



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: November 10, 2011

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Case No.: **2009.0291E**
Project Title: San Francisco Museum of Modern Art Expansion
Address: 151 Third Street, 670-676 Howard Street
Zoning: 151 Third Street: C-3-O (Downtown Office) Use District,
500-I Height/Bulk District
670 Howard Street: C-3-S (Downtown Support) Use District,
320-I Height/Bulk District
676 Howard Street: P (Public) Use District, 320-I Height/Bulk
District
Block/Lot: 151 Third Street: Block 3722/Lot 78
670 Howard Street: Block 3722/Lot 27
676 Howard Street: Block 3722/Lot 28
Lot Size: 151 Third Street: 43,960 square feet
670 Howard Street: 7,260 square feet
676 Howard Street: 4,400 square feet
Hunt Street: 3,500 square feet
Total: 59,120 square feet
Project Sponsor: San Francisco Museum of Modern Art
Project Contact: Greg Johnson, San Francisco Museum of Modern Art
(415) 375-4190 or gjohnson@sfmoma.org
Lead Agency: San Francisco Planning Department
Staff Contact: Michael Jacinto, Environmental Planner
(415) 575-9033 or michael.jacinto@sfgov.org

Case No.: **2010.0275E**
Project Title: Fire Station Relocation and Housing Project
Address: 935 Folsom Street
Zoning District: Mixed Use Residential (MUR), 45-X and 85-X Height/Bulk
Block/Lot: Block 3753/Lot 140
Lot Size: 14,400 square feet

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED EXPANSION OF THE SAN FRANCISCO MUSEUM OF MODERN ART ("SFMOMA"), RELOCATION OF FIRE STATION NUMBER ONE, AND HOUSING PROJECT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case Nos. 2009.0291E and

2010.0275E, 151 Third Street; 670-676 Howard Street; and 935 Folsom Street (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on [October 25, 2010](#).
 - B. On [July 11, 2011](#) the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project sites by Department staff on [July 11, 2011](#).
 - D. On [July 8, 2011](#), copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
 - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on [July 11, 2011](#).
2. The Commission held a duly advertised public hearing on said DEIR on [August 11, 2011](#) at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on [August 25, 2011](#).
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the [45-day](#) public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on [October 27, 2011](#), distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.

5. Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, San Francisco, CA and are part of the record before the Commission.
6. On [November 10, 2011](#), the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternatives are the “Proposed Projects”, described in the Project Description ([pp. 9-59](#)) in the Final Environmental Impact Report.
8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File Nos. [2009.0291E](#) and [2010.0275E](#) reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report:
 - A. [Would have a project-specific significant, adverse effect on the environment associated with the demolition of the existing building at 935 Folsom Street, a historical resource for purposes of environmental review; and;](#)
 - B. [Could expose sensitive receptors near the 935 Folsom Street Fire Station Relocation and Housing Project site to substantial pollutant concentrations associated with construction activities and result in a considerable contribution to cumulatively significant levels of particulate matter \(PM 2.5\) and toxic air contaminants.](#)

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of [November 10, 2011](#).

Linda Avery
Commission Secretary

AYES:
NOES:
ABSENT:
ADOPTED: