



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Community Plan Evaluation

*Case No.:* 2016-007983ENV  
*Project Address:* 1450 Howard Street  
*Zoning:* Western South of Market Mixed Use-General (WMUG)  
Western South of Market Special Use District  
55-X Height and Bulk District  
*Block/Lot:* 3510/014  
*Lot Size:* 2,250 square feet  
*Plan Area:* Western SoMa Community Plan  
*Project Sponsor:* Amir Afifi, Sia Consulting Corporation, (415) 741-1292  
*Staff Contact:* Ryan Shum, (415) 575-9021, [ryan.shum@sfgov.org](mailto:ryan.shum@sfgov.org)

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### PROJECT DESCRIPTION

The 2,250-square-foot rectangular project site is located on the north side of Howard Street between 10th and 11th streets in the South of Market neighborhood of San Francisco. The project site is developed with a one-story commercial building that is approximately 21 feet in height and 3,725 square feet in size, which includes a below-grade basement that spans a portion of the site. The building is currently occupied by a retail store. The existing building was constructed in 1907 and is located within the Western SoMa Light Industrial and Residential Historic District.

The proposed project would demolish the existing building and construct a 55-foot-tall, six-story, 8,949-square-foot residential building. The proposed building would include 15 single-room-occupancy (SRO) dwelling units.


(Continued on next page.)

### CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

### DETERMINATION

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

  
\_\_\_\_\_  
Lisa Gibson  
Environmental Review Officer

12/17/18  
\_\_\_\_\_  
Date

cc: Sia Consulting Corporation, Project Sponsor; Supervisor Jane Kim, District 6; Kimberly Durandet, Current Planning Division;  
Virna Byrd, M.D.F.; Exemption/Exclusion File

## PROJECT DESCRIPTION (continued)

No off-street vehicle parking spaces would be provided, but the project would include 15 class 1 bicycle spaces in a dedicated room at the ground-floor level and two class 2 bicycle spaces on the sidewalk in front of the project site.<sup>1</sup> One new street tree would also be planted on Howard Street as part of the project; in addition, an existing street tree on Howard Street would be preserved. Common areas in the proposed project include a 563-square-foot rear yard and a 431-square-foot indoor common area on the first floor. The proposed new buildings would be supported on a mat slab foundation. Construction of the proposed project would last approximately 18 months and include approximately 712 square feet of excavation to a maximum depth of approximately 2 feet below ground surface (bgs). The removal of about 53 cubic yards of soil would be required. The project would also import 294 cubic yards of soil to fill in the existing basement.

## PROJECT APPROVALS

The proposed 1450 Howard Street project would require the following approvals:

- **Demolition and site/building permits.** Department of Building Inspection approval to demolish the existing building and construct two new buildings.

The approval of the demolition and construction permits by the Department of Building Inspection would constitute the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1450 Howard Street project described above, and incorporates by reference information contained in the Programmatic EIR for the *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project*

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<sup>1</sup> Per Planning Code Section 155.1, Class I bicycle spaces are in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, non-residential occupants, and employees.

(Western SoMa PEIR).<sup>2</sup> Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

The 1450 Howard Street project site is located in an area covered by the *Western SoMa Community Plan*. The project site is located in the Western SoMa Mixed Use-General (WMUG) use district and a 55-X height and bulk district. The 55-X height and bulk district permits buildings up to 55 feet in height with no bulk restrictions. The WMUG use district permits residential dwelling units without specific density limitations, allowing physical controls such as height and bulk to control dwelling unit density. The WMUG use district principally permits single-room occupancy (SRO) units. The WMUG District also permits non-residential development at a floor area ratio of 4.0:1 in a 55-X Height and Bulk District.

The project proposes 15 single-room occupancy units along with a 563-square-foot rear yard and a 431 square-foot indoor common area on the first floor. The project would not exceed the applicable 55-foot height limit. As proposed, the project is permitted in the WMUG District and is consistent with the development density as envisioned in the Western SoMa Area Plan.

Individual projects that could occur in the future under the *Western SoMa Community Plan* will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1450 Howard Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1450 Howard Street project and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>3,4</sup> Therefore, no further CEQA evaluation for the 1450 Howard Street project is required. In sum, the Western SoMa PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

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<sup>2</sup> San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Cases No. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012, <http://sf-planning.org/AREA-PLAN-EIRS>, accessed August 28, 2018.

<sup>3</sup> San Francisco Planning Department, *Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 1450 Howard Street*, July 21, 2017.

<sup>4</sup> The above noted Community Plan Evaluation Determinations for the proposed project were based on an earlier design. After the determinations were completed, the design of the proposed project was revised. In the revised design, the number of dwelling units in the project has been reduced from 16 to 15, and the project no longer includes a ground floor nor 2<sup>nd</sup> level commercial space. The revised design would be less intense than the initial design that was reviewed for the Community Plan Evaluation Determinations. Therefore, the results of the Community Plan Evaluation Determinations would not change due to the proposed design revisions.

## PROJECT SETTING

The project vicinity is characterized by a mix of residential, retail, storage, office, education, and religious uses. Development on the block varies in height from one to four stories, with the majority of buildings consisting of two stories. Land uses on the same block as the project site include retail, automobile repair, storage, and residential uses. The closest park is Howard & Langton Mini Park, located approximately 0.4-miles northeast of the project site.

The project site is well served by public transportation. The project site is located within one half-mile of the Civic Center BART Station and the Van Ness and Civic Center MUNI metro stations, and within one quarter-mile of the following MUNI bus routes, which operate with service intervals of 15 minutes or less during peak periods: 6-Haight/Parnassus, 7-Haight/Noriega, 9/9R-San Bruno, 14/14R-Mission, 47-Van Ness, 12-Folsom/Pacific, 27-Bryant, and 83X-Mid-Market Express. The closest bus stop is located at the north corner of 11<sup>th</sup> Street and Howard Street, approximately 340 feet southwest of the project site.

## POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 1450 Howard Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast in the *Western SoMa Community Plan*. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1450 Howard Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

The Western SoMa PEIR identified significant and unavoidable impacts associated with the following environmental topics: cultural and paleontological resources, transportation and circulation, noise, air quality, and shadow. The proposed project would not result in demolition of any historic or potentially historic resources or any resources contributing to a historic district (see CPE Initial Study).<sup>5</sup> The proposed project would also be required to comply with the *Design Standards for Western SoMa Special Use District*.<sup>6</sup> For these reasons, the proposed project would not contribute to any impacts on historic resources. In addition, traffic and transit ridership generated by the project would not contribute considerably to the traffic and transit impacts identified in the Western SoMa PEIR. The project would comply with the city's Construction Dust Control Ordinance to ensure that construction dust impacts would not be significant. The project would implement PEIR Mitigation Measure M-NO-2a as Project Mitigation Measure 4 to reduce construction noise impacts. The proposed project would also not introduce any net new shadow on any Recreation and Park Department properties or other publicly accessible open spaces.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Western SoMa PEIR Mitigation Measures**

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<sup>5</sup> The CPE Initial Study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2016-007983ENV.

<sup>6</sup> Western SoMa Citizens Planning Task Force, *Design Standards for Western SoMa Special Use District*, 2011, [http://www.sf-planning.org/ftp/files/publications\\_reports/WesternSoMa\\_DesignStandards\\_Draft.pdf](http://www.sf-planning.org/ftp/files/publications_reports/WesternSoMa_DesignStandards_Draft.pdf), accessed August 28, 2018.

Mitigation Measure	Applicability	Compliance
<b>D. Cultural and Paleontological Resources</b>		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: The proposed project would not cause a substantial adverse change in the significance of a historical resource through demolition.	Not Applicable
M-CP-1b: Oral Histories	Not Applicable: The proposed project would not cause a substantial adverse change in the significance of a historical resource through demolition.	Not Applicable
M-CP-1c: Interpretive Program	Not Applicable: The proposed project would not cause a substantial adverse change in the significance of a historical resource through demolition.	Not Applicable
M-CP-4a: Project-Specific Preliminary Archeological Assessment	Applicable: Soils-disturbing activities are proposed.	<b>Completed:</b> The Planning Department conducted a Preliminary Archeological Review and determined that a mitigation measure of archeological monitoring would apply (see <b>Project Mitigation Measure 3: Procedures for Archeological Monitoring</b> ).
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Applicable: Soils-disturbing activities are proposed.	The project sponsor has agreed to implement <b>Project Mitigation Measure 3: Procedures for Archeological Monitoring</b> for PEIR Mitigation Measure M-CP-4b.
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Applicable: Adjacent historic resources are present.	The project sponsor has agreed to implement practices to protect adjacent historic resources from damage caused by project-related construction activities (see <b>Project Mitigation Measure 1: Protect Historical Resources from</b>



Mitigation Measure	Applicability	Compliance
		<b>Adjacent Construction Activities)</b> for PEIR Mitigation Measure M-CP-7a.
M-CP-7b: Construction Monitoring Program for Historical Resources	Applicable: Adjacent historic resources are present.	The project sponsor has agreed to implement a program to monitor adjacent historic resources for damage caused by project-related construction activities and to repair such damage (see <b>Project Mitigation Measure 2: Construction Monitoring Program for Historical Resources</b> ) for PEIR Mitigation Measure M-CP-7b.
<b>E. Transportation and Circulation</b>		
M-TR-1c: Traffic Signal Optimization (8 <sup>th</sup> /Harrison/I-80 WB off-ramp)	Not Applicable: Plan level mitigation by SFMTA.	Not Applicable
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: No existing commercial vehicle loading spaces on Folsom Street between 8 <sup>th</sup> and 9 <sup>th</sup> streets would be removed.	Not Applicable
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: Transit ridership generated by the project would not contribute substantially to this impact.	Not Applicable
<b>F. Noise and Vibration</b>		
M-NO-1a: Interior Noise Levels for Residential Uses	Not Applicable: Impacts of the environment on proposed projects removed from CEQA analysis.	Not Applicable
M-NO-1b: Siting of Noise-Sensitive Uses	Not Applicable: Impacts of the environment on proposed projects removed from CEQA analysis.	Not Applicable
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: The project does not include substantial noise-generating uses.	Not Applicable
M-NO-1d: Open Space in Noisy	Not Applicable: Impacts of the environment on proposed	Not Applicable

Mitigation Measure	Applicability	Compliance
Environments	projects removed from CEQA analysis.	
M-NO-2a: General Construction Noise Control Measures	Applicable: The project would generate construction noise.	The project sponsor has agreed to develop and implement noise attenuation measures during construction (see <b>Project Mitigation Measure 4: General Construction Noise Control Measures</b> ) for PEIR Mitigation Measure M-NO-2a.
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: The project would not include pile driving activities.	Not Applicable
<b>G. Air Quality</b>		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: The project would not generate more than 3,500 daily vehicle trips.	Not Applicable
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: Superseded by Health Code Article 38.	Not Applicable
M-AQ-4: Siting of Uses that Emit PM <sub>2.5</sub> or DPM and Other TACs	Not Applicable: The project would not site uses that emit TACs.	Not Applicable
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not Applicable: The project would not exceed the construction screening criterion.	Not Applicable
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: The project site is not located in an Air Pollutant Exposure Zone.	Not Applicable
<b>I. Wind and Shadow</b>		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: The project would not exceed 80 feet in height.	Not Applicable
<b>L. Biological Resources</b>		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: The project includes building demolition.	The project sponsor has agreed to conduct pre-construction special-status bird surveys prior to demolition of the

Mitigation Measure	Applicability	Compliance
		existing building (see <b>Project Mitigation Measure 5: Pre-Construction Special-Status Bird Surveys</b> ) for PEIR Mitigation Measure M-BI-1a.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Applicable: The project would demolish a vacant building.	Not Applicable
<b>O. Hazards and Hazardous Materials</b>		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: The project includes demolition of a pre-1970s building.	The project sponsor has agreed to remove and properly dispose of any hazardous building materials in accordance with applicable federal, state, and local laws prior to demolishing the existing building (see <b>Project Mitigation Measure 6: Hazardous Building Materials Abatement</b> ) for PEIR Mitigation Measure M-HZ-2.
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: Superseded by Health Code Article 22A (Maher Ordinance).	Not Applicable

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on July 14, 2017 to adjacent occupants and owners of properties within 300 feet of the project site. The Planning Department did not receive any responses to this notification. The Planning Department has determined that the proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

## CONCLUSION

As summarized above and further discussed in the CPE Checklist:<sup>7</sup>

<sup>7</sup> The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2016-007983ENV.



1. The proposed project is consistent with the development density established for the project site in the *Western SoMa Community Plan*;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.