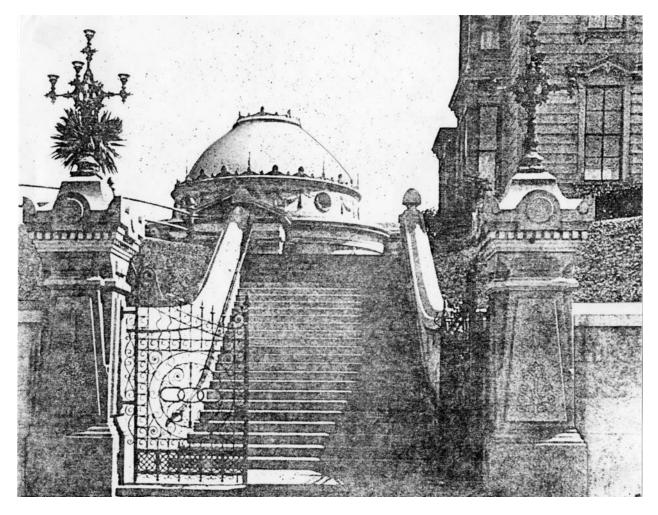


Columbarium famed Stained Glass



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

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



Columbarium
Geary Street entrance stairs

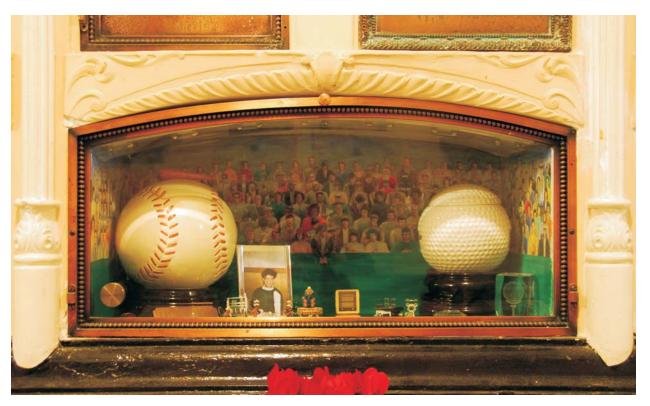
Today this portion of Geary Street is lined with retail uses and it is not possible to see the Columbarium from this angle. The Columbarium property is currently accessed from Loraine Court. The stone pylons in this photo have been relocated to the Loraine Court entry on either side of the driveway to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



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



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





The Columbarium has become a gigantic Scrapbook:

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





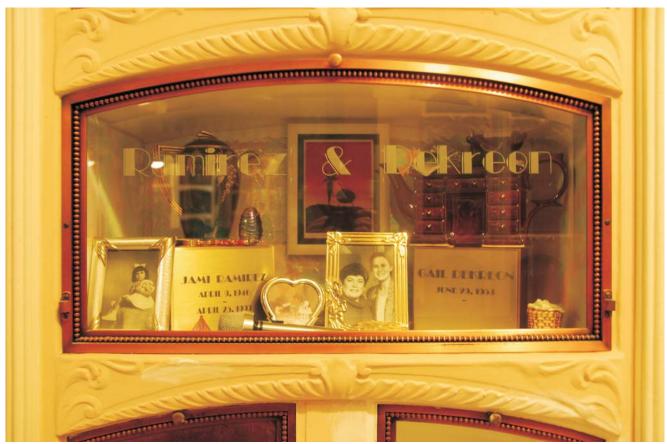
The Columbarium offers a variety of niche sizes and types which offer the public many ways to remember their loved ones - even sculpture.

SAN FRANCISCO COLUMBARIUM

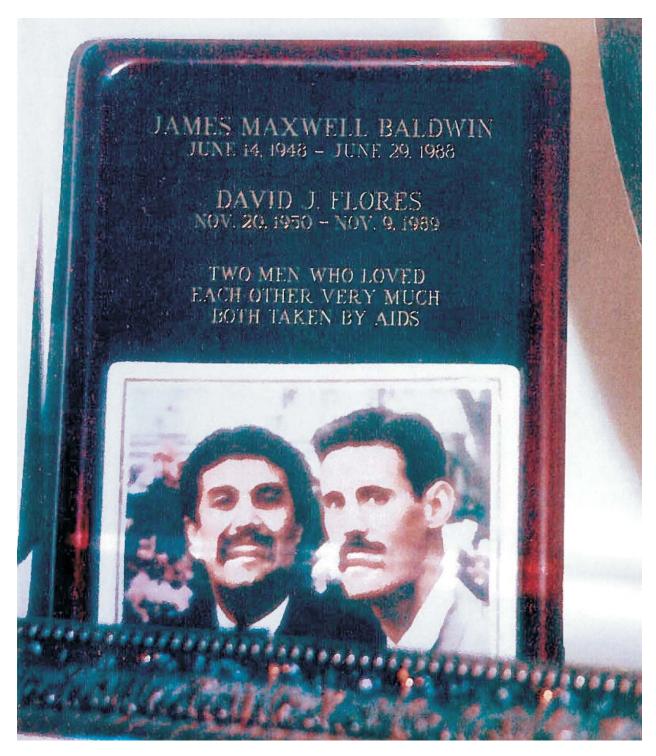
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• 2000 ALL RIGHTS RESERVED





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



There are numerous memorializations to persons who succumbed to AIDS:



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

#### Columbarium Master Plan Concept as Approved in 1995 The Columbarium is to be the centerpiece of an ensemble

#### The Pisa Composition:

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

SAN FRANCISCO COLUMBARIUM

REFERENCE IMAGES



## LOCATION OF PHASE I Eastern side of property.

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



PHASE I Eastern side of property.

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



PHASE I Eastern side of property

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



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



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

SAN FRANCISCO COLUMBARIUM

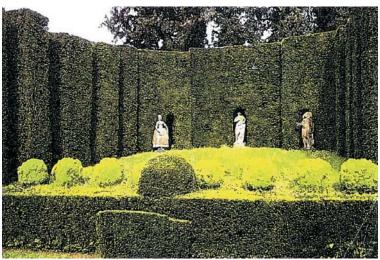


PHASE I SOUTHEAST (view to north): Proposed niche enclosure to replace previously approved niche wall footings and is to connect to Fountain Court.



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





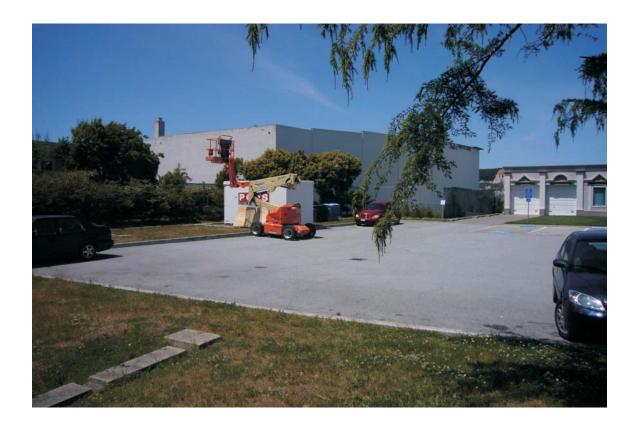


Hedge and shrub reference images from previous Approval:



Columbarium Hedge Progress:

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



LOCATION OF PHASE II Western side of the property.

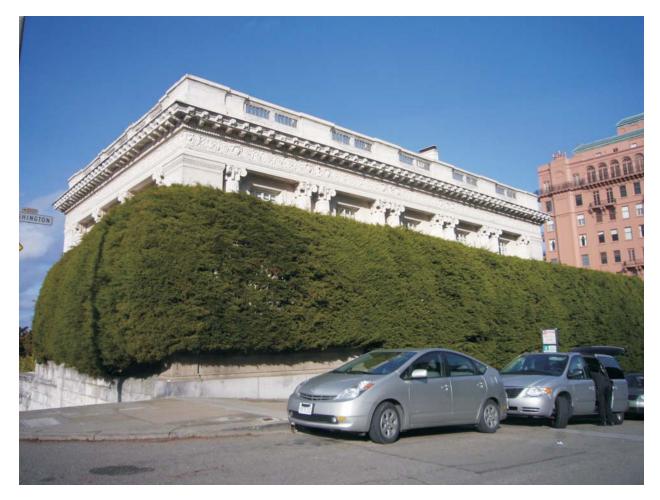
The proposal is for niche enclosures in place of the already approved niche walls (the footings of which have been built).



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

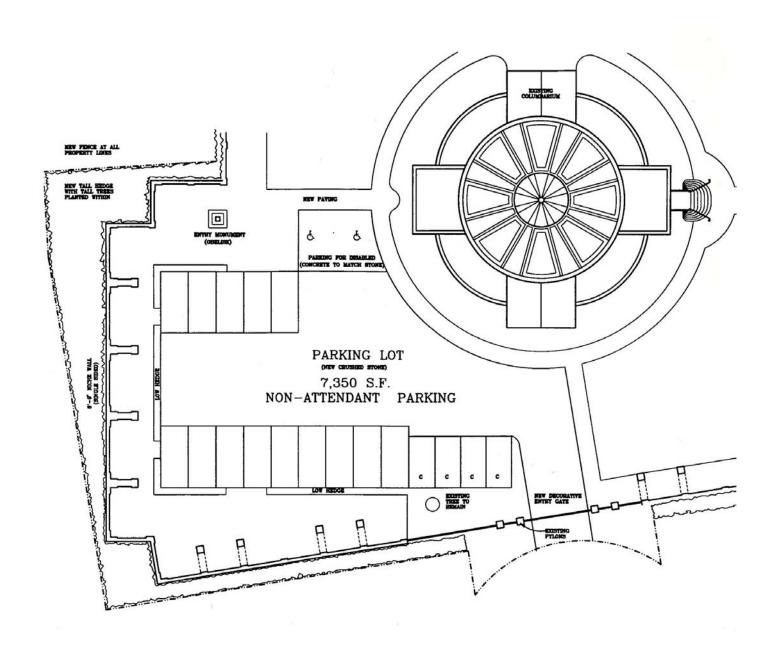


PHASE II - West Side of property (view at southwest):



Hedge reference image:

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



#### Parking Plan (per 1996 Approval) Non-Attendant version

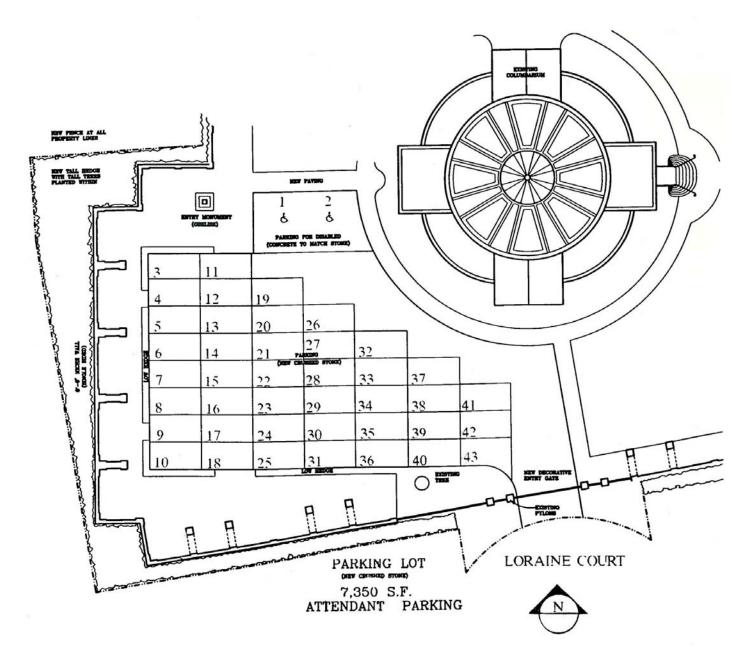
The revised proposal (with niche enclosures instead of niche walls) works fine with the Approved parking lot size and location.

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

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

SAN FRANCISCO COLUMBARIUM

REFERENCE IMAGES



Parking Plan (per 1996 Approval) Attendant version

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

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

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

SAN FRANCISCO COLUMBARIUM

REFERENCE IMAGES





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OFFICE AT THE CEMETERY

Point Lobos Avenue, San Francisco, Cal.

Telephone West 896.



"And heaven that every virtue bears in mind Even to the ashes of the just is kind "

-\_Pope--



The tendency of our age and times is towards development and improvement in every direction, and nowhere is it more apparent than in the care and disposal of the mortal remains of those whom we have loved and lost.

\* \* \* \*

Death is the common lot of all and "ashes to ashes" the inevitable result, no matter how much we may interfere to prolong the process of dissolution.

\* \* \* \* \*

Modern, scientific cremation commends itself on two strong grounds which need no argument. Sanitary reasons are the first and strongest, more arguments having been advanced, by men of science and letters, for this reason than that of any other.

\* \* \* \*

Economy is another strong consideration. What is more sad and depressing than the sight of a neglected, unkempt grave in the midst of a beautiful cemetery? And yet to have it properly marked, kept green and in order, entails an expense that the great majority can ill afford to incur. "With due regard to our dead, the living are nearer to us and their needs must first be consulted."

4

The time will come, and in the near future, when the sacredness and all the tender sentiments and associations which are wont to cluster about "the little mound of earth," the grave, will be transferred to the repository of the ashes, the Columbarium with its thousands of niches, beautiful urns and memorial tablets, always in order, sheltered, protected and freed from the elements of decay, a place that can be visited at all times, and under all circumstances, with perfect ease, safety and comfort, a convenience that is utterly im-

\* \* \*

possible under the most favorable

conditions of earth burial.

Time was when cremation was objected to on religious grounds, but these have mostly given way to a higher and broader intelligence, and it is to-day endorsed by the clergy of all denominations, many of whom are among its most earnest and ardent advocates.

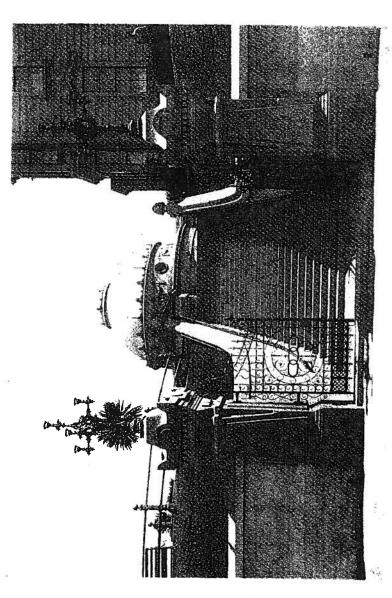


Particular attention is called to page 19.

MAIN LOWER ENTRANCE, OUR FELLOWS CEMETERY.

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What is it?

How is it accomplished, and what are the advantages to be derived from its adoption?

It is unquestionably the coming method of disposing of our dead, and will, in the very near future, be adopted by all civilized nations, and especially adhered to in all cases of death resulting from contagious diseases.

### તાર તાર તાર તાર

It is endorsed and urged as a hygienic and much needed reform by all medical, scientific and progressive people of the world.

## at at at

The revival of the practice, by modern scientific process, was first successfully accomplished in Breslau, Germany, in the autumn of 1874, and was introduced into the United States by the incineration of Baron de Palm, in the private retort of Dr. F. Julius Le Moyne, at Washington, Pa., in December, 1876.

### ope ope ope ope

In 1884, or ten years from its beginning, Europe and America together possessed but five crematories,

while in 1888, or four years later, it was stated at a congress of cremation societies in Vienna, that there were fifty in active operation, and others in course of construction.

During the past ten years cremation has advanced with rapid strides, until to-day every city of prominence in the world has in operation, or contemplation, a modern Crematorium and Columbarium, by means of which there is provided, for all classes, without distinction, a commodious and beautiful building, where the last sad rites may be held without annoyance or interruption, freed from the dangers consequent to earth burials; where all meet upon the same level, the rich and the poor alike, and where the remains of the humblest person receives the same respectful care and attention as bestowed upon that of the most wealthy and renowned.

### ne ne ne ne

It accomplishes in a few brief moments, and by exactly the same process, only scientifically applied, that which takes years to accomplish by nature's plan.

It is generally understood and believed, that in the process of cremation the remains are taken from the casket and wrapped in a cotton cloth, many being under the impression that even the clothing is removed, and while the former is true of many places, all modern crematoriums have changed the method, and except in cases where metallic caskets are used, the remains are never touched or handled, being always incinerated in the casket as received, the glass and metallic trimmings only being removed, as otherwise they would melt and fuse with the ashes. The casket is encased in a cotton cloth and placed upon a steel carriage, by means of which it is quickly and noiselessly deposited in the retort.

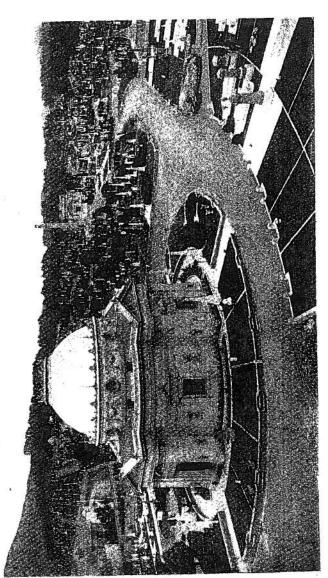
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In the process, as practiced by this Association, only the hot blast is used, the body supplying the hydrogen and carbon. For heating the retort a stream of heated hydro-carbon, mixed with heated air, is sent directly into the retort from the gasometer, which is supplied from English coke. The fire brick chamber, or retort, is thus heated to a high degree (about 2,500 degrees Fahrenheit) previous to cremation. Under the action of the intense heat disintegration immediately ensues, and all disease germs and noxious gases are destroyed and rendered forever innocuous.

### ar or or or

The process of slow decomposition and its attendant evils and all objectionable features are thus avoided, and within the space of one hour the body is reduced to its original elements, leaving only enough pure ashes to remind us of that which has been, and around and upon which, when placed in the COLUMBARIUM, to center our loving memories and affections.

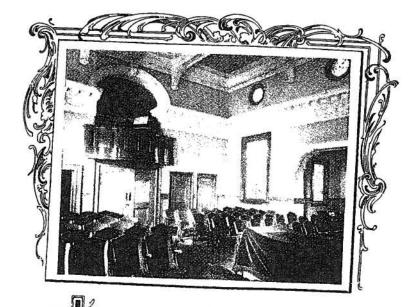


Bird's-eye View of the Odd Fellows' Cemetery.



ODD FELLOWS' CEMETERY Association has now in operation one of the handsomest, most modern, scientific and complete Crematoriums in the world, erected in 1895.

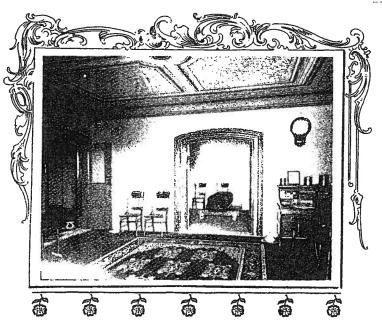




HE CHAPEL has a seating capacity of one hundred and forty, and, with standing room, will easily accommodate two hundred persons.

It is well ventilated, light, and cheerful, no expense having been spared to make it comfortable and pleasing.

Organ service furnished free.



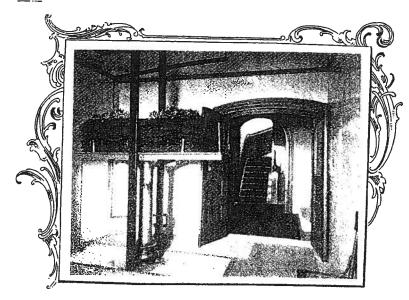
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ECEPTION or Waiting Room (showing Preparation Room in the distance).

This room is directly beneath the Chapel, is light and airy, neatly and artistically decorated and furnished.

\* \* \* \* \* \* \*

The remains are always carried to this room by the pall bearers, and if there is no service in the Chapel the friends here take farewell, and such as do not desire to witness their introduction into the retort can remain until that ceremony is completed.



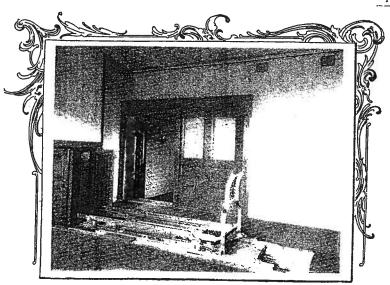


ECEIVING or Preparation Room in which the casket is prepared for incineration by removing the glass and metal trimmings, the BODY REMAINING IN THE CASKET AS RECEIVED, WITHOUT IN ANY WAY BEING HANDLED

OR DISTURBED. The walls of this room are lined with light glazed tiling, the ceiling neatly tinted, and the floor of cement, covered with rubber matting.

# \* \* \* \* \*

The Hydraulic Lift noiselessly transports the casket to and from the Chapel. The entire room is thoroughly antiseptic, with all appurtenances for frequent fumigation and cleansing. Not less than two witnesses are always present when the casket is being prepared for incineration.



ETORT or Incinerating Room.—The casket is borne from the Preparation Room into the Incinerating Room, by the attendants, and placed upon the steel carriage which is then quickly and noiselessly pushed forward into the re-

tort. By means of a simple mechanism the bed of the carriage is slightly lowered, thereby depositing the casket on the floor of the retort. The empty carriage is then immediately withdrawn and the doors closed.

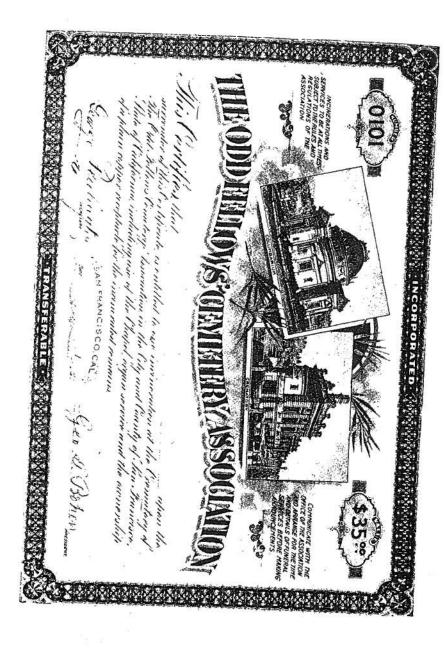
This work occupies but a few seconds and is not nearly so trying to friends and relatives, who may witness it, as that of lowering the casket into the open grave.

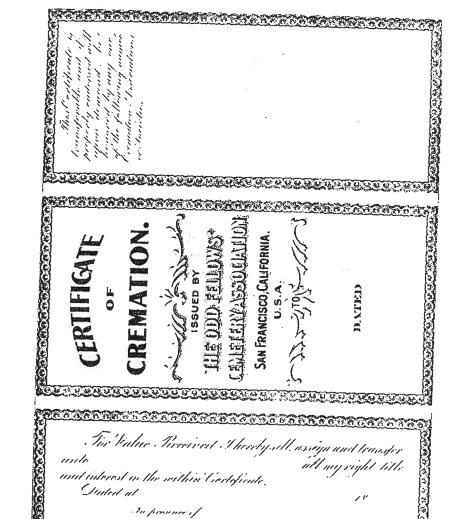
Connecting directly with the Chapel is a gallery, running around three sides of the room, where those may be seated who desire to witness the work of introducing the casket and remains into the retort.



EXPERIENCE has proven that many persons who during life favored the idea of Cremation, and expressed a desire to be so disposed of, were at their decease interred in the family plot or in a single grave in the Cemetery, for the very reason that at the time of death the funds with which to carry out their wishes were not available.

In order to obviate this, and that Cremation may be brought within the reach of all persons so desiring, The Odd Fellows' Cemetery Association is now issuing Cremation Certificates, a fac-simile reproduction of which, in reduced size, is shown on the opposite page; said Certificates are sold for the sum of \$35.00 each, payable as follows: \$10.00 eash, and the balance in monthly payments to suit purchaser, as per Contract Form, page 33, upon the fulfillment of which Contract said Certificate or Certificates will be issued.





NOTICE: The Old Felloms Cemetere Association, San Francisco California must be notified of any transfer of this certificate. Said notice to give the number of certificate date of transfer and the name and address of person to whom transfer is made.

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CERTIFICATES so issued are transferable under the ruling of the Association, and may be used for the incineration of any person designated by the purchaser, or his or her heirs at law, or assigns.

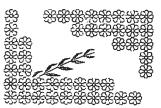
Negotiations are now in progress and we feel assured that in the near future arrangements will be perfected, whereby Cremation Certificates issued under the seal of this Association will be honored by the majority of, if not all, Crematories, Cremation Societies or Associations in the world, they performing the incineration upon the presentation and surrender of said certificate, which is then cancelled and returned to this Association.

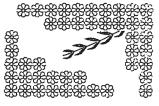
If favorable to the idea of Cremation you will promote its interests and that of your own by entering at once into a contract with this Association for the purchase of one or more Cremation Certificates, and thus make provision, in advance and upon easy terms, for the incineration at death of yourself, any member of your family or of those dependent upon you. A saving of \$1000 in the cost of each incineration is effected and the carrying out of your individual wishes in the matter is the more reasonably assured.

If a permanent resident of this locality, you should in addition to the purchase of Cremation Certificates, secure and fit up, on the same easy terms, for future use, a niche or family space in our magnificent and beautiful Columbarium, views, details, prices, etc., of which you will find on the pages following.



It frequently happens that death ensues whilst some member of the family is at a distance with whom communication

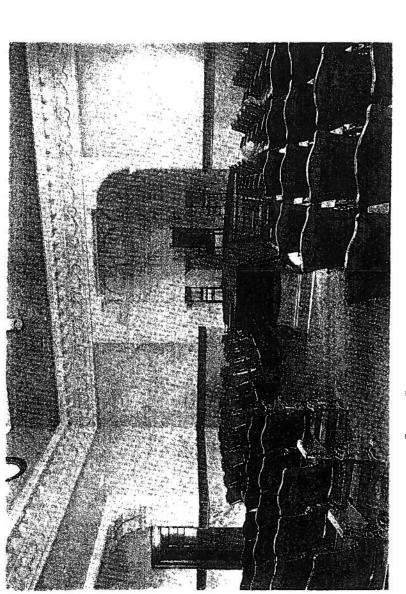




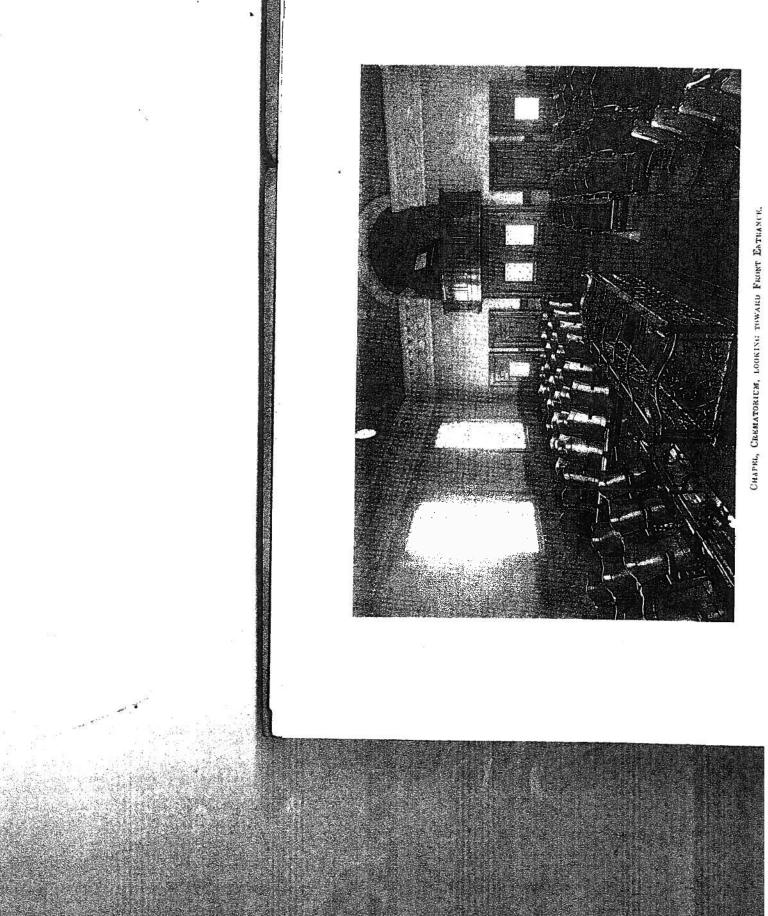
must be held, or whose arrival must be awaited, before making a final disposition of the remains thereby causing delay.



To meet such exigencies and others necesitating the postponement of the incineration for a time, a thoroughly constructed, well ventilated and secure Receiving Vault containing six (6) niches has been erected on the ground floor of the Crematorium where the remains may be placed until such time as funeral arrangements are definitely settled, for the use of which there is no extra charge, unless occupied for a longer period than five days.



CHAPEL, CREMATORIUM, LOURING TOWARD CHANCEL.





- 1. Certificates of Death or Removal Permits. Under recent regulations of the San Francisco Board of Health, all bodies from a distance intended for cremation or interment in this City and County, must have issued therefor three (3) Certificates of Death or three (3) Removal Permits. One (1) of which must accompany the remains. One (1) be given the transportation company, and one (1), the original, be sent either to an undertaker in San Francisco or to the Cemetery Association direct. The original should be sent before the remains are shipped, in order that there may be ample time in which to exchange the same for the necessary local permit, thereby avoiding the possibility of a vexatious delay after arrival of remains in this city. Have the Health Officer or Coroner in your locality issue Removal Permits as above, BUT SHOULD THERE BE NEITHER OF THESE OFFICERS AVAILABLE, SECURE Certificates of Death in triplicate FROM THE ATTENDING PHY-SICIAN, AND HAVE THE SAME ACKNOWLEDGED AND COUNTERSIGNED BY A JUSTICE OF THE PEACE. rule is imperative and must be strictly adhered to in all cases.
- 2. **Shipment.** On one day's notice we will receive bodies coming from a distance, obtain the necessary local permits, and take charge of all arrangements without extra charge. Bodies may be

sent by express, and will be received by the Association, if the proper Removal Permits or Death Certificates have been sent in advance—(see section 1), Undertaker's wagon being used to transport the body from depot or wharf to the Crematorium. If hearse is desired, charge will be \$10.00 extra.

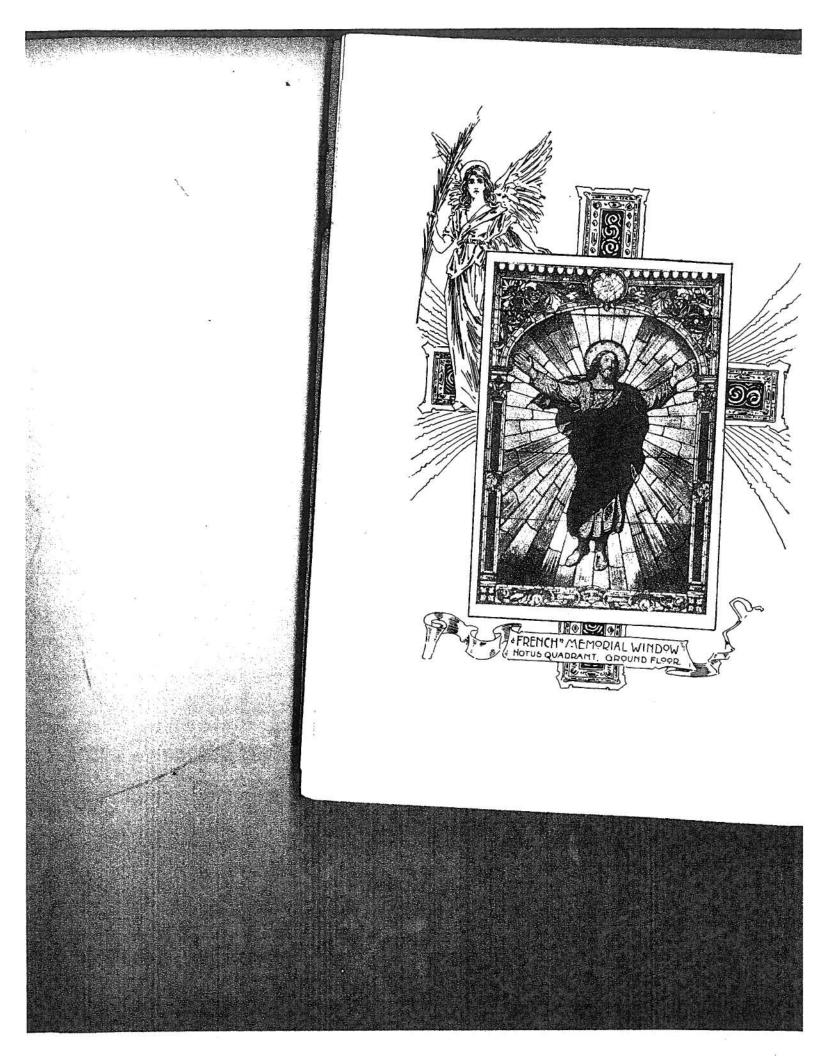
3. Preparation of the Body. No special preparation of the body or clothing is necessary, it being incinerated in the casket as received. Where a metallic casket is used, the body is removed and wrapped in a cotton cloth.

Note.—A casket lined with zinc is not classed as metallic, the remains being incinerated in a casket so lined, the same as they are when received in an ordinary wood casket.

- 4. Caskets and trimmings destroyed. All caskets, or parts thereof, trimmings, etc., not incinerated with the remains are immediately destroyed, and no parts of the same (except the name plate) are permitted to leave the Crematorium.
- 5. Cost. The fee for incineration, including a copper receptacle for the ashes, use of Chapel, organ service, etc., is forty-five dollars (\$45.00), payable invariably in advance. Cremation Certificates may be contracted for, entiring the holder thereof to one incineration on demand, under the ruling of the Association, for the sum of thirty-five dollars (\$35.00), details of which are fully explained on pages 14, 15 and 16.
- 6. Use of Retorts. In order to avoid confusion, applications should be made at the earliest possible moment, and the details for the incineration arranged before funeral announcements are made.
- 7. Disposal and Care of Ashes. The incinerated remains are placed in a neat, copper receptacle, properly sealed, and are deliverable on the day

following the incineration upon presentation of written order from the legal custodian and necessary Removal Permits from the San Francisco Board of Health. The ashes can remain in the custody of the Association for a period of three months without charge.

- 8. Receiving Vault. If it is desired to postpone an incineration, bodies will be received and placed in the Receiving Vault for a period of five days without extra charge.
- 9. Use of Chapel. Services can be held when so desired in the Chapel of the Crematorium, including organ service, without extra charge.
- 10. The Association will procure the services of a minister of any denomination, and will arrange for any form of service, by receiving timely notice, at the expense of the parties so ordering.
- 11. Solo, duet or quartette singers, male, female or mixed voices, will be furnished, the cost of which can be ascertained upon application.
- 12. Privacy. The incineration may be strictly private if family and friends of deceased so desire.
- 13. Location. The offices and buildings are located in the Odd Fellows' Cemetery on Point Lobos Avenue, San Francisco, only half an hour's ride from the ferry, and are accessible by transfer privileges to all lines of street cars.
- 14. How to reach there. Transfer from Market or Fillmore Street to Geary Street cars which pass the grounds, or from the Larkin or Sutter Street system to the Sutro electric cars which pass within one block of the entrance.
- 15. Ask the conductor to let you off at The Odd Fellows' Cemetery.





HE COLUMBARIUM just completed is without exception the most beautiful and elaborate building in the world, used EXCLUSIVELY as a reposi-

tory for the ashes of the dead.

It is original and unique, both in design and arrangement, of classic architecture, and contains upwards of five thousand niches, of great variety in size, style and finish, to accommodate the means and varied tastes of all.

It is entirely separate and distinct from the Crematorium, is constructed of fire-proof material throughout, imposing in appearance, bright and cheerful in aspect, and built in such manner as to insure permanency and stability.

# \* \* \* \* \*

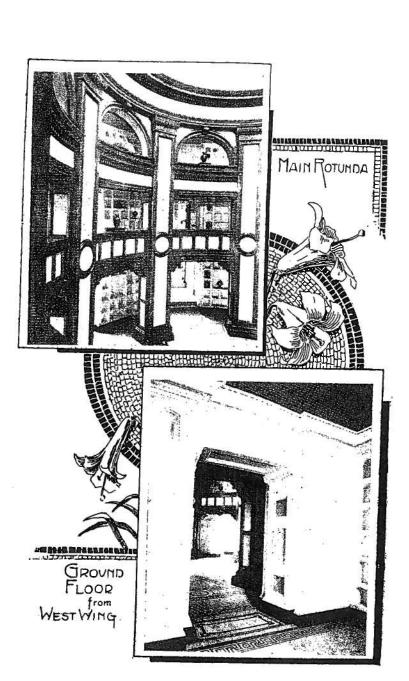
All niches and receptacles are easy of access and so arranged, by means of separate apartments or rooms, and by regulations regarding visitors, that one may be almost, if not quite, alone when visiting the remains of their loved ones.

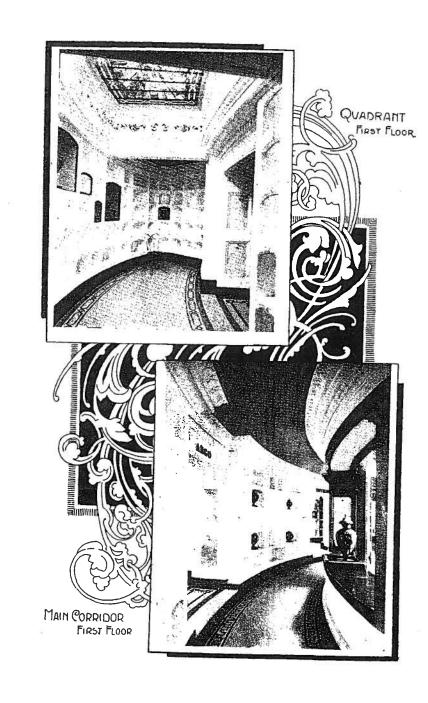
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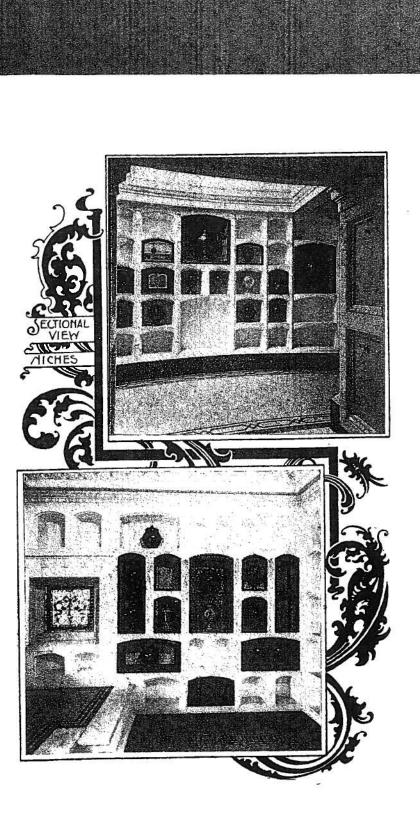
All space therein will be sold for permanent occupancy and with perpetual care, and while great latitude will be given purchasers as to style of urns, memorial tablets, finish, etc., in order that the whole, when completed, shall present a pleasing, artistic and harmonious effect, all designs and work must first be approved by the Association before they can be executed and placed in the building.

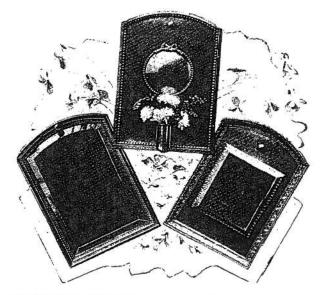
### \* \* \* \*

Each niche or apartment may be fitted with a flower holder of special design, and when so desired arrangements for artistically decorating the same with favorite flowers, at stated times, can be contracted for at a small expense.





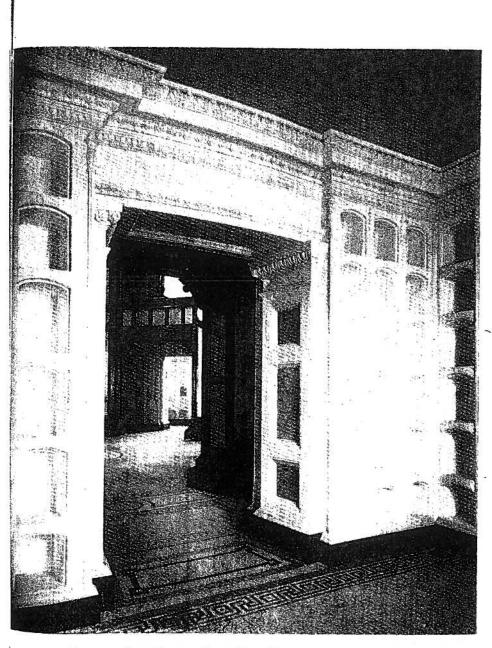




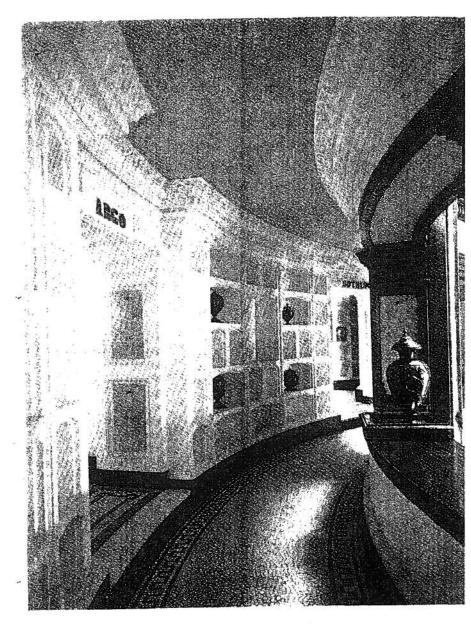
LL NICHES are required to be closed and rendered dust proof. Where ornamental urns are used the fronts are enclosed with beveled plate glass, held in place by means of neat, detachable copper or bronze frames, the interior of the niche being neatly tinted, frescoed or draped; otherwise the fronts are enclosed with memorial tablets of such design and material as the individual taste may direct. Bronze or marble being the most appropriate for this purpose.

\* \* \* \* \*

By special arrangement with manufacturers, the Association is prepared to furnish both stock pattern and specially designed Artistic Urns, Linings, Fronts and Memorial Tablets, at much more reasonable prices than could be obtained by individual purchasers.



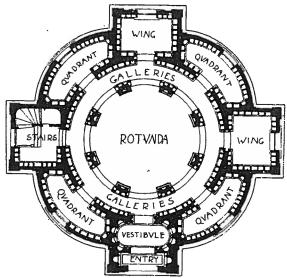
Interior View, Ground Floor From West Wing, Columbation.



MAIN CORRIDOR, FIRST FLOOR, COLUMBARIUM.



- \* As will be observed by reference to views herein, space has been so diversified and arranged as to accommodate the varied means and requirements of all, prices of which, for permanent occupancy, vary according to size and location, from \$10.00 for single space on the second floor, to as high as \$250.00 for family space on first and ground floors, in addition to which there are a number of spaces, including memorial windows, at even higher prices.
- ★ ★ The prices charged are for SPACE ONLY, including perpetual care. Fronts and embellishments are at purchasers' expense in addition thereto.
- \* For the accommodation of those who may not be in a position to purchase and pay cash for a desired space, arrangements may be made whereby same can be purchased at cash prices upon partial payments and upon terms to suit the purchaser. (See Contract Form, page 34.)
- ★ ★ Space purchased in this way cannot, however, be occupied, or any part thereof, until fully paid for.
- # # Detail information, plans and views, furnished upon application to intending purchasers who may not find it convenient to personally call and inspect the same.



FLOOR PLAN, COLUMBARIUM.

GROUND FLOOR

as above, contains upwards of 1,700 niches, varying in capacity from 2 to 20 urns.

Prices of niche space on this floor varies from

\$40.00 to \$750.00, according to size and location.

FIRST FLOOR

Is an exact duplicate of the Ground Floor with the exception of the Quadrants being lighted from the top instead of sides.

It contains upwards of 1600 niches; prices of which

vary from \$20.00 to \$250.00.

SECOND FLOOR

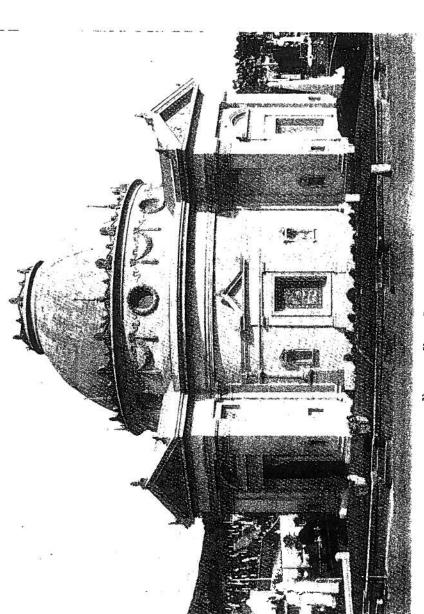
Is the same as Galleries of Ground Floor plan, Wings and Quadrants being omitted.

It contains upwards of 700 niches, capacity of which vary from 1 to 10 urns. Prices of these niches range from \$10.00 to \$50.00, according to size and location.

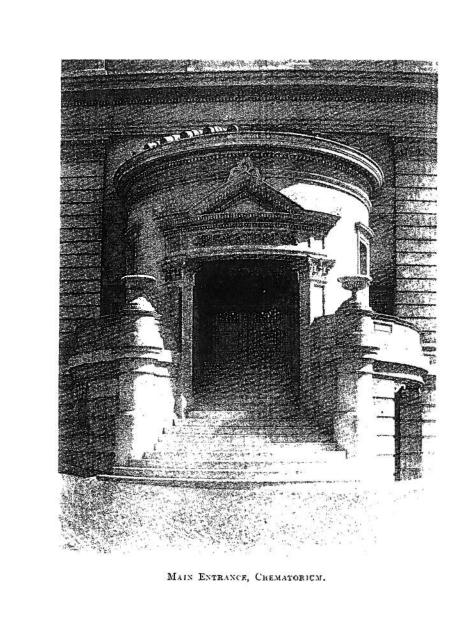
THIRD FLOOR

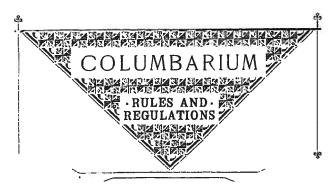
Contains upwards of 2,000 spaces.

All the above prices are for permanent occupancy and with perpetual care, and are for niche space only. All fronts and improvements to the same are extra, costing from \$1.50 to \$200.00, according to material, design, etc., that is used.



EXTERIOR VIEW, COLUMBARIUM.





- 1. The building will be open to parties owning space therein on week days from 7:30 o'clock A. M. till 5:30 P. M., and on Sundays from 9 A. M. till 5 P. M.
- 2. Visitors other than niche owners are admitted only upon application at the office of the Superintendent, on Mondays, Wednesdays and Fridays, from 9 A. M. to 4 P. M.
- 3. Canes, umbrellas, parasols, or baskets will not be allowed inside the building. Have them checked at the office or by the attendant at the building.
- 4. All floral decorations, natural or artificial, must be of such size, style, etc., as not to interfere with other niches, and be at all times subject to such regulations as the Association may adopt.
- 5. The fronts of all niches are required to be closed and rendered dust proof. The materials and designs for which must first be approved by the Superintendent.
- 6. The Association reserves the right of doing all work in connection with the setting or removing of fronts, or of changing or altering the interior finish, etc., of the niches.

- 7. Any damage to the building, or property therein, through negligence or the careless use of water, will be charged to the owner of the niche who may be directly or indirectly responsible therefor.
- 8. The building is at all times in charge of courteous and trustworthy persons, whose duty it is to receive visitors and to see that all rules and regulations of the Association are strictly enforced.

The Crematorium is open to visitors every day in the week, between the hours of 8 A. M. and 5 P. M., and on Sundays from 10 A. M. to 5 P. M.

Address all communications and make all remittances to

The Odd Fellows'\_\_\_\_\_\_Cemetery Association

Point Lobos Avenue

SAN FRANCISCO, CAL

Telephone
West 896

Particular attention is called to page 19.

· · CREMATION

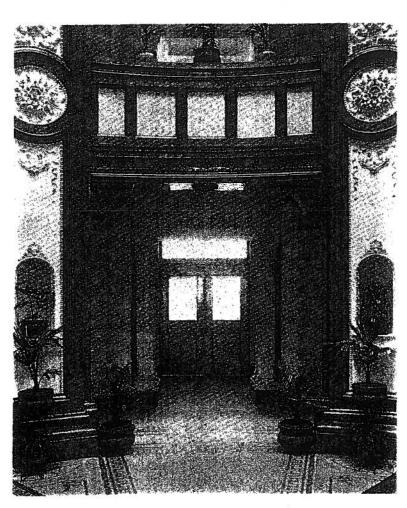
NOTICE.—Address all communications to, and make all Drafts, Checks, Money Orders, etc., payable to The Odd Fellows' Cemetery Association, San Francisco, California.	For This Oud Fellows' Cemetery Association.	Witness our hands thisday of	is transferable and intilies the holder thereof to one incineration at said Crematory, including use of <b>Chapel,</b> organ service, and the ownership of a plain copper receptable for the incinerate remains.	hereby acknowledged, and \$	npon the following terms and conditions, viz: \$	party of the second part, bears witness. The said Association has agreed to sell to said party of the second part, and said party of the second part has agreed to purchase thereof	party of the first part, and
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COLOMBANION ,	party of the first part, and executed in duplicate, by and detween The Odd Fellows' Cemetery Association, party of the first part, and party of the second part, dears with each of the second part, dears with a second part has agreed to purchase thereof Niche, Tier, No., Section Section on the Floor in its Columbarium, in the City and County of San Francisco, State of California, for the sum of \$\frac{1}{2}\$.	and to pay therefor the sum total of \$
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WITNESS our hands this

LOTICE.--Address all communications to, and make all Drafts, Checks, Money Orders, etc., payable to The Odd Fellows' Cemetery Association, San Francisco, California. For The Odd Pellows' Crmetery Association.



MAIN ENTRANCE, COLUMBARIUM, LOOKING OUTWARD.



"AVERILL" MEMORIAL WINDOW.



Views of Frances E. Willard, the late President of the Women's Christian Temperance Union, as expressed in her Glimpses of Fifty Years:

"I have the purpose to help forward progressive movements, even in my latest hours, and hence hereby decree, that the earthly mantle which I shall drop ere long, when my real self passes onward into the world unseen, shall be swiftly enfolded in flames and rendered powerless, harmfully to affect the health of the living. Let no friend of mine say aught to prevent the cremation of my cast-off body. The fact that the popular mind has not come to this decision, renders it all the more my duty, who have seen the light, to stand for it in death, as I have sincerely meant in life to stand by the great cause of poor, oppressed humanity."

Miss Willard's remains were cramated at the crematory in Graceland Cemetery, Chicago, Ill., April 9th, 1898, and the ashes interred in the Willard family plot at Rose Hill Cemetery.

#### CHARLES FRANCIS ADAMS, Boston:

"I have never been able to understand any of the arguments against cremation. The religious argument certainly has no bearing on the subject. As a matter of sentiment, I fail to see why we should rather consign the remains of those we love, to the tender mercies of worms, than to the tender mercies of heat."

DR. A. BUCCELLATTI, a Catholic Priest, and Professor of Theology at the University of Pavia, one of the most learned ecclesiastics of Italy, in a letter addressed to Professor Polli, at Milano, says:

"You enquire of me in what relation cremation stands to religion. As a reasoning Catholic, free from any prejudice, I do not hesitate for a moment to openly declare that cremation, as you and your colleagues understand it, is not inconsistent with the teachings of religion."

SIR HENRY THOMPSON, M. D., Professor of Chemical Surgery, University College, London (Extract from article in Contemporary Review):

"One of the many social questions waiting to be solved, and which must be solved at no very remote period is: Which of the various forms of treatment of the dead is best for survivors? The answer is easy and simple. Do that which is done in all good work of every kind—follow nature's indication, and do the work she does, but do it better and more rapidly.

"In order to meet a possible objection to the substitution of cremation for burial, let me observe that the former is equally susceptible with the latter of association with religious funeral rites, if not more so. Never could the solemn and touching words, 'Ashes to ashes, dust to dust,' be more appropriately uttered, than over a body about to be consigned to the retort; while, with a view to metaphor, the dissipation of almost the whole body in the atmosphere, in the ethereal form of gaseous matter, is far more suggestive of another and a brighter life, than the consignment of the body to the abhorred prison of the tomb."

#### REV. JOSEPH MAY, Philadelphia:

"It gives me much satisfaction to have an opportunity to express publicly my earnest approval of cremation as a mode of disposing of the bodies of the dead. I strongly desire to promote this reform.

"While it costs, at present, some moral effort to adopt the method of cremation, I am persuaded that it will ultimately come to seem, aesthetically, even more attractive than burial. We cannot now let our imagination follow the remains of our dead. By the system of cremation they pass through no process of decay, but by a purest conceivable mode of dissolution swiftly exhale. In several instances with which I have been familiar, the remains of persons, who had themselves so directed, have been disposed of by cremation. In each case, their relatives have assured me very emphatically of the refinement and tenderness of all the incidents of the process as actually conducted, and of their full conversion to the reformed method. I urge it upon all, as a duty to the public, to encourage its adoption."

CHAS. W. WENDTE, Oakland, Cal., Superintendent Unitarian Churches for the Pacific Coast:

"The true disposal of our dead, is cremation, rather than earth-burial. It is associated with feelings of the noblest kind, with veneration and tenderness for the departed, with the religious trusts and hopes that center in the thought of immortality.

"It does not contradict Christian teachings or compel the alteration of a single line of the burial service. It conduces far more than the usual practice of interment to the comfort, health and safety of the living. For this reason it is commended by all sanitary authorities and men of science. It is also far less offensive to the imagination and feelings of man. Finally it is recommended by considerations of utility and economy. For these and many other reasons it should be adopted."

REV. CHARLES WOOD, Philadelphia:

"In reply to your favor of the twenty-first of January, it gives me pleasure to say that I believe cremation to be hygienically the proper method of disposing of the dead."

JAMES M. LINGLE, President of Union College, Philadelphia:

"I take pleasure in endorsing all the general claims made in favor of cremation, and am positively desirous that when my spirit leaves for the beyond, that what is to become but ashes shall be reduced to ashes quickly."

PROF. GEO. W. FETTER, Philadelphia:

"I am heartily in favor of cremation, and believe that the march of progressive thought in the future will lead to a universal opinion in that direction. Prejudice, the chief obstacle, is fast being removed by reason and common sense."

RICHARD M. JONES, President Penn Charter School, Philadelphia, Pennsylvania:

"You have against you prejudice and tradition, but with you reason and common sense."

#### REV. W. I. NICHOLS, Philadelphia:

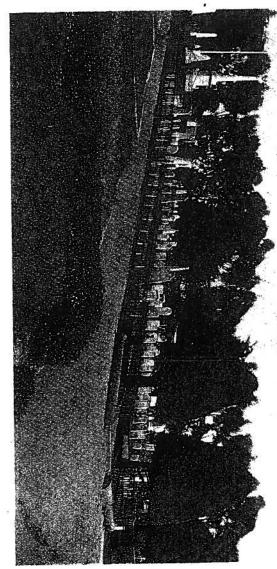
"I am glad to express my approval of cremation as a substitute for burial in disposing of the bodies of the dead. It seems to me that cremation is preferable on every account. Even on grounds of sentiment, heat, the great purifying force, is far pleasanter to contemplate than decay—a process associated with corruption. And considered from the point of view of reason and common sense, there can be no question of the advantage of cremation.

"During the past year I have officiated at two funerals when the bodies of the deceased were cremated, and in observing carefully the process, I could not see anything which need offend the most critical taste, but, on the contrary, there was gratifying exemption from many unpleasant features of earth burial. I cannot doubt that this reform will commend itself more and more to thoughtful people.

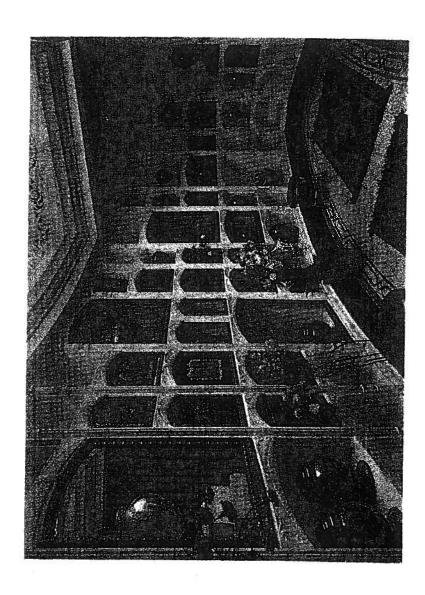
"I take satisfaction in having been enabled myself to arrange for the final disposition of my body by this method, and I desire to let my influence be exerted in behalf of so important a reform."

#### What Julia Thomas, of New York, says:

"Success attend your worthy efforts, and right speedily. We want protection for the living, and the best way to secure it is to cremate our dead and decaying, cast-off garments of clay. My sister and self were long ago converted to a faith in cremation. One has such a horror of rotting slowly back to the elements of one's material being! Who does not prefer the sweeter, cleaner, swifter process of 'rosy heat?' A few years ago the upper Delaware was flooded with the melting snows of spring, and the turbid, swollen stream overflowed its banks and washed out a number of graves in the country burying-grounds. When the floods had abated, dead bodies and skeletons were found strewed along the banks and dangling from trees, which had been partly inundated. The sight was most shocking to the friends of the deceased and demoralizing to every passer-by, but making a most impressive object-lesson in favor of cremation. We, who were witnesses of this event, are haunted even to this day by the horrible sight."



GRAND ARMY PLOT.



The late Lucy Stone, of the American Woman Suffrage Association, Boston:

"I am decidedly in favor of Cremation; on sanitary grounds alone it seems to me to be wholly desirable."

[Her's was the first body to be cremated in the Boston Crematorium, January 4th, 1894.]

Rev. ROBERT RITCHIE, D. D., Rector of St. Paul's Church, Oakland, Cal.:

"Being asked for my opinion in regard to Cremation, I can only say that I approve of it without qualifications. There can be no objections against it on religious grounds—save in the way of conservatism that is the result of sentiment rather than reason. A custom or usage supported by Christian antiquity is of weight provided that it commends itself also to modern needs and exigencies; but this, the practice of burying the dead, does not always do. As the world grows older, and more and more of its inhabitants are returned to its bosom in nature's last sleep, the problem, especially in our large cities, of disposing of the dead presses for solution."

The Rev. Edward Everett Hale, D.D., Boston:

"I have no doubt that Cremation will work its way into general favor, and I am glad to think so. I am glad to remember that in Old and New, now more than fifteen years ago, I published a well-considered article urging the reform in burial."

REV. E. R. DILLE, Pastor First M. E. Church, Oakland, Cal.; former Pastor Central M. E. Church, San Francisco, Cal.:

"I am in hearty sympathy with your enterprise. I believe incineration to be the ideal and future method of disposing of the sacred mortal remains of our dead, and that it is preferable to earth-burial upon sanitary, aesthetic and religious grounds. When an unreasonable and superstitious prejudice shall have been outgrown, there will be no more earth-burials in the environs of populous cities."

PROF. JOSEPH LECONTE, of University of California:

"I cannot for a moment doubt that Cremation is by far the most rational mode of disposal of our dead. I am sure I would prefer such disposal for myself."

PROF. E. W. HILGARD, University of California:

"The objections to cremation arise, with us, purely from tradition and habit, for even as a matter of sentiment it is difficult to assign any reason why the destruction of the body slowly, as accomplished by earth burial, should be preferred to the quicker and, in itself, certainly less gruesome process of quick combustion. It seems to me that for cases of contagious disease especially, destruction by fire might well be made obligatory by law, as a measure of public safety."

DAVID STARR JORDAN, President Leland Stanford Junior University, Palo Alto, California:

"The practice of earth-burial arose with primitive man, who had all the earth for his purposes, and had no idea of the possible evil influences that might arise from the decay of flesh near the homes of men. This practice became associated with the idea that the body itself would be of some further use to the soul, and this idea has acquired a certain religious sanction. It is not, however, part of the belief of the people of to-day. The practice of cremation is in every way preferable, and it becomes us rationally, then, to use our influence towards its general use in the interest of the living, and in time the sacredness now attached to the grave as a repository of decaying flesh, can be transferred to the repository of the ashes freed from the elements of decay."

RIGHT REV. WM. FORD NICHOLS, D. D., Bishop Episcopal Diocese of California:

"You ask: 'Does the Episcopal Church, as a body politic, approve of cremation as a means of disposing of the mortal remains of the dead?' In answer thereto I can only say that the Episcopal Church has made no official utterance touching the subject of cremation, allowing in that, as in other things, for differences of views."

DR. WINSLOW ANDERSON, A. M., M. D., M. R. P. C., London, Proffessor of Gynæcology, Dean College of Physicians and Surgeons, San Francisco:

"I am in full sympathy with the practice of cremation. Earth-burial is unscientific, cremation does in an hour what earth-burial requires a hundred years to accomplish, viz., the reduction of the body to dust. Fire purifies all that remains of a body, namely, the earthy salts, and contamination or the spreading of contagious diseases is impossible under this method. My foster father, the late Dr. Chas. Frederick Winslow, was the first man cremated west of New York, his body having been cremated in Salt Lake City in 1877."

DR. JNO. FEARN, M. D., Professor Materia Medica and Therapeutics, California Medical College, San Francisco:

"I'am now and for a good many years past have been a firm believer in cremation. I believe it to be immeasurably superior to earth-burial on sanitary and aesthetic grounds. I can see no objection to it on religious grounds, as we grow in enlightenment the superstitious prejudice against incineration will, I believe, pass away. I have had my dead cremated and when I pass from this body, I hope that the body which has served me so well will be cremated."

REV. WM. RADER, Pastor Third Congregational Church, San Francisco, Cal.:

"The method of disposing of the dead by means of cremation is based upon sound principles of sanitation. It is a step in advance of the old custom of placing the body in the ground, and is not only a sanitary measure, but is both convenient and expedient.

"The magnificent Crematorium and Columbarium at the Odd Fellows' Cemetery, satisfies every religious and aesthetic sense, and is peculiarly fitted for the orderly disposal of the dead. I believe the method will become more and more in vogue as population increases and people advance beyond the paganism of the modern funeral."

Dr. Albert Abrams, 784 Geary Street, San Francisco, Cal.:

"The vital question of cremation, whether discussed from the standpoint of the economist, philosopher philanthropist, hygienist, or theologian, admits of only one conclusion, viz., that incineration constitutes one of the greatest sanitary reforms of this *fin de siecle* period.

"The conventional method of inhumation is a relic of barbarism, nurtured by ignorance, prejudice and bigotry.

"Cremation, in the language of the immortal Gross, 'Is a truly beautiful method of disposing of the dead.'"

## J. A. CRUZAN, Managing Editor The Pacific, Y. M. C. A. Building, San Francisco:

"I have for years been an earnest advocate of cremation, instead of earth burial. Every argument is in favor of this form of disposing of the worn out body. Only sentiment is against it, and when we think of the terrible processes of disintegration which go on under ground, from decay and from insects, I cannot understand why sentiment also should not be changed to the side of cremation."

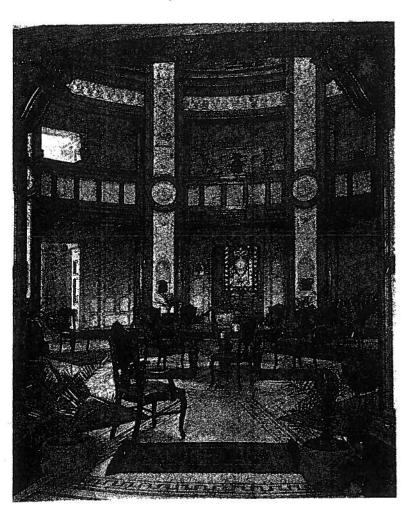
#### CHAS. DEXTER CLEVELAND, M. D., San Francisco:

"As the utter and complete dissolution of the human body is inevitable; as it must, whatever may be the mode of its disposition, return to its original elements, it seems to me that refined and aesthetic considerations most emphatically and decidedly commend its destruction through the chemistry of the scientific and well constructed crematorium."

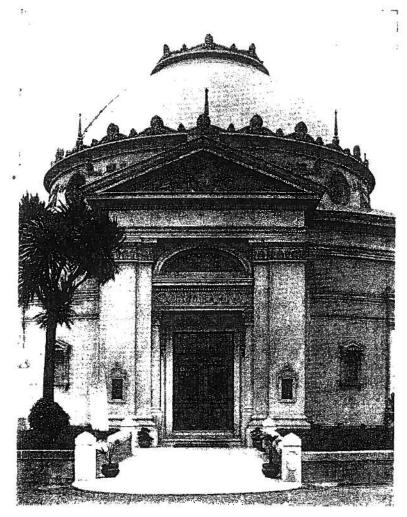
J. H. STALLARD, M. D., San Francisco, Cal., formerly one of the Sanitary Commissioners of the London Lancet:

"I have been an advocate of cremation for many years, having employed it in my own family.

As conducted in a modern crematorium it is far less revolting to the feelings of relatives and friends than inhumation, whilst the remains can be more lovingly cared for, and the personal associations more closely preserved."



ROTUNDA, COLUMBARIUM.



MAIN ENTRANCE, COLUMBARIUM.

PHILIP MILLS JONES, M. D., Director of the Waldeck X Ray Laboratory, San Francisco, Cal.:

"My views in regard to cremation, are most emphatic in approval and commendation. Earth burial is unsanitary, unscientific, and revolting; whereas, cremation is the direct opposite, and is in fact the only scientific and sanitary method of disposing of the dead."

The late KATE FIELD, Washington, D. C.:

"I am a cremationist, because I believe cremation is not only the healthiest and cleanest, but the most poetical way of disposing of the dead. Whoever prefers loathsome worms to askes, possesses a strange imagination."

[Her body was cremated by the Odd Fellows' Cemetery Association December 27th, 1896, and the ashes sent East to be interred at Mount Auburn. The interment took place January 10th, 1897.]

#### A. A. D'ANCONA, M. D., San Francisco, Cal.:

"In my opinion hygienic considerations certainly demand the abandonment of burial as a method of disposal of the dead. All who are not swayed by a sentiment based wholly upon custom must welcome cremation as the only means by which to dispose of the bodies of the dead."

REV. DR. HOWARD HENDERSON, D. D., LL. D., (Methodist), Cincinnati, Ohio:

"I regard cremation as the most rational method of disposing of the dead. Rightly understood, it is the most aesthetic and least repulsive to surviving love.

"In a sanitary and economic point of view it is incomparable. There is nothing in the mode inconsistent with Christianity. From the Apostolic age it has been a tradition that the martyrs will have preeminence at the resurrection, and will rise first. Hundreds of these died at the stake and their ashes were sown to the winds. The power that can raise these is competent to raise all who have been cremated. Putrification is slow burning. The dust of the dead and the ashes of the urn are identical, one is the ash of putrification loathsomely extended through years, the other is the ash of purifying incineration performed in an hour."

DR. C. G. KENYON, Surgeon to St. Luke's Hospital, San Francisco:

"I am favorable to cremation. From a scientific, sanitary and economic standpoint it is the best method.

"Opposed to it we have only a sentiment, based upon the respect we are prone to pay to established custom. Many who, a few years ago, were opposed to cremation, having upon observation and investigation of the procedure as practiced by you in San Francisco found nothing to shock the sensibilities or nerves of the bereaved relatives and friends, have become advocates of this modern, sanitary and scientific method of the disposal of the dead."

REV. DR. CHAS. R. HENDERSON, Professor Department of Sociology, University of Chicago:

[Formerly Pastor First Baptist Church, Detroit, Michigan.]

"I have watched the process of cremation and have given the subject much thought.

"To my mind this method of disposing of the dead body is by far the best of all,—clean, free from all suggestions of the charnel-house and the grave, a symbol of the unseen, and, best of all, least harmful to the living."

DR. CHARLOTTE BLAKE BROWN, M. D., San Francisco, Cal.:

"After a careful study of the subject, I believe cremation to be the only intelligent solution of the question, 'How to dispose of the dead, especially in large communities.' Its moderate expense is also a feature which everyone must believe worthy of consideration."

REV. A. J. Wells, Pastor Second Unitarian Church, San Francisco, Cal.:

"Cremation will yet supercede the old methods of sepulture. It is reasonable; it is safe; it is clean; it involves no pollution of the ground; it appeals to the imagination. Nothing is so purifying as fire, and under its action the ashes of our friends are rescued from all the associations of decay. We hope to see it come into general use at an early date." REV. J. CUMMING SMITH, Pastor Tabernacle Church (Presbyterian), Indianapolis, Ind.:

[Formerly of Trinity Presbyteriau Church, San Francisco.]

"The ancient custom in many countries, e.g., Greece, Italy and India, was cremation of the dead body. Interment for various reasons, some secular, some theological, has prevailed for centuries and has naturally through long usage become intertwined with our popular sentiments. But when a right theology comes into vogue, and a broad regard for the hygienic and sanitary conditions of the living becomes a communal habit, then cremation must supercede our present burial custom, which is obnoxious to our finer feelings."

REV. GEORGE EDWARD WALK, M. A., former Rector Trinity Episcopal Church, San Francisco:

"Those who prefer to incinerate their dead have a perfect right to thus follow their inclinations. I know of no law, human or divine, to forbid of such disposal, and as a priest of the *Church*, *Catholic*, I would perform 'Christian service' in such cases."

G. W. Swift, Pastor First Baptist Church, Stockton, Cal.:

"I am decidedly in favor of cremation and believe the Divine power can call together every particle, whether transmitted in air, or sea, or lodged in the grave. I cannot discover why it is more sinful or horrible to consume the body with fire than to permit it to rot in the grave. A friend of mine once disinterred a body for re-burial, and exposed a horror found only connected with earth burial, the skull in the coffin was a nest for rattlesnakes."

The REV. C. C. TIFFANY, D. D., New York:

"You ask my opinion, as a Christian minister, in regard to cremation as a mode of burial. I can see no possible objection to it on religious grounds, and from a sanitary point of view, much in favor of it; usage and the growing conviction of earnest consideration must prepare the way for cremation as a general practice. For myself I prefer it."

RABBI ABRAM SIMON, Congregation B'nai Israel, Sacramento, Cal.:

"I have no hesitancy in declaring that to my mind cremation will be the future method of disposal of the dead. It is the necessary method; it is rational; it is expedient; it is desirable."

The RIGHT REV. PHILLIPS BROOKS, P. E., Bishop of Massachusetts, wrote:

"I believe that there are no true objections to the practice of Cremation, and a good many excellent reasons why it should become common."

REV. W. I. KIP, JR., Cathedral Mission of the Good Samaritan, San Francisco, Cal.:

"I am in sympathy with any movement which tends to the reform of the means and manner of burial."

MARDON D. WILSON, Rector St. Peter's Episcopal Church, San Francisco:

"In regard to cremation, there are two familiar lines of thought worthy of mention, the sanitary and the sentimental. The question of religious principle is not involved so far as I can see. I mean to say that I can see no possible objection to cremation from the aspect of religious principle. The question of sanitation is the most important in my judgment and of course you claim that the question of sanitation has been met and solved."

#### ELLA WHEELER WILCOX:

"I heartily approve of cremation. In the first place it is cleanly; in the second place, it is economical. It helps along nature. The body must eventually turn to dust, and why not turn it to dust by cremation rather than have it decompose in the ground?

"Then again, the increase in population and consequently, death, must render this mode of disposing of the dead eventually necessary."

JEROME A. ANDERSON, M. D., Editor The Pacific Theosophist, San Francisco, Cal.;

"The Theosophical Society has never taken any official action in regard to cremation, and probably never will. Most of its members, however, advocate cremation as the proper method for disposing of the dead, for various reasons. The chief one of these is, that we hold that there is a certain magnetic connection between the soul and the body, which persists until the latter is entirely disintegrated. The nature of this connection is hard to demonstrate, and will be scoffed at no doubt by scientists, but it nevertheless exists, and the soul is more or less held in an 'earth-bound' (to use a loose expression) condition until the body is thoroughly decomposed. Fire, the great purifier, releases all such magnetic conditions instantly, painlessly, and thoroughly, and is unquestionably the proper method for the disposing of dead bodies from an occult standpoint. But aside from this, Theosophists recognize the importance of cremation from a purely sanitary point of view. Therefore, you will perceive that Theosophists are 'all-round' cremationists."

REV. EDWARD B. PAYNE, formerly of the First Unitarian Church, Berkeley:

"Science teaches us that the earth itself was once only a fire mist. The soil, the dust, are therefore but condensations of the earlier fiery elements. If then our bodies, after death, are given to the flames, they return the more quickly to the original and celestial form of all earthly things.

"This may well be counted more noble than to moulder.
"The tongue of flame certainly seems more spiritual than the clod."

REV. THEODORE C. WILLIAMS, New York:

"I believe that merely on grounds of feeling, the considerations of decent respect due to the remains of the dead are increasingly in favor of cremation. The grave, the tomb, are necessarily revolting to any imagination that looks beyond the surface. Cremation, on the contrary, can suggest none but pure and elevated conceptions. I find large numbers of persons, especially young people, who express a desire for this reform."

The REV. John W. Chadwick, Brooklyn:

"I do not think I can do better than refer you to an article in *The Forum* (No. 3 if I remember correctly), for my very favorable opinion of cremation, which I am not likely to change."

#### CHARLES FRANCIS ADAMS:

"I have never been able to understand any of the arguments against cremation. It seems to me that, instead of seeking to prolong the process of decay by the adoption of leaden caskets, marble boxes, and hermetically sealed vaults, we should seek to promote it by every means known to science.

"So far as sentiment is concerned, I at least find nothing dreadful in the thought that the body of one that I have loved has been resolved again into the elements of life, and gone to nourish the things that purify the air and gladden the eye. There is nothing dreadful in all that, but that other thought, that the form once dear to me lies for years rotting in the ground, a slowly, wasting, hideous mass of putrifaction, and that the ingenuity of man has been employed to prolong this terrible process, that thought is horrible."

The late Chas. A. Dana, editor of The Sun, New York City:

"It is my judgment that Cremation is the most rational and appropriate manner of disposing of the dead."

PROF. CHAS. ELIOT NORTON, of Harvard University:

"The arguments in support of Cremation are so strong, and those against our present fashion of burial are so conclusive, that I have little question that, when they are fully presented to intelligent men and women, the development of a sentiment favorable to Cremation will be rapid, and the adoption of the practice speedily become familiar."

The Rev. D. S. RAINSFORD, D. D., Rector of St. George's Church, New York:

"You may quote me as heartily favoring the objects of your association."

MRS. J. C. CROLY ("Jennie June") New York:

"I am heartily in favor of Cremation, considering such disposition of human remains as the wisest, cleanest, most healthful and economical method of disposing of what is no longer of any use."

W. F. McNurr, M. D., Professor of the Principles and Practice of Medicine in the University of California:

"Most of the objections urged against cremation are the offsprings of sentiment, superstition, and usage. It is called unchristian, revolting to our senses, etc. To those who call incineration revolting, could they once witness the exhumation of a body that has been buried a year or two, they would never be buried themselves, nor advise their friends to be buried.

"In modern cremation there is nothing repulsive. It is simply a last baptism by incandescent heat; a purification by fire, whereby the corrupt takes on incorruption, as the mortal takes on immortality."

GEO. A. MERRILL, Superintendent The California School of Mechanical Arts, San Francisco:

"To my mind there are many reasons why the practice of cremation should become customary; sentiment will not prevail against a thing that is obviously so desirable for the general good."

W. P. BOYNTON, Pastor First Baptist Church, San Francisco:

"Cremation is the way in which to dispose of our dead. The body is but the clay and will go back to dust again in course of time. The hastening of the decomposition by means of fire cannot be objected to on other ground than that of sentiment. I favor cremation."

REV. REUBEN H. SINK, Pastor First Congregational Church, Stockton, Cal.:

"There is nothing objectionable to my mind in the disposal of the mortal remains of our friends by incineration."

REV. E. D. McCREARY, Pastor Central M. E. Church, Stockton, Cal.:

"I have no prejudices whatever against cremation, and believe it to be the cleanest and most sanitary method of disposing of the dead."

REV. A. W. RUSSELL, former Pastor Hamilton Square Baptist Church, San Francisco, Cal.:

"I am fully committed in my convictions to the policy of cremating the dead. It is surely as humane as to inter and let the body pass through the slow but certain process of putrification and decomposition, and by far the most economic. Cremation offers a possible, yes, a certain, relief, to the extent that this intelligent, rather than sentimental, view becomes the practice of the people."

REV. PHILIP COOMBE, Pastor Richmond Congregational Church, San Francisco, Cal.:

"I am glad to say it is my opinion, oft expressed and firmly held, that cremation is the safest and most sensible way of disposing of the dead. It is a cheaper method than burial and removes the possibility of being buried alive. When all shall see that 'the body that is sown, is not the body that shall be' (r Cor., xv, 37), the universal method of disposing of the dead will be by cremation."

#### REV. J. ANDREWS HARRIS, Philadelphia:

"I am perfectly willing to go on record for myself individually, and have no hesitation in saying that from almost every point of view, and chiefly from a sanitary point of view, I regard incineration preferable to earth-burial. It accomplishes in an hour or two precisely the same results as require years by the rotting process, and accomplishes those results, according to my way of thinking, in a more satisfactory way. The only so-called theological objections which I have heard urged against incineration have appeared to me without any weight, and some of them have a fair title to be called absurd. It is an honorable, reverent and cleanly disposition of the bodies of the dead; it is a vast protection to the bodies of the living in ways which every sanitarian knows perfectly well."

REV. J. GEORGE GIBSON, Pastor Emmanuel Baptist Church, San Francisco, Cal.:

"There can be no objection to cremation on religious grounds. Cremation does not make the resurrection of the body any more impossible than earth burial. Even in cremation it is still 'dust to dust.' As a sanitary measure it has everything in its favor."

The REV. R. HEBER NEWTON, D. D., New York:

"I am glad of an opportunity of expressing my interest in the work of Cremation. For many years I have thoroughly believed in cremation on a variety of grounds. Having tried to make my life one of usefulness to my fellows, I object to the possibility of injuring any one after I am dead. The thought that what I cannot take away with me to a higher form of life is to be left as a means of poisoning life is abhorrent to me. I prefer that my body shall be so disposed of as to put this out of the question. The religious objection has always been nonsensical to my mind. Believing thoroughly in a life to come, I have not the slightest notion of that higher life being conditioned in any possible way by the way in which we get into it. Nothing but the stupid prejudice of a blind orthodoxy could allow any notion of this kind to have weight. In so far as it does have weight, it ought to be exposed and ridiculed. I have also, for years, had the intensest horror of thinking of any one dear to me undergoing the noxious process of decomposition, as we have made sure that it shall be made noxious by our whole mode of interment. I want those I love to pass from this life to a higher life without any such abhorrent decomposition of the form once dear to me.

"On every hand cremation has commended itself to my judgment, and I am sure that it is destined to prevail in the future. I expect to be disposed of thus myself, and do not know of any expression of opinion which I could offer that could have more weight than this."

The REVEREND W. A. GARDNER, of the Christian Church, Honolulu, in a sermon recently preached by him, says:

"The majority of the human race is controlled by habit, fashion or sentiment; we boast of our 'God-given reason',

but few are led by it. During an experience of more than twenty-five years in conducting funerals I have noticed that the most heartrending scenes in connection with those sad occasions are when the body is lowered into the grave. The disagreeableness of those burials is often augmented by the sweltering of a tropical sun, or a storm of rain, snow or a freezing blizzard. During the time I was a pastor in San Francisco, I conducted several funerals in the Odd Fellows' Crematory. The distressing circumstances necessarily surrounding the ordinary burial have no place there. The Congregation is seated in a comfortable and commodious chapel, which is furnished with organ and organist; the friends of the departed are seated around the casket, which rests on a bier and surrounded by a railing covered with drapery. The casket is taken into the preparation-room, placed upon an elevator and noiselessly lifted into the open space in the chapel. All the services may be conducted there, if desired, but if the sermon has been delivered at the house or in the church, only the committal services are engaged in at the crematory. Before the services commence, the pall is removed from the casket, and at the conclusion (with its decor ations of floral tributes) is re-covered and lowered again into the preparation-room, and the congregation dismissed. I am thoroughly convinced that the proper way of disposing of the dead is by incineration, but a large number of intelligent people are opposed to it. The opposition is not because of any substantial reason they have against it, but because they are influenced by habit, fashion or sentiment, at least those are the things which for years caused me to oppose crema-tion. If the disposition of our dead is a matter of sentiment, theu a careful consideration of the facts will certainly make that sentiment favorable to incineration."

REV. E. M. HILL, Pastor of Twenty-fourth Avenue Methodist Episcopal Church, Oakland, says:

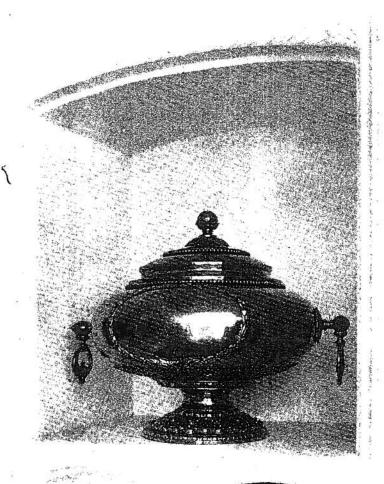
In a paper upon Cremation, read before a San Francisco Preachers' Meeting recently, the undersigned, after discussing the various fads and fancies of the day, took the ground that "cremation is something more than a fad." Doubtless this is true, and the practice of incineration will prove itself to be permanent by the increasing favor with which it will continue to be received. Cremation is the cleanest, safest and, all things considered, the most satisfactory method of disposing of the dead. While it is true that custom, habit and sentiment will protest against innovations, yet when such are for the manifest welfare of the race, these protests ought to be in vain. Nevertheless, sentiment and custom have their place, and should not be lightly cast aside, nor ever, except in matters of common weal. The incineration of the mortal garments of immortality would seem to make for the public good. Especially is this true in large cities.

Fraternally,

E. M. HILL.

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Oakland, August 14th.





SHERMAN UBN\_IN COLUMBARIUM.



BRONZE EGYPTIAN URN.

## Cremations at the Odd Fellows' Cemetery.

RECAPITULATION to September 30th, 1899.

¥	For	1895	MALES 42	FRMALES 24	TOTAL
	" (	1896	63	38	101
	4	1897	126	88	214
	4.4	1898	172	88	260
	To S	Sept. 30, 1899, 9 months	184	81	265
		Total	587	319	906

Of these, 413 were under 50 years of age.

NATIVITY as given in the Certificates of Death issued by the Health Office:

United States	526	Japan	3
Germany	199	Hungary	2
England	38	Belgium	2
Canada	26	Prussia	2
France	20	Norway	
Ireland	т8	Scotland	2
Denmark	11	Spain	2
Switzerland	10	Russia	,
Austria	10	Poland	
Sweden	8	Holland	
Novia Scotia	5	India	
Italy	4	Hawaiian Islands	
Bohemia	4	Mexico	
Australia	3	Wales	
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Total			6

The Odd Fellows' Cemetery Association
POINT LOBOS AVENUE
SAN FRANCISCO, CALA.

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# Compulsory Gremation.

#### A Measure that is now Pending in the British Parliament.

San Francisco Call, August 20, 1899.

In England, the idea of making cremation compulsory is being earnestly pressed with a view of cheapening the cost of the disposal of dead bodies, and upon the higher ground of sanitation. A bill in Parliament looking to this end has passed the committee and the first reading, with an amendment that causes it to apply only to certain large cities and to defined conditions of society in them. It is twenty-five years since the first organization was made in Great Britain to establish a crematorium; it took six years to get one built, and it was four years before an incineration took place; but from the date of its first use, that is to say, fifteen years ago, the number of incinerations has increased rapidly, so that several thousand bodies were cremated last year. Aside from the sentimental phase of the matter, one of the most potent obstructions thrown in the way of the society that promoted the plans was that cremation could be used to destroy the evidence of crime. This objection was met by the society assuming the obligation to investigate the conditions of death in the case of every body for which application for incineration should be made. The prejudices were finally overcome, as may be seen by the fact that the proposed legislation includes a provision that in the whole kingdom cremation should be obligatory in cases where death is due to transmissible diseases, as small-pox, scarlet fever and tuberculosis. The measure is meeting no considerable opposition, and the bill will probably pass. This is meeting the questions involved in a wise and broad spirit. [Philadelphia Times.

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