



RESPONSES TO COMMENTS on the Draft EIR

450-474 O'Farrell Street/532 Jones Street Project

PLANNING DEPARTMENT
CASE NO. **2013.1535ENV**
STATE CLEARINGHOUSE NO. 2017022067



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	October 25, 2017
Draft EIR Public Hearing Date:	November 30, 2017
Draft EIR Public Comment Period:	October 25, 2017—December 11, 2017
Final EIR Certification Date:	June 28, 2018



SAN FRANCISCO PLANNING DEPARTMENT

DATE: June 13, 2018

TO: Distribution List for the 450–474 O’Farrell Street/532 Jones Street Project

FROM: Lisa Gibson, Environmental Review Officer

SUBJECT: Attached Responses to Comments on Draft Environmental Impact Report: Case No. 2013.1535ENV for the 450-474 O’Farrell Street/532 Jones Street Project

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Attached for your review please find a copy of the Responses to Comments document for the Draft Environmental Impact Report (EIR) for the above-referenced project. **This document, along with the Draft EIR, will be before the Planning Commission for Final EIR certification on June 28, 2018.** The Planning Commission will receive public testimony on the Final EIR certification at the June 28, 2018 hearing. Please note that the public review period for the Draft EIR ended on December 11, 2017; any comments received after that date, including any comments provided orally or in writing at the Final EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the Responses to Comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street and express an opinion on the Responses to Comments document, or the Commission’s decision to certify the completion of the Final EIR for this project.

Please note that if you receive the Responses to Comments document in addition to the Draft EIR you technically have the Final EIR. If you have any questions concerning the Responses to Comments document or the environmental review process, please contact Chelsea Fordham at (415) 575-9071 or chelsea.fordham@sfgov.org.

Thank you for your interest in this project and your consideration of this matter.

RESPONSES TO COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT

450–474 O’Farrell Street/532 Jones Street Project

CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
CASE NO. 2013.1535ENV

STATE CLEARINGHOUSE NO. 2017022067



**SAN FRANCISCO
PLANNING
DEPARTMENT**

Draft EIR Publication Date:	October 25, 2017
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450–474 O'FARRELL STREET/532 JONES STREET PROJECT

Responses to Comments on the Draft EIR

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A. Introduction

A.1 Purpose of This Responses to Comments Document

The purpose of this Responses to Comments (RTC) document is to present comments submitted on the Draft Environmental Impact Report (Draft EIR) for the proposed 450–474¹ O’Farrell Street/532 Jones Street Project (proposed project) to respond in writing to comments on physical environmental issues and revise the Draft EIR as necessary to provide additional clarity. Additionally, this RTC document presents changes to the project that occurred since publication of the Draft EIR (referred to herein as the “Preferred Project”) and ensures that the environmental impacts associated with the Preferred Project have been adequately addressed and evaluated as part of the Final EIR. Pursuant to the California Environmental Quality Act (CEQA), *Public Resources Code* section 21091(d)(2)(A) and (B), the San Francisco Planning Department has considered the comments received, evaluated the issues raised, and herein provides written responses that fully address the comments on physical environmental issues raised by the commenters during the public review period. In accordance with CEQA, the responses to comments focus on clarifying the project description and addressing physical environmental issues associated with the proposed project. Such effects include physical impacts or changes attributable to the project rather than any social or financial implications of the project. Therefore, this document focuses primarily on responding to comments that relate to physical environmental issues in compliance with CEQA.² This RTC document also provides limited responses to general comments on the Draft EIR received during the public review period that were not related to physical environmental issues. In addition, this RTC document includes text changes initiated by the Planning Department’s staff. The Draft EIR, together with this RTC document, constitutes the Final Environmental Impact Report (Final EIR) for the proposed project, in fulfillment of CEQA requirements and consistent with CEQA Guidelines section 15132.

A.2 Environmental Review Process

The Planning Department prepared the Draft EIR for the proposed project in accordance with CEQA, the CEQA Guidelines in Title 14 of the *California Code of Regulations*, and Chapter 31 of the *San Francisco Administrative Code*. The Draft EIR was published on October 25, 2017.

A public comment period was held from October 25 through December 11, 2017, to solicit public comment on the adequacy and accuracy of information presented in the Draft EIR. Oral comments were provided by four Planning Commissioners, five individuals, and one organization at the public hearing held on November 30, 2017. Comment letters were received from one agency, six individuals, and four organizations. The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the Draft EIR. A complete transcript of proceedings from the public hearing on the Draft EIR and all written comments are included in their entirety in this document (see Attachments A and B to this RTC document).

¹ For purposes of this EIR/RTC, 474 O’Farrell Street also includes 480 O’Farrell Street.

² State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3), sections 15064(c) and (d).

The San Francisco Planning Department distributed this RTC document to the Planning Commission as well as the agencies, neighborhood organizations, and persons who commented on the Draft EIR. In accordance with *San Francisco Administrative Code* section 31.15, the Planning Commission will hold a hearing on June 28, 2018, to consider the adequacy of the Final EIR, consisting of the Draft EIR and the RTC document, in compliance with the requirements of CEQA. If the Planning Commission finds the EIR to be in compliance with CEQA requirements, it will certify the Final EIR. The City and County of San Francisco (City) decision-makers will consider the certified Final EIR, along with other information received during the public process, to determine whether to approve, modify, or disapprove the proposed project and specify the mitigation measures that will be required as conditions of project approval in a Mitigation Monitoring and Reporting Program (MMRP). The MMRP may also include improvement measures to be imposed as conditions of approval. The EIR identified improvement measures to address certain less-than-significant impacts of the proposed project. CEQA also requires the adoption of findings prior to approval of a project for which a certified EIR identifies significant environmental effects (CEQA Guidelines sections 15091 and 15092). If the EIR identifies significant adverse impacts that cannot be mitigated to less-than-significant levels, the findings must include a Statement of Overriding Considerations for those impacts (CEQA Guidelines section 15093(b)) if the project is approved. The project sponsor would be required to implement the MMRP as a condition of project approval.

A.3 Document Organization

This RTC document consists of the following sections, plus supplemental attachments, as described below:

- A. Introduction** — This section discusses the purpose of the RTC document, the environmental review process for the EIR, and the organization of the RTC document.
- B. Project Description and Draft EIR Analysis Revisions** – This section includes a description of the revisions to the proposed project that have been proposed by the project sponsor since publication of the Draft EIR (the Preferred Project). A comparison of the impacts and mitigation measures identified in the Draft EIR and for the Preferred Project is also included in this chapter.
- C. List of Persons Commenting** – This section presents the names of persons who provided comments on the Draft EIR during the public comment period. It includes two tables: *Public Agencies Commenting on the Draft EIR* and *Organizations and Individuals Commenting on the Draft EIR*. Commenters are listed in alphabetical order within each category. The list also shows the commenter code (described below) and the format (i.e., public hearing transcript, letter, or email) and the date of each set of comments.
- D. Responses to Comments** – This section presents comments, excerpted verbatim, from the public hearing transcript and written comments. The comments are organized by topic and, where appropriate, by subtopic. They appear as single-spaced text and are coded in the following way:

- Comments from agencies are designated by “A-” and an acronym of the agency’s name.
- Comments from non-governmental organizations are designated by “O-” and an acronym of the organization’s name.
- Comments from individuals are designated by “I-” and the commenter’s last name. The number at the end of the code keys each comment to the order of the bracketed comments within each written communication or set of transcript comments. Thus, each discrete comment has a unique comment code. The coded comment excerpts in Section D tie in with the bracketed comments presented in Attachments A and B of this Responses to Comments document, described below. It should be noted that occasionally a comment may address more than one topic area; in that event, the comment may appear in more than one topic chapter, with the response tailored to the topic of concern.

Following each comment or group of comments on a topic are the Planning Department’s responses. The responses generally provide clarification of the Draft EIR text. They may also include revisions or additions to the Draft EIR. Such changes are shown as indented text, with new text double underlined and deleted material shown as ~~striketrough~~ text.

E. Draft EIR Revisions – This section presents staff-initiated text changes identified by the Planning Department’s staff to update, correct, or clarify the Draft EIR text, figures, or appendices. These changes and minor errata do not result in significant new information with respect to the proposed project, including the level of significance of project impacts or any new significant impacts. Therefore, recirculation of the Draft EIR, pursuant to CEQA Guidelines section 15088.5, is not required.

Attachments A and B present, respectively, a complete transcript of the public hearing and a copy of each letter received by the Planning Department in its entirety, with individual comments bracketed and coded as described above.

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B. Project Description and Draft EIR Analysis Revisions

The Draft EIR evaluated the potential impacts associated with the project described in Chapter 2, *Project Description*, of the Draft EIR, pp. 2-1 through 2-26 (referred to herein as the “Draft EIR Project”). The Draft EIR Project would create a new space for the Fifth Church of Christ, Scientist and locate new housing and restaurant and retail uses in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building (450 O’Farrell Street), a vacant retail building along O’Farrell Street (474 O’Farrell Street), and a restaurant and residential building along Jones Street (532 Jones Street). The existing columned church façade, approximately 5 feet deep by 16 feet long, along Shannon Street would be preserved. In addition, the simple cornice would be preserved in place. The bronze doors and the oculus would be salvaged and relocated to the new church space that would be constructed as part of the project. The bronze doors would be put on display, and the oculus would be incorporated into the replacement church. The new building would be a 13-story, 130-foot-tall (with an additional 20 feet for the elevator penthouse) mixed-use building with up to 176 dwelling units, restaurant/retail space on a portion of the ground floor, and a replacement church (proposed religious institution) on the ground floor and two upper levels facing O’Farrell Street. The proposed project would construct a total of 237,810 square feet of new development in one building, including up to 187,640 square feet for residential use, 6,200 square feet for restaurant and/or retail use,³ approximately 13,595 square feet for religious institution use to replace the existing church, 8,398 square feet of residential open space (288 square feet of private open space and 8,110 square feet of common open space), and 21,070 square feet of below-grade parking (41 vehicle spaces; 125 Class 1 bicycle spaces below grade and on Level 1). Additionally, 21 Class 2 bicycle spaces would be installed on street frontages.

Since publication of the Draft EIR on October 25, 2017, revisions to the project have been made, referred to in this RTC document as the “Preferred Project.” A revised application for consideration by decisionmakers has since been submitted, consistent with the Preferred Project.⁴ A comparison of the project revisions and the project impacts identified in the Draft EIR reveals that the changes to the project would not result in any new or substantially more severe environmental impacts than those already identified in the Draft EIR. There are no new mitigation measures or alternatives that would be considerably different from those analyzed in the Draft EIR and would substantially reduce one or more of the project’s significant effects on the environment but the project sponsor has declined to adopt. Changes to the project and associated environmental impacts are also considered and incorporated into the responses to comments provided in Section E of this document and as part of the Final EIR, as appropriate.

³ The project sponsors propose to develop a mix of restaurant and retail uses. The exact mix is unknown at this time; the analysis assumes restaurant uses to be the greatest trip generator, with greatest effect on the environment.

⁴ Revised Environmental Evaluation Application and Revised Site Plans, June 11, 2018. A copy of this document and all other documents cited therein are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1535ENV.

The Draft EIR also evaluated three alternatives to the Draft EIR Project, including the No Project Alternative, Partial Preservation Alternative, and Full Preservation Alternative (refer to Draft EIR Chapter 6, *Alternatives to the Proposed Project*, pp. 6-1 through 6-18). Alternative 2 (the Full Preservation Alternative) was determined to be the environmentally superior alternative. It would result in the fewest significant impacts related to historic architectural resources. The Full Preservation Alternative would demolish two contributors to the Upper Tenderloin National Register Historic District (UTNRHD), but the individually eligible resource that contributes to the UTNRHD (the 450 O'Farrell Street building) would be preserved and rehabilitated in such a way as to not impair its historic integrity and ability to convey its historic significance. The Full Preservation Alternative would not result in a significant and unavoidable environmental impacts on historic architectural resources.

Individual components of the Preferred Project are described in the subsection below, including differences from the Draft EIR Project.

B.1 CEQA Considerations

The Preferred Project would result in minor changes to the Draft EIR Project, as described under the "Preferred Project" subsection, below, but would not result in new or more significant environmental impacts than those identified in the Draft EIR. Per CEQA Guidelines section 15088.5, recirculation of a Draft EIR prior to certification is required only when "significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under section 15087 but before certification." "Significant new information" is defined as:

1. A new significant environmental impact that would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact that would result, unless mitigation measures are adopted to reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure that would be considerably different from others previously analyzed clearly lessen the environmental impacts of the project but the project's proponents decline to adopt it.
4. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

CEQA Guidelines section 15088.5(d) states that recirculation is not required if "new information in the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR." The proposed changes associated with the Preferred Project described below would not result in significant new information, as defined in CEQA Guidelines section 15088.

As indicated in Section E of this RTC document, the Draft EIR is considered to be adequate. The Preferred Project is an alternative design scheme that is substantially similar to the project described and evaluated in the Draft EIR. The Preferred Project is in addition to the Draft EIR Project and the three alternatives analyzed in the Draft EIR. Therefore, recirculation of the Draft EIR pursuant to CEQA Guidelines section 15088.5 is not required.

B.2 Preferred Project

The Preferred Project would result in minor modifications to the Draft EIR Project; a revised application for consideration by decision-makers has since been submitted, consistent with the Preferred Project as noted, on June 11, 2018. The Preferred Project features a revised design that incorporates a vertical architectural notch above the retained columned façade to provide further visual interest and preserve the relationship of the new addition to the existing 450 O'Farrell Street façade. The architectural detail at the corner of O'Farrell Street and Shannon Street would be simplified and the cast stone would no longer return around the corner to Shannon Street. For further simplification of the façade, the vertical break in pattern of the cast concrete would be removed. Under the Preferred Project, the face of the glazing within the new building façade above the retained elements of the existing façade would be set back 14 feet from the property line along O'Farrell Street, which would be a decrease of two feet from the Draft EIR Project to accommodate the loss of square footage on the back side of the building. The pattern of the precast concrete has been changed and no longer extends all the way down to street level, now stopping above the retained façade. These revisions would further allow the existing façade at 450 O'Farrell Street to maintain its dominant appearance from O'Farrell Street and enliven street-level activity by opening the space behind the columns to the existing façade. Additional modifications have been made to the bulk configuration in the rear of the building and at the Jones Street massing to allow for increased light and air to adjacent buildings at 500 and 540 Jones Street.

The minor modifications would reduce the overall residential square footage but maintain 176 dwelling units at the site. The modifications in the area of the existing church façade would create a more active ground-floor retail/restaurant space behind the retained façade because both the church and one of the restaurant/retail entrances would be on O'Farrell Street, whereas with the Draft EIR Project one of the retail/restaurant entrances would have been on Shannon Street. Finally, the residential lobby for the building has been relocated from O'Farrell Street to Shannon Street in order to activate Shannon Street. These modifications represent only minor changes compared to the proposed project analyzed in the Draft EIR. Furthermore, none of these project description changes made from the Draft EIR Project to the Preferred Project increases or worsens the environmental impacts already disclosed in the Draft EIR. No new impacts or more significant environmental impacts would occur as a result of the Preferred Project that were not previously identified in the Draft EIR.

The Preferred Project would now construct a total of 218,155 gross square feet of new development, including 182,668 gross square feet for residential uses (up to 176 dwelling units, including 28 below-market-rate units), 3,827 square feet for restaurant/retail uses, 9,555 square feet for religious institution use to replace the existing church, and 22,105 square feet for below-grade parking and an increase in 5 parking spaces compared to the Draft EIR Project. The proposed project would also include 8,359 square feet of open space on two levels, similar to the Draft EIR Project but in a different configuration. The religious institution and the restaurant/retail space would be accessible from O'Farrell Street; a second restaurant/retail use would be accessible from Jones Street. The entrance to the residential portion of the Preferred Project would be from Shannon Street. A single basement-level parking garage beneath the building, with access from Shannon Street, would provide up to 46 off-street vehicle parking

spaces for building tenants and the religious institution use, and 125 Class 1 bicycle parking spaces (i.e., bicycle lockers or spaces in a secure room) would be provided on the basement and first-floor levels. The Preferred Project would also provide 16 Class 2 bicycle parking spaces (i.e., publicly accessible bicycle racks), five fewer than the Draft EIR Project.

The 176 dwelling units would now comprise 45 studios, 69 one-bedroom units, and 62 two-bedroom units, of which 28 dwelling units would be designated as below-market-rate housing. Five of the below market-rate units would be replacement units for rent-controlled units located at the existing 532 Jones Street building. The Preferred Project would incorporate common open space that would be available to project residents in two areas: on Level 4 in an interior courtyard and above Level 13 on a roof deck. The leasing office and amenity space for residences would be accessible from the Shannon Street residential lobby entrance. The restaurant/retail spaces would be accessed from O'Farrell and Jones Streets.

The religious institution space would be smaller than that analyzed in the Draft EIR (9,555 square feet compared to 13,595 square feet). It would have an approximately 200-seat sanctuary on the ground floor. Offices supporting the institutional use and accessory religious uses would be on two of the upper floors, including a Sunday School and a new Children's Room. The church would occupy part of three floors overall. The entrance to the new religious institution and Reading Room, which would be located along O'Farrell Street, would be of modern design, intended to create an inviting and light-filled space. The Fifth Church of Christ, Scientist Reading Room would be open to the public during the week. Select features from the existing structure at 450 O'Farrell Street would be removed, salvaged, and reinstalled in the new religious institution, including stained-glass windows, oculus skylight, pipe organ, and oak pews, the same as described in the Draft EIR.

The existing façade of the 450 O'Farrell Street building would be retained along approximately 92 feet of O'Farrell Street and approximately 30 feet of Shannon Street. Along the primary façades on O'Farrell Street and Shannon Street, the proposed design would differentiate the retail uses from the residential uses above.

Under the Preferred Project, there would be a reduction in restaurant retail space of 2,373 gross square feet. The new church space would be smaller than that analyzed in the Draft EIR, with a reduction of 4,040 square feet. The amount of open space provided under the Preferred Project would be slightly less than under the Draft EIR Project. The number of off-street parking spaces provided would increase by 5 spaces. The Preferred Project would reduce the total building area by approximately 11,385 square feet compared with the Draft EIR Project. A comparison of the Draft EIR Project and the Preferred Project is provided in Table 2-1A, below. The minor differences between the two schemes are summarized in the final column of Table 2-1A. In general, except for the total square footage of residential, restaurant/retail, and religious institution uses and the dwelling unit types, the Preferred Project would result in the same pattern of mixed-use development as the Draft EIR Project. As shown in Table 2-1A, the Preferred Project would include the same number of residential units as the Draft EIR Project. The project footprint would be the same as analyzed in the Draft EIR.

Table 2-1A: Comparison of Draft EIR Project and Preferred Project

Proposed Use	Draft EIR Project		Preferred Project		Difference (gross square feet or number of spaces)
	Elements	Area (gross square feet)	Elements	Area (gross square feet)	
Residential	176 units total	187,640 ^a	176 units total	182,668 ^a	-4,972 sf
Restaurant/Retail	Ground floor and Level 2	6,200	Ground floor and Level 2	3,827	-2,373 sf
Religious Institution	Ground floor and Levels 2 and 3	13,595	Ground floor and Levels 2 and 3	9,555	-4,040 sf
Vehicle Parking ^{b,c}	41 vehicle spaces in below-grade garage	21,070	Up to 46 vehicle spaces in below- grade garage	22,105	+5 spaces
Bicycle Parking	125 Class 1 spaces in a below-grade garage and on Level 1; 21 Class 2 spaces on street frontages	N/A	125 Class 1 spaces in a below-grade garage and on Level 1; 16 Class 2 spaces on street frontages	N/A	Five fewer street- frontage bicycle spaces
Courtyard Open Space	Levels 1 and 3 and rooftop	8,398	Level 4 and rooftop deck	8,359	-39 sf
TOTAL		236,903 gsf		226,514 gsf	-10,389 gsf
Project Component	Draft Project EIR (Number)		Preferred Project (Number)		Difference (Number)
Dwelling Units	176		176		0
Studios	22		45		+23
One-bedroom Units	95		69		-26
Two-bedroom Units	55		62		+7
Three-bedroom Units	4		0		-4
Height of Building	130 feet ^d		130 feet ^d		0
Number of Stories	13 stories		13 stories		0
Number of Street Trees	9 ^e		9 ^e		0
^a Lobby and amenity space are included in the residential total.					
^b Includes ramp to garage.					
^c Includes two accessible spaces and one car-share space.					
^d Rooftop equipment above 130 feet includes an elevator overrun up to 20 feet above the top of the roof and stair penthouses and mechanical screening up to 12 feet above the top of the roof.					
^e Eight street trees would be planted on O'Farrell Street and one on Jones Street.					
Source: Kwan Henmi, October 10, 2016; April 18, 2018					

Because of modifications in the project, the floor plans and elevations have also been revised. Figures 2-20 through 2-38 reflect the development program for the Preferred Project. These figures generally correspond to Draft EIR Figures 2-3 through 2-16 (Draft EIR pp. 2-7 through 2-20), which illustrate the proposed project in Chapter 2, *Project Description*, of the Draft EIR, with some differences. The uses are distributed in the same way as described in the Draft EIR, with small changes in the open space. Instead of a courtyard on Level 1 and open space on Level 3, there would be an open space amenity provided on Level 4 (see Figure B-6). The rooftop deck above Level 13 would remain the same as the Draft EIR Project.

The Preferred Project would require the same approvals, authorization, modification, or waiver of the following *Planning Code* requirements as identified in the Draft EIR p. 2-25, including the following:

- Certification of the Final EIR, adoption of CEQA findings, adoption of a mitigation and monitoring report by the Planning Commission, and Planning Commission approval (see below):
 - The project sponsors would seek Conditional Use Authorization from the Planning Commission. The conditionally permitted uses in the RC-4 District include Planned Unit Developments (PUD), pursuant to *Planning Code* section 304. A PUD is a Conditional Use Authorization that allows the Planning Commission to modify or waive certain *Planning Code* requirements, applicable to sites at least 0.5 acre in size, in accordance with the provisions of section 303 of the *Planning Code*.
- The project sponsors would seek additional authorization from the Planning Commission under *Planning Code* section 317(g)(5) for demolition of existing residential units; section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; section 271 for exceptions to Section 270, governing the bulk of the building; and section 303 for the new religious institution (church) use.
 - As proposed, the configuration of the rear yard of the project site does not meet the requirements of *Planning Code* section 134(g). Some dwelling units do not meet the technical requirements of section 140 for dwelling unit exposure, as the balconies projecting over Shannon Street exceed the permitted obstruction dimensions per section 136(c), and the project site lacks one off-street loading space for residential use, as required by section 152. Therefore, the proposed project would, as part of the PUD process, request modifications for these requirements.

The Preferred Project would require additional approvals as follows, (approving bodies noted in parentheses):

- Approval of site, demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- Approval of lot merger and tentative subdivision maps; recommend to the Board of Supervisors approval of final subdivision maps (San Francisco Public Works).

- Approval of permits for streetscape improvements in the public right-of-way, including a curb cut on Shannon Street (San Francisco Public Works).
- Approval of a request for curb cut, color curb, and on-street parking changes on O'Farrell Street and Shannon Street (San Francisco Municipal Transportation Agency).
- Approval of project compliance with the Stormwater Design Guidelines (San Francisco Public Utilities Commission).
- Approval of a Stormwater Control Plan (San Francisco Public Utilities Commission).
- Approval of a Site Mitigation Plan pursuant to the Maher Ordinance prior to the commencement of any excavation work (San Francisco Department of Public Health).
- Approval of a Soil Mitigation Plan and Construction Dust Control Plan prior to construction-period activities (San Francisco Department of Public Health).
- Approval of an Article 38 ventilation plan prior to submitting plans for a mechanical permit (San Francisco Department of Public Health and Department of Building Inspection).
- Approval of permit for the installation, operation, and testing of diesel backup generator from the Bay Area Air Quality Management District.

B.3 Environmental Effects of the Preferred Project

In summary, the Preferred Project would be substantially similar to the Draft EIR Project (with about an 11,385-gross-square-foot decrease in total building space under the Preferred Project compared with the Draft EIR Project); accordingly, the environmental effects of the Preferred Project would generally result in the same impacts as the Draft EIR Project for all environmental topics. Although the Preferred Project would not avoid the significant unavoidable historic architectural resources impacts of the Draft EIR Project, the Preferred Project would not create any new significant impacts or increase the severity of identified significant and unavoidable impacts. In all cases, the same mitigation and improvement measures identified for the Draft EIR Project would apply to the Preferred Project (and in all cases as modified in Section E, *Draft EIR Revisions*, in this document). The environmental effects of the Preferred Project, compared with the environmental effects of the Draft EIR Project, are further summarized below for historic architectural resources evaluated in the Draft EIR as well as wind effects (analyzed in the Initial Study), given the slight building profile change of the Preferred Project.

Draft EIR Analysis

Historic Architectural Resources

*Historic Resource Evaluation Part 2: Compatibility & Impacts Analysis – Update*⁵ was prepared by Carey & Company on June 4, 2018. Similar to the Draft EIR Project, the Preferred Project would demolish the building at 450 O'Farrell Street, which has been found to be eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 3 (architecture). The Preferred

⁵ Carey & Company, *Historic Resource Evaluation Part 2: Compatibility & Impacts Analysis Update*. June 4, 2018.

Project features a revised design that incorporates a vertical architectural notch above the retained columned façade to provide further visual interest and preserve the relationship of the new addition to the existing O'Farrell Street façade. The architectural detail at the corner of O'Farrell Street and Shannon Street would be simplified and the cast stone would no longer return around the corner to Shannon Street. For further simplification of the facade, the vertical break in pattern of the cast concrete would be removed. Under the Preferred Project, the face of the glazing within the new building façade above the retained elements of the existing façade would be set back 14 feet from the property line along O'Farrell Street, which would be an decrease of two feet from the Draft EIR Project to accommodate the loss of square footage on the back side of the building. The pattern of the precast concrete has been changed and no longer extends all the way down to street level. These revisions would further allow the existing façade to maintain its dominant appearance from O'Farrell Street. Additional modifications have been made to the bulk configuration in the rear of the building and at the Jones Street massing to allow for increased light and air to adjacent buildings at 500 and 540 Jones Street.

The simple cornice, oculus, and bronze church doors would be salvaged and relocated to the replacement church to be put on display. The proposed partial retention of the building façade under the Preferred Project does not comply with the Secretary's Standards. Demolition and significant alteration of the historic resource would materially impair the historical resource under CEQA Guidelines section 15064.5(b). A significant number of the character-defining features of the resource would be lost, including the form, entrance vestibule with ornamental plaster ceiling and panels, windows with clathri grating, and many of the interior character-defining features. In addition, because the existing building at 450 O'Farrell Street is a historic architectural resource, the Preferred Project could be inconsistent with the following identical policies found in the Urban Design Element (Policy 2.4) of the General Plan and the Downtown Plan (Policy 12.1), similar to the Draft EIR Project:

- 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.

The proposed demolition of the 450 O'Farrell Street building under the Preferred Project would constitute a significant impact on a historic architectural resource. Mitigation Measures M-CR-1a, M-CR-1b, and M-CR-1c would apply to the Preferred Project to reduce the severity of the project's impact. Despite implementation of these mitigation measures, which include a public interpretive display in a prominent setting on the project site and the retention of additional interior features of the church building at 450 O'Farrell Street, the majority of the resource would be demolished, and the impact on 450 O'Farrell Street would not be reduced to less-than-significant levels under CEQA because the resource would no longer be able to convey its historical significance. Therefore, the proposed demolition and partial retention of the façade at 450 O'Farrell Street under the Preferred Project constitutes a significant and unavoidable impact on an individual historic resource under CEQA, the same as identified for the Draft EIR Project.

The Preferred Project, the same as the Draft EIR Project, would demolish yet retain portions of the façade of one contributor (450 O'Farrell Street). It would demolish two other contributors (474 O'Farrell Street and 532 Jones Street) to the UTNRHD, a NRHP-listed historic district. The proposed demolitions would destroy historic materials, features, and spatial relationships that characterize these properties as contributors to the historic district. However, the loss of three contributors to the UTNRHD would occur within the larger context of the district. The UTNRHD has a total of 407 extant contributing buildings and 68 non-contributors. With such a large ratio of contributing to non-contributing buildings in the district, the UTNRHD is a robust historic district. Thus, loss of three contributing buildings would not substantially reduce the ratio of contributing to non-contributing buildings and prevent the UTNRHD from conveying its historical significance. Their demolition would not result in a substantial adverse change to the UTNRHD, and impacts would be less than significant, as with the Draft EIR Project.

The Preferred Project was reviewed by the consultant Carey & Company, which issued an updated Historic Resources Evaluation Report dated June 4, 2018.⁶ The proposed new building would be a contemporary but compatible design that references the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of the building into vertical masses, punched window openings, and material uses. It would be compatible with the UTNRHD in terms of size and scale, composition, and materials. The massing would be compatible in terms of lot occupancy; solid-to-void ratio, which refers to the relationship between the voids (i.e., window and door openings) to the solids (i.e., proportion of a building façade); and vertical articulation. The Preferred Project revised design would be in conformance with the Secretary's Standards. The Preferred Project would not create any new individual or cumulative impacts on the UTNRHD, and the Preferred Project would still be consistent with the design of the UTNRHD, similar to the Draft EIR Project. After a review of this memorandum, the city issued a memo, or Preservation Team Review (PTR) form, that confirms these conclusions.⁷ There would be no new or substantially more severe significant impacts on historic architectural resources as a result of the Preferred Project, and no additional analysis or recirculation of the Draft EIR is required.

⁶ The analysis of the Preferred Project with regard to historic architectural resources is based on information provided in the Carey & Company *Historic Resource Evaluation Part 2: Compatibility & Impacts Analysis Update*. June 4, 2018.

⁷ Planning Department, Preservation Team Review Form (450 O'Farrell St, 474 O'Farrell St, 532 Jones St - 2013.1535ENV), City and County of San Francisco, May 17, 2018.

Initial Study Checklist Topics

Wind

A *Screening-Level Wind Analysis – Amended Final Report* was prepared by Rowan, Williams, Davies & Irwin, Inc. on April 17, 2018,⁸ to assess wind impacts of the Preferred Project. The Amended Final Report indicated that, given the size and location of the proposed project, it is unlikely that the Preferred Project would cause any significant wind impact on surrounding public areas. Sidewalks along O’Farrell Street, as well as building entrances, would be generally protected from approaching winds by the proposed building itself. The entrance at Level 2 would be located on Jones Street. This entrance would be exposed to prevailing westerly winds that accelerate along Jones Street; however, the recessed area in front of it and the canopy above would help to protect it from these winds. Suitable wind conditions are expected at this entrance. Exceedance of the wind hazard criterion is not expected at any of the building entrances, adjacent sidewalks, or other surrounding public areas.

An open space at Level 4 is north of the tower. Approaching winds are expected to be intercepted by the tall north and west building facades and redirected down and toward this open space or approach directly through the opening between the proposed project and the existing building to the north. As a result, increased wind speeds are anticipated at these areas that would most likely affect occupant comfort. In addition, the roof deck is directly exposed to the prevailing winds, which could result in higher-than-desired wind speeds for passive pedestrian activities. However, exceedance of the wind criterion in private open spaces is not considered an impact under CEQA.

The Preferred Project would not result in any exceedance of the wind hazard criterion and would not alter wind in a manner that would substantially affect public areas. Thus, wind impacts as a result of project revisions would remain substantially similar to those reported in the Initial Study (p. 98) for the Draft EIR Project and less than significant. No additional analysis or recirculation of the Draft EIR as a result of newly identified impacts is required.

Other Initial Study Checklist Topics

The Preferred Project would have the same or similar environmental effects as the Draft EIR Project for the following topics, as explained below: land use and land use planning, population and housing, transportation and circulation, noise, air quality, greenhouse gas emissions, shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural and forest resources.

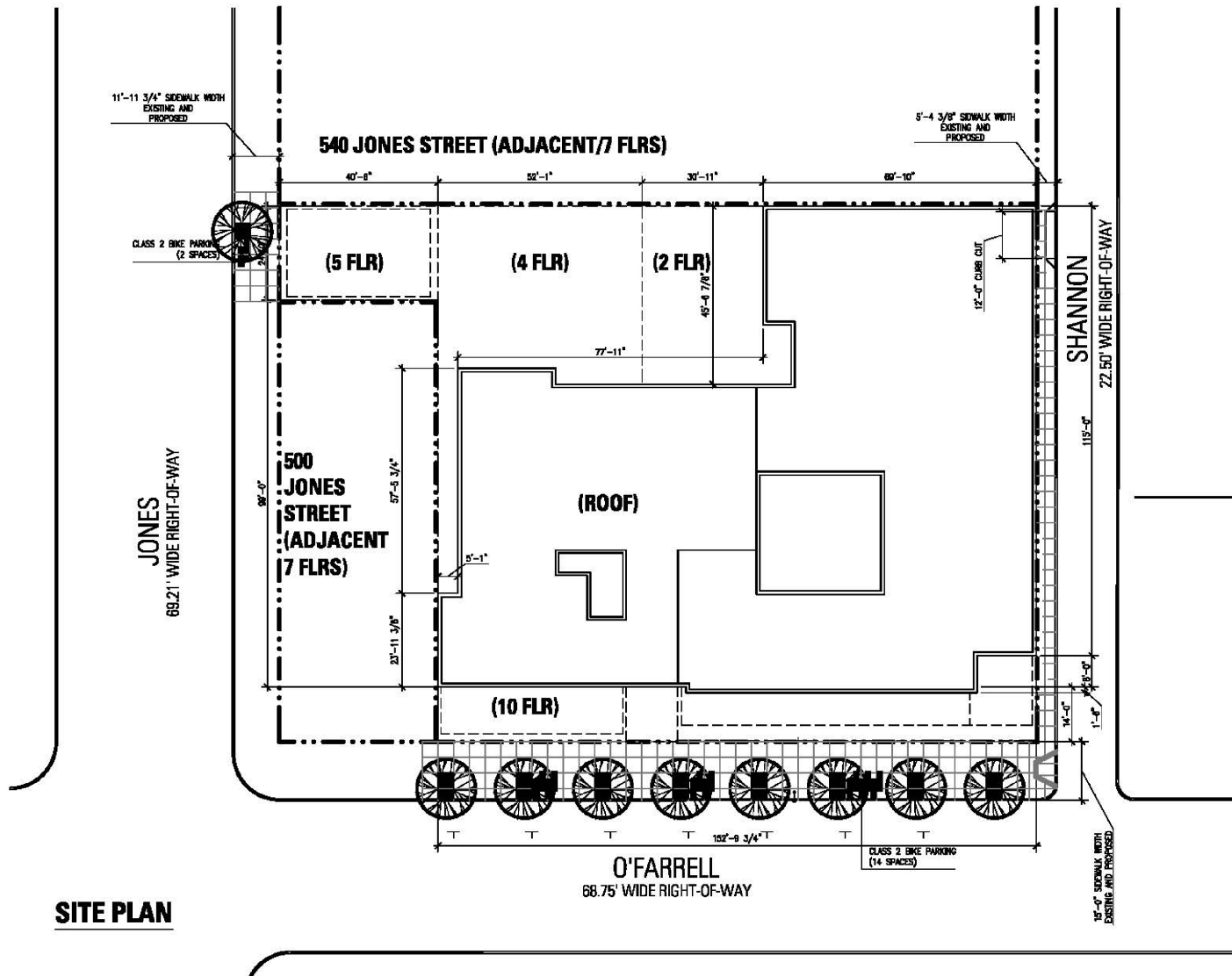
⁸ Rowan, Williams, Davies & Irwin Inc., *Screening-Level Wind Analysis – Amended Final Report*, April 17, 2018.

Compared with the Draft EIR Project, the Preferred Project would reduce the square-footage of residential, restaurant/retail, and institutional use space proposed; change the combination of dwelling unit types; modify the bulk configuration at the rear of the building; reduce the O'Farrell Street setback from 16 feet to 14 feet; add 5 vehicular off-street parking spaces; and add an architectural notch at the O'Farrell Street façade. However, the overall site plan, mix of land uses (i.e., residential, restaurant/retail, religious institutional), total number of residential units, and building height would be the same as the Draft EIR Project. As a result, the Preferred Project would have less-than-significant land use and land use planning impacts because the proposed site plan and demolition of the three UTNRHD contributors under the Preferred Project would be the same as under the Draft EIR Project.

The Preferred Project would have the same mix of land uses and require similar construction activities as the Draft EIR Project. Because the square footage for these land uses would be reduced under the Preferred Project, the number of onsite residents, employees, and employee-induced residents would be the similar to or less than what was analyzed under the Draft EIR Project. Compared with the Draft EIR Project, the Preferred Project would result in an overall reduction in the number residential bedrooms with one or more bedrooms and an overall increase in studio units. Because trip generation is higher for units with one or more bedrooms, the Preferred Project would most likely result in a reduction in trips compared with the Draft EIR Project. Though the Preferred Project would add five additional vehicle parking spaces, this modification would not change the results of the transportation impact analysis prepared for the Draft EIR project. Therefore, the Preferred Project would have similar impacts on transportation and circulation as the Draft EIR Project. Although the Preferred Project would modify the bulk of the proposed building, the modification would reduce the overall building footprint, and the proposed building height would be the same as the Draft EIR Project. For these reasons, the Preferred Project would result in the same less-than-significant or less-than-significant-with-mitigation impacts on population and housing, transportation and circulation, noise, air quality, greenhouse gas emissions, shadow, recreation, utilities and service systems, public services, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural and forest resources as the Draft EIR Project.

Conclusion

As described above, the Preferred Project would not result in new impacts or substantially more severe impacts than those identified in the Draft EIR. The proposed modifications of the Preferred Project would not affect the impact conclusions presented in the Draft EIR. Therefore, the Preferred Project would result in the same number and types of impacts as the Draft EIR Project.



Source: Design Progress, 2016

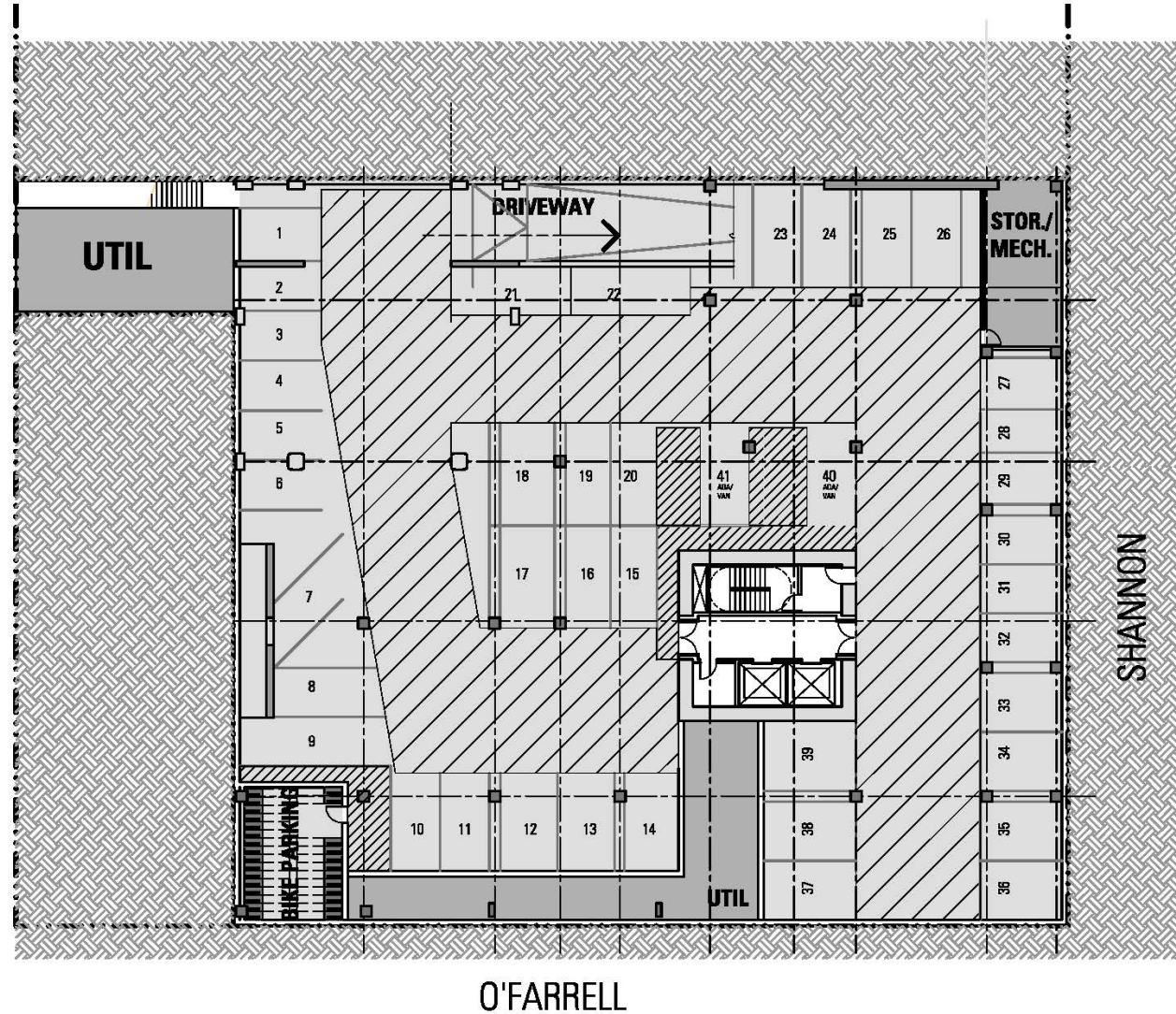
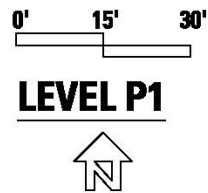
450 O'Farrell Street
Case No. 2013.1535E

Figure 2-20
Preferred Project - Site Plan

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES

NOTE: Project sponsor anticipates adding five additional vehicular parking spaces in the garage



Source: Kwan Henmi, 2018

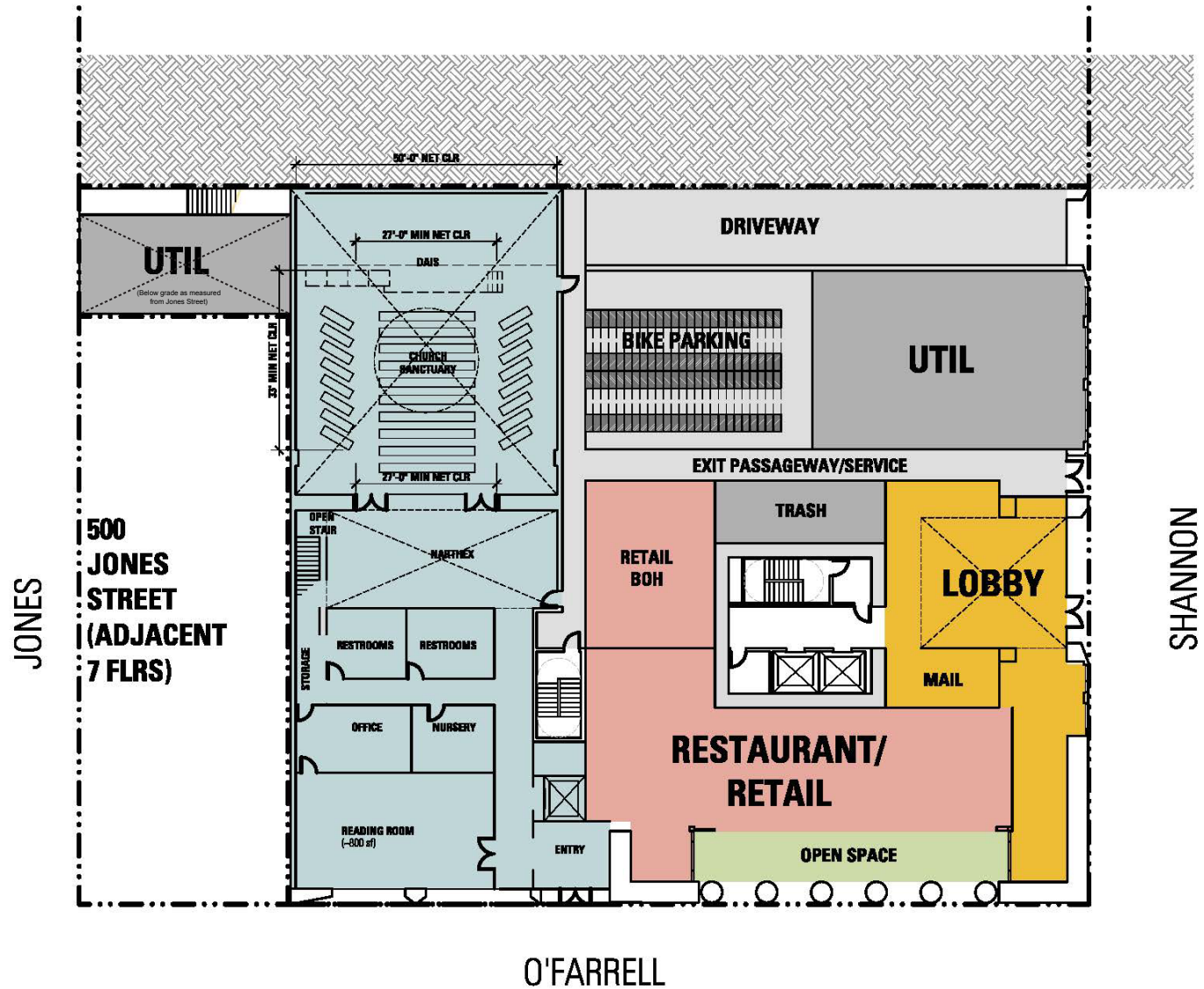
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-21
Preferred Project - Floor Plan - Level P1

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES

LEVEL 1



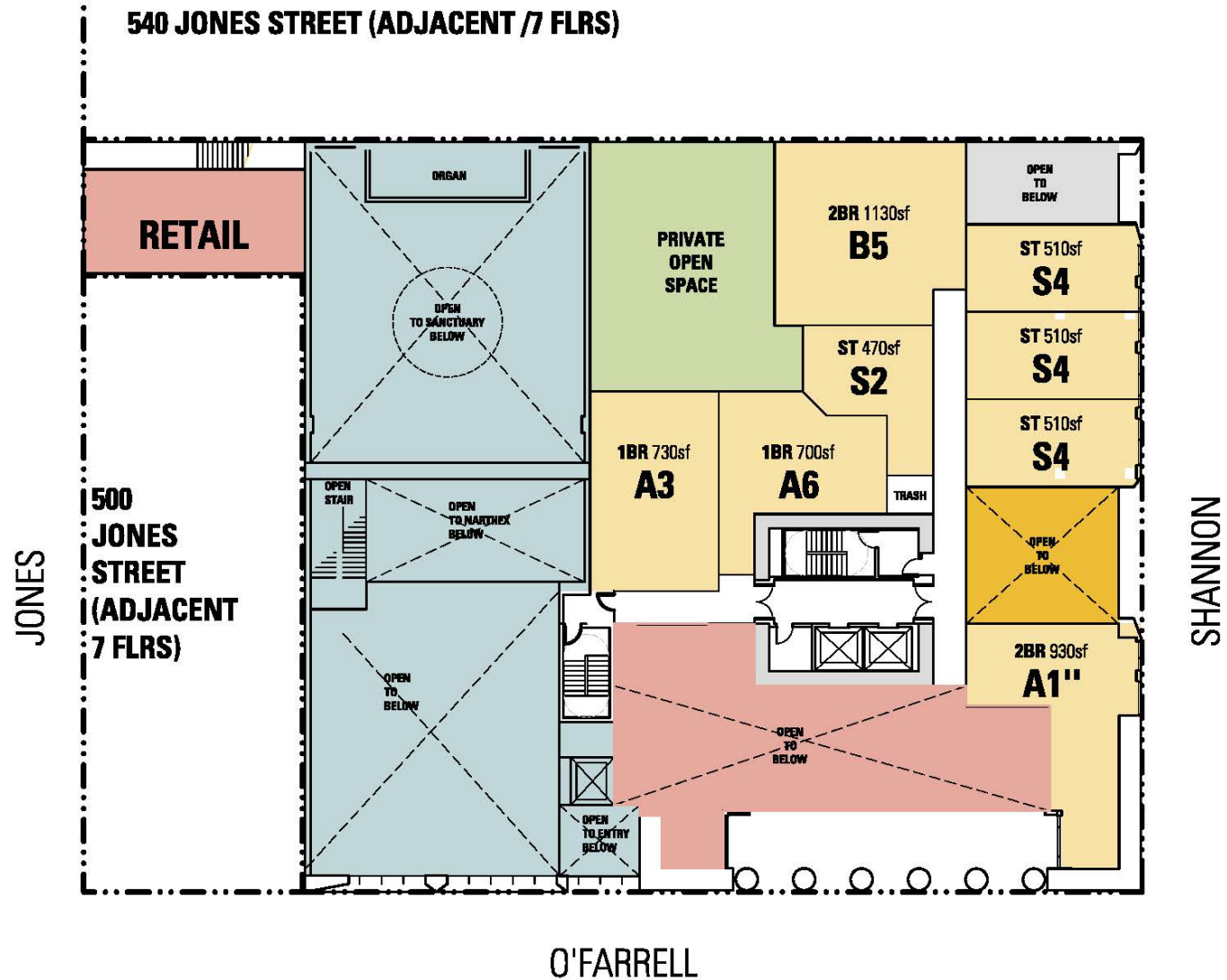
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-22
Preferred Project – Floor Plan – Level 1

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



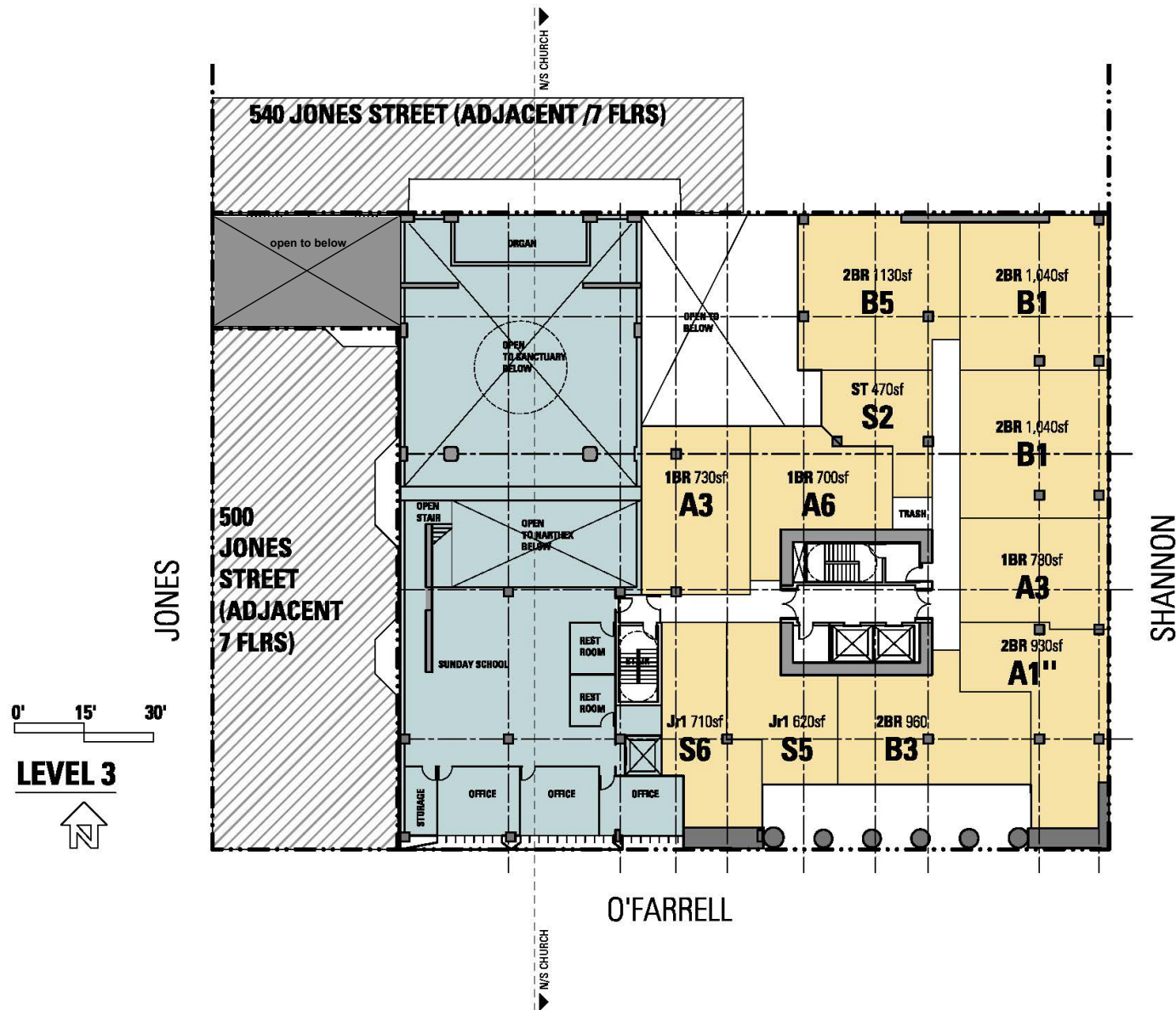
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-23
Preferred Project - Floor Plan - Level 2

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



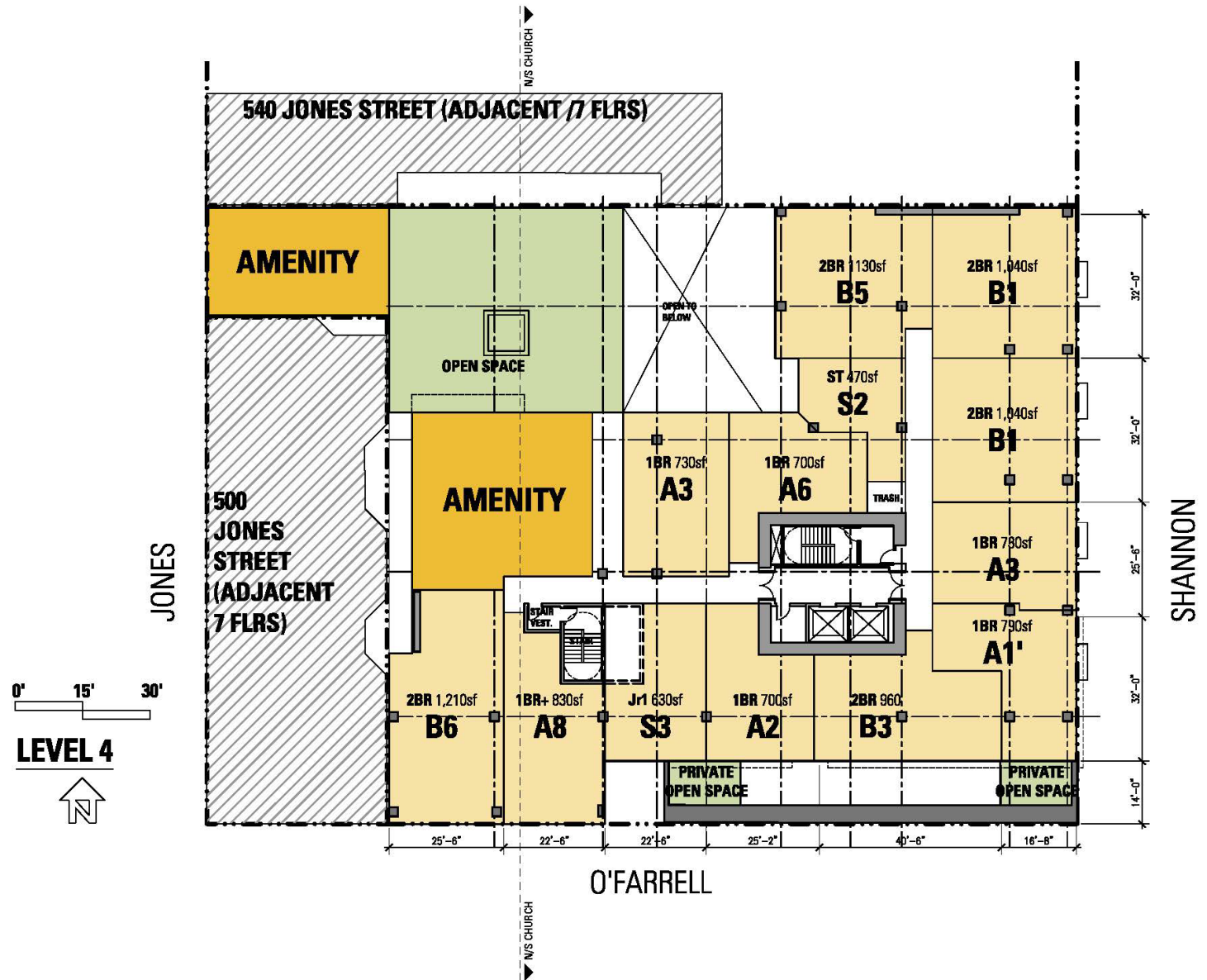
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-24
Preferred Project - Floor Plan - Level 3

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



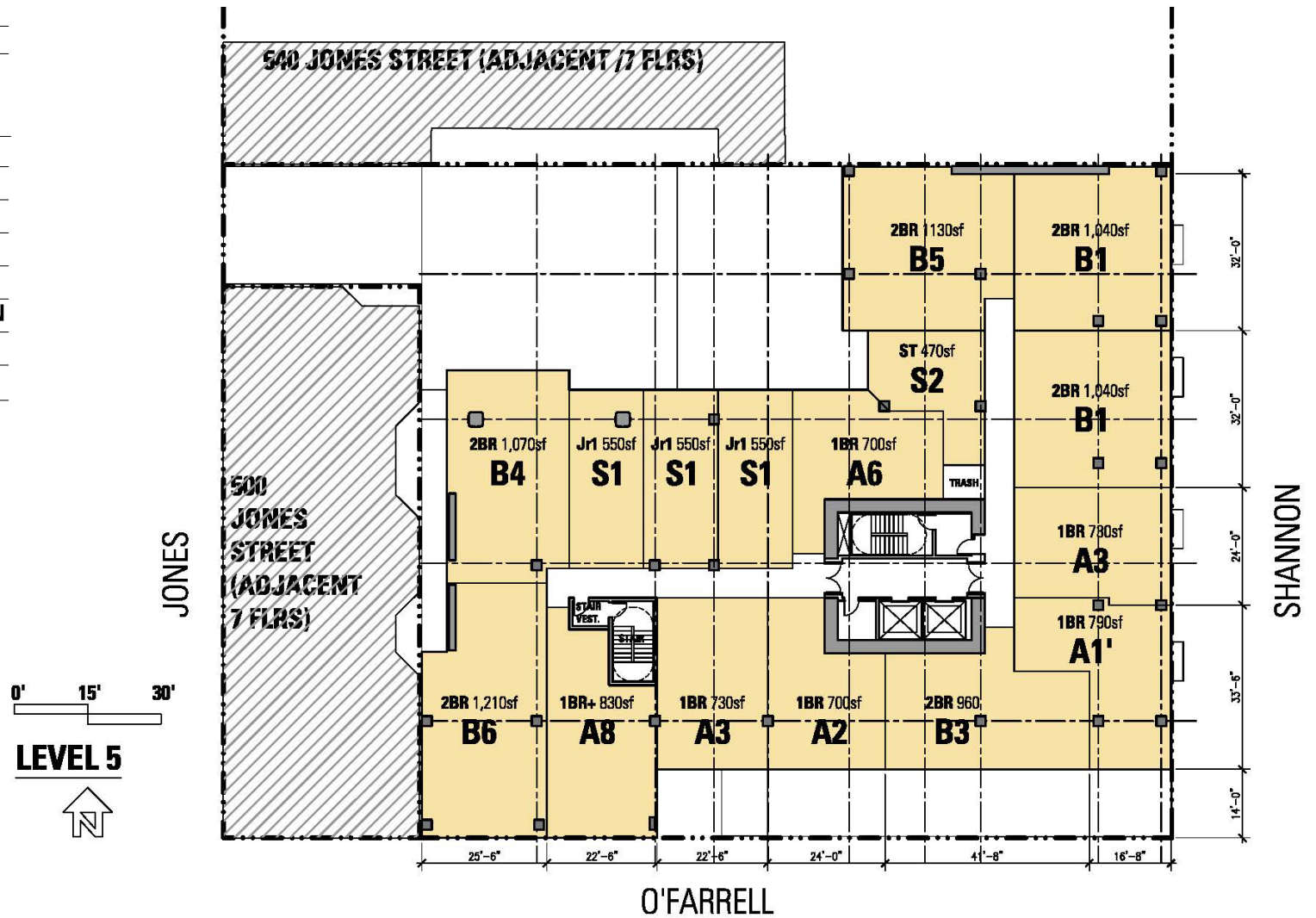
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-25
Preferred Project - Floor Plan - Level 4

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



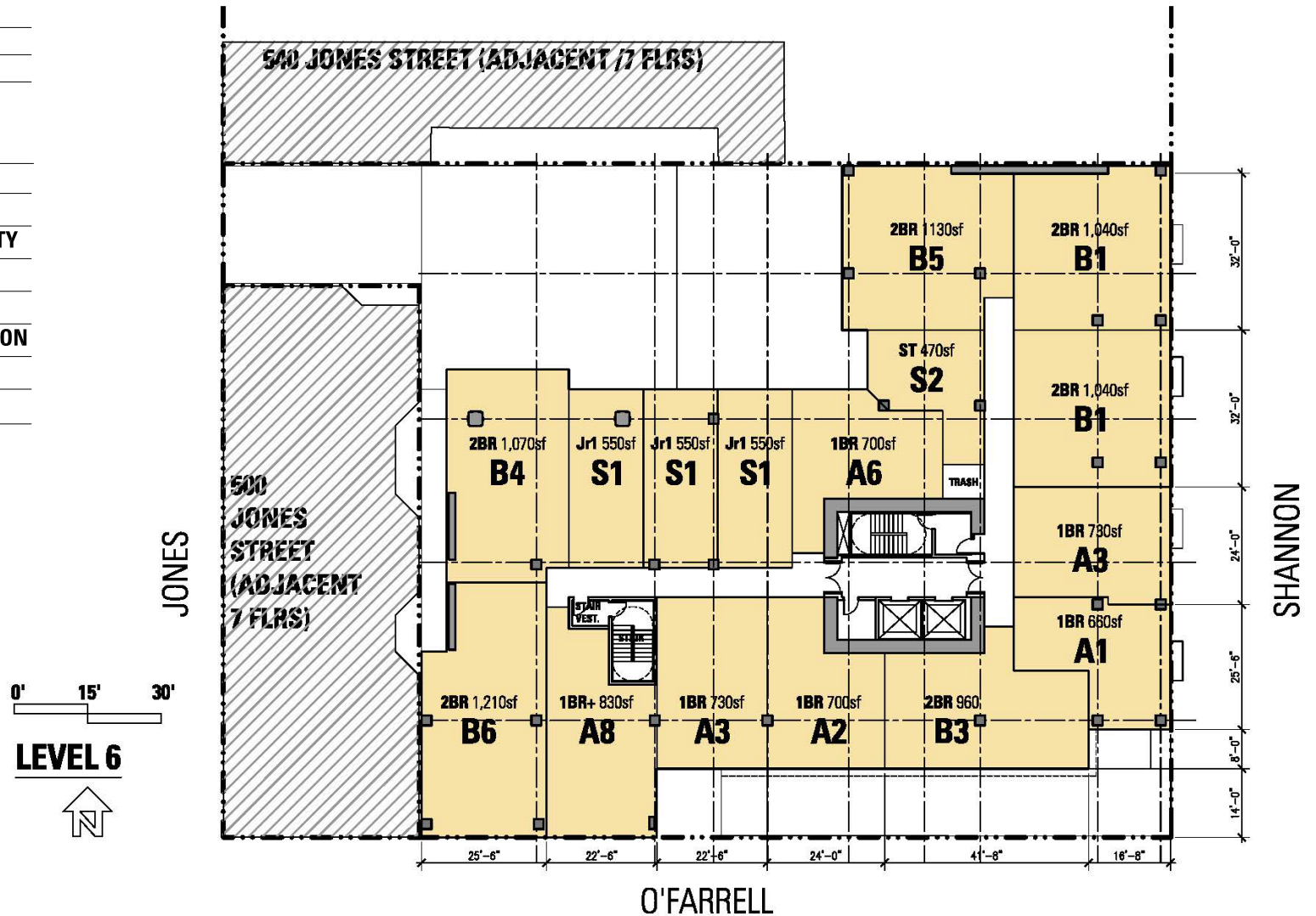
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-26
Preferred Project - Floor Plan - Level 5

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



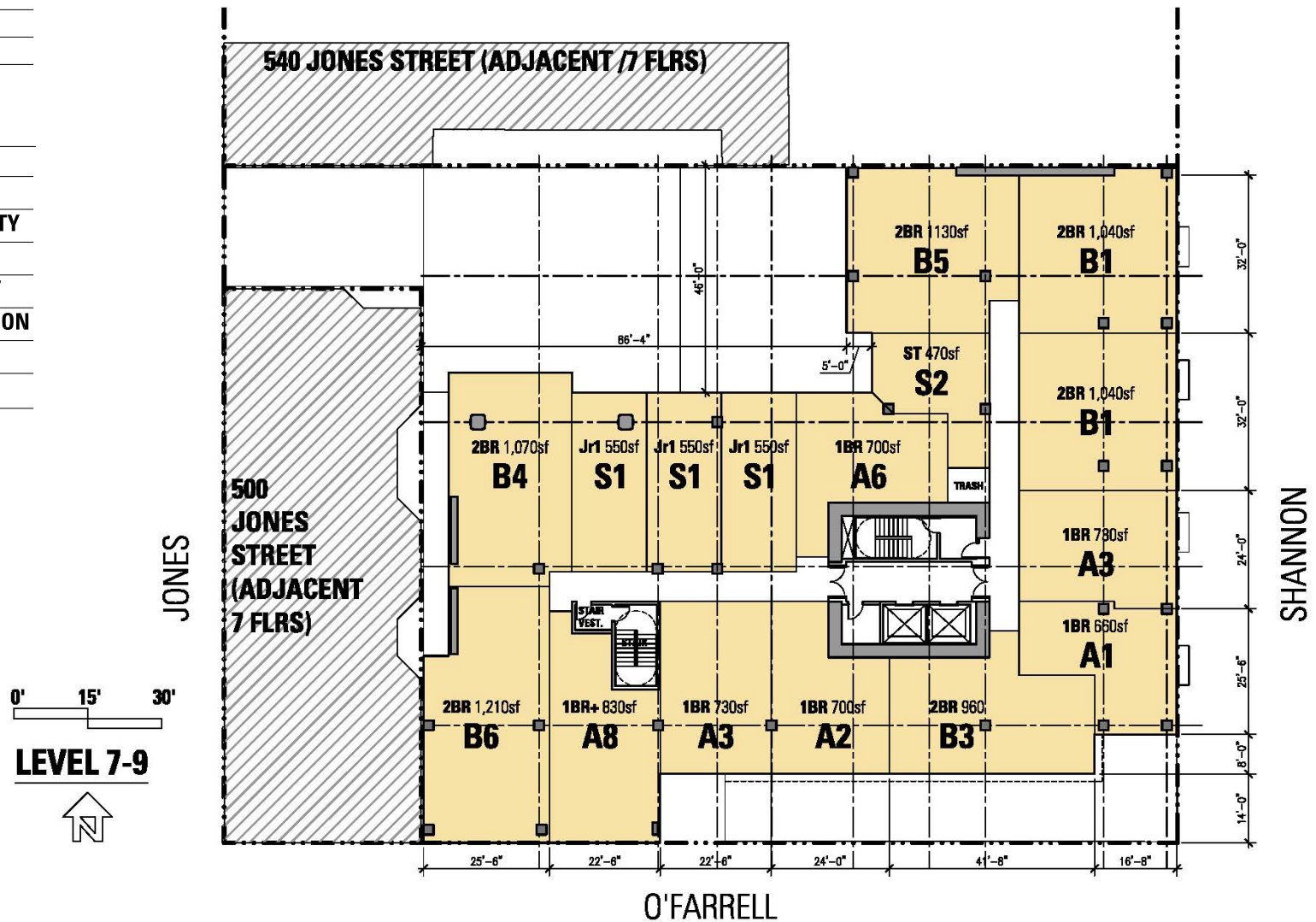
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-27
Preferred Project - Floor Plan - Level 6

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



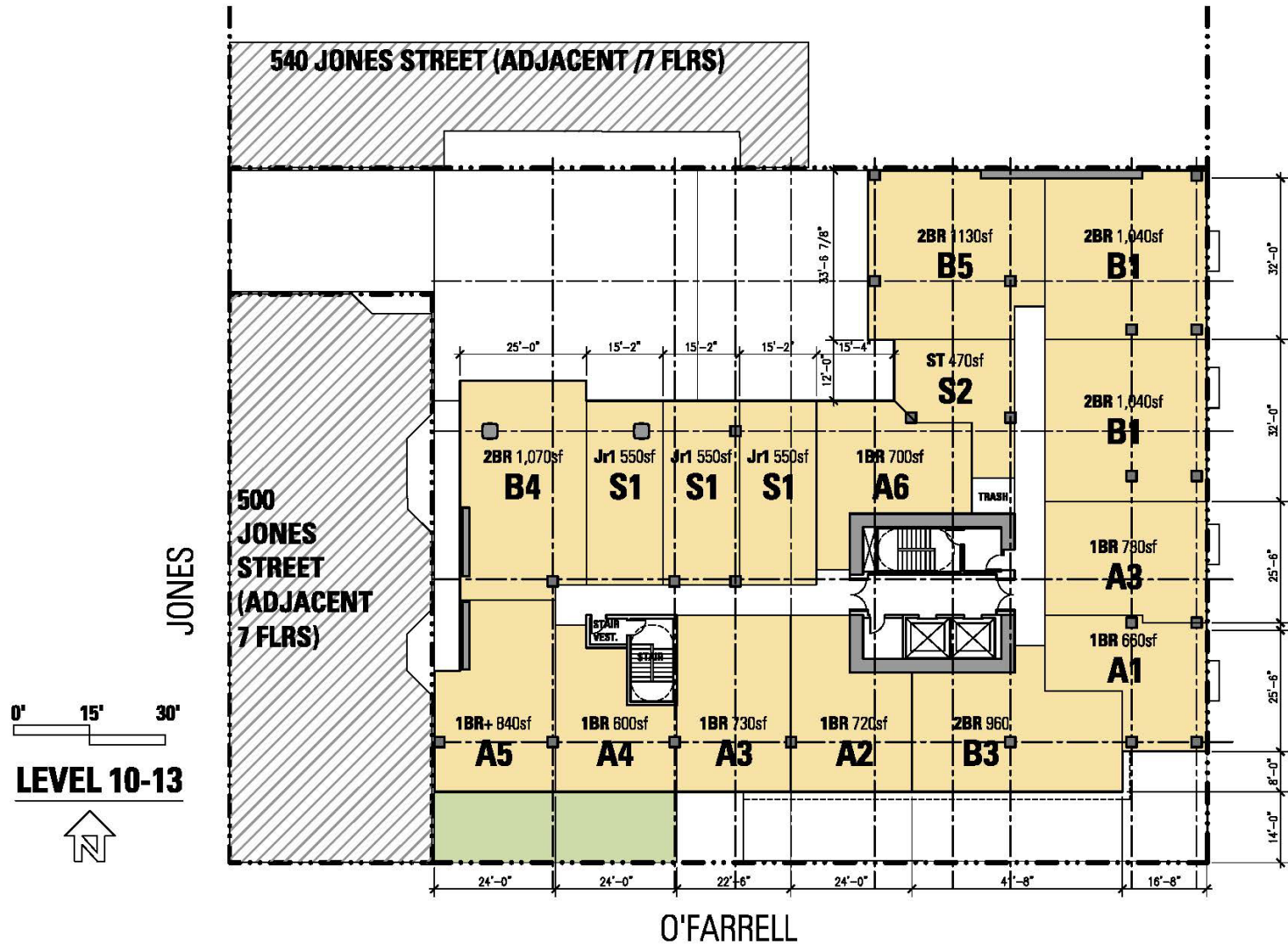
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-28
Preferred Project - Floor Plan - Levels 7-9

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



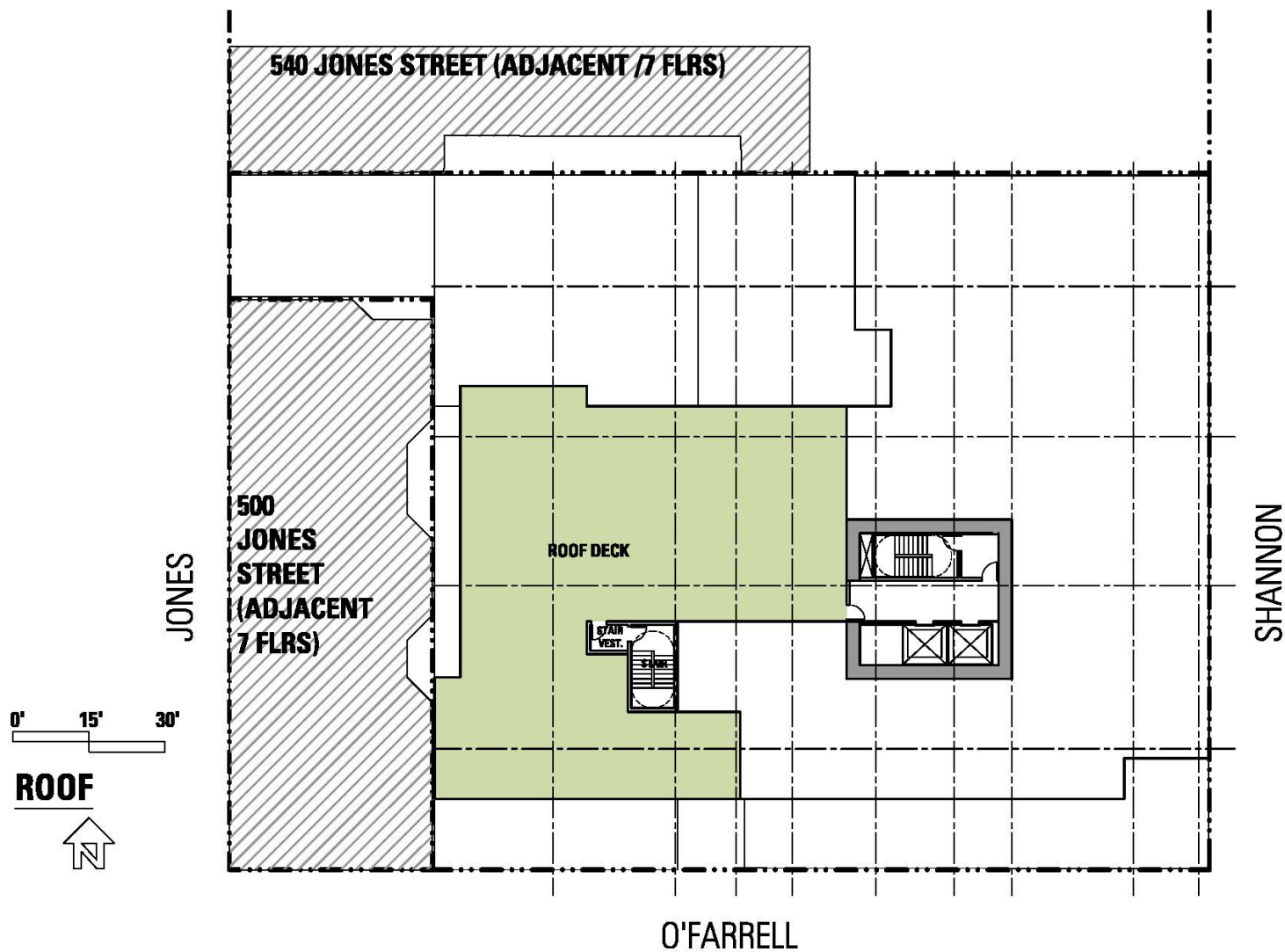
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-29
Preferred Project - Floor Plan Levels 10-13

LEGEND

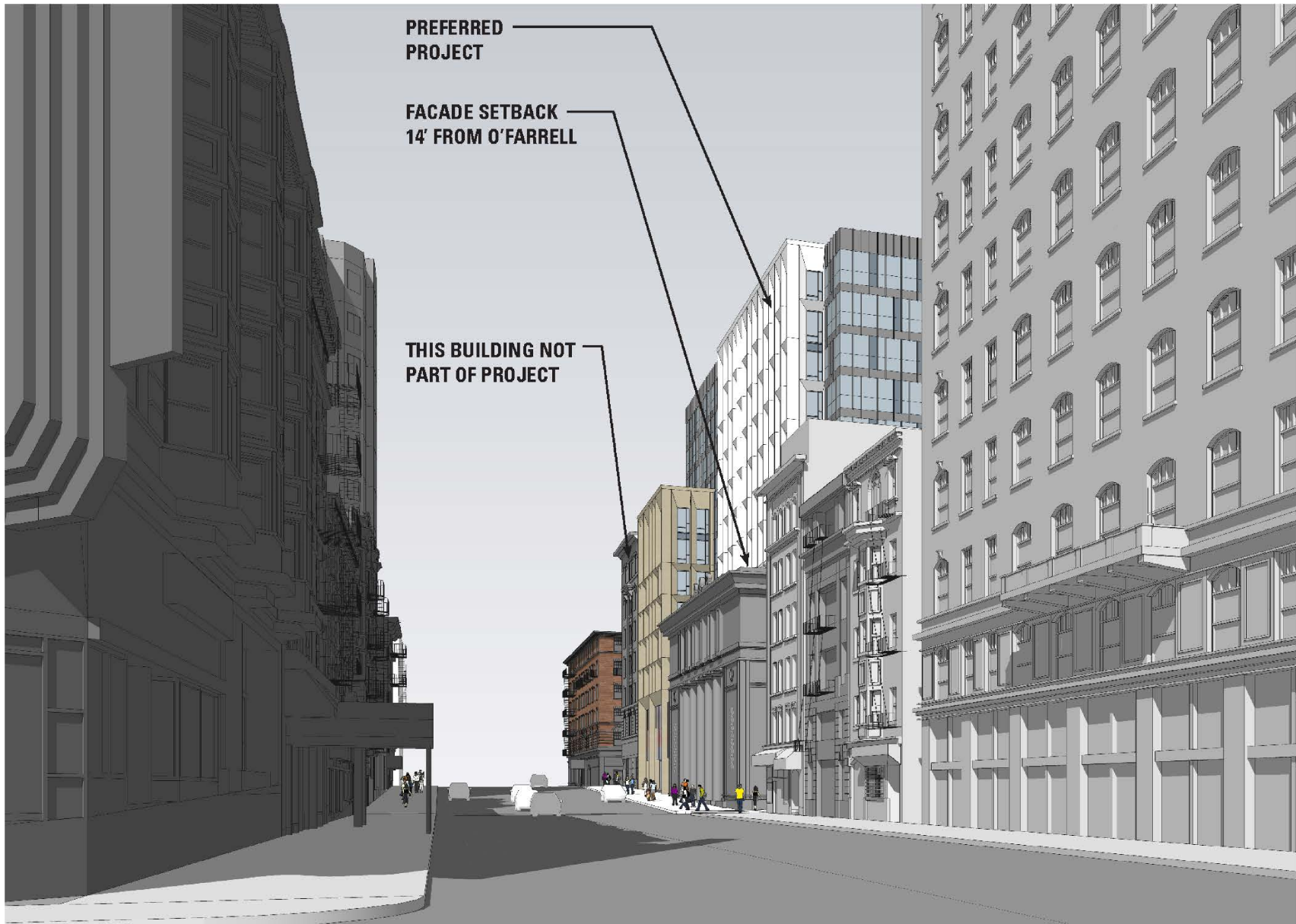
ST	STUDIO UNIT
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2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

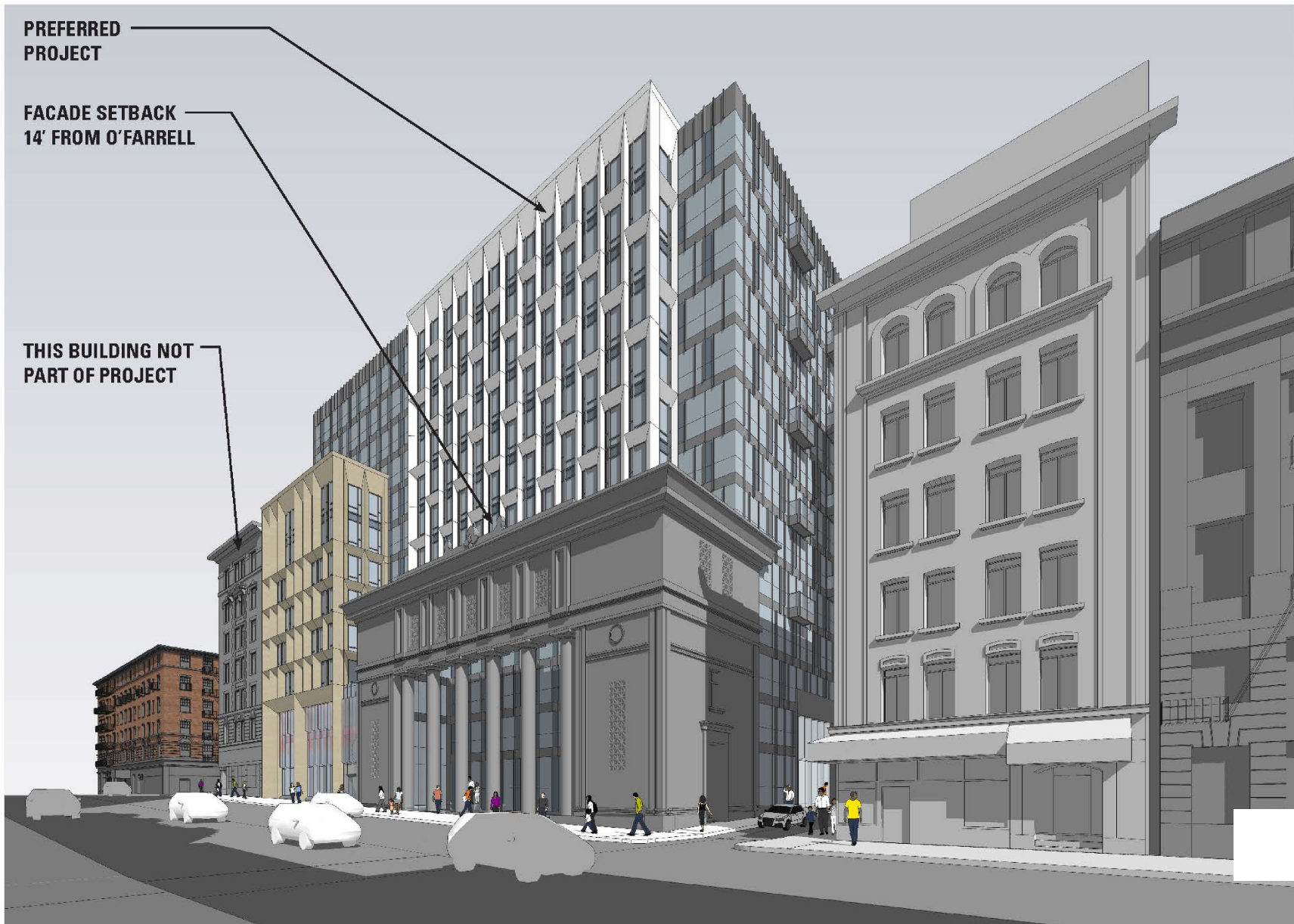
Figure 2-30
Preferred Project - Roof Plan



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-31
Preferred Project - Perspective - View 1

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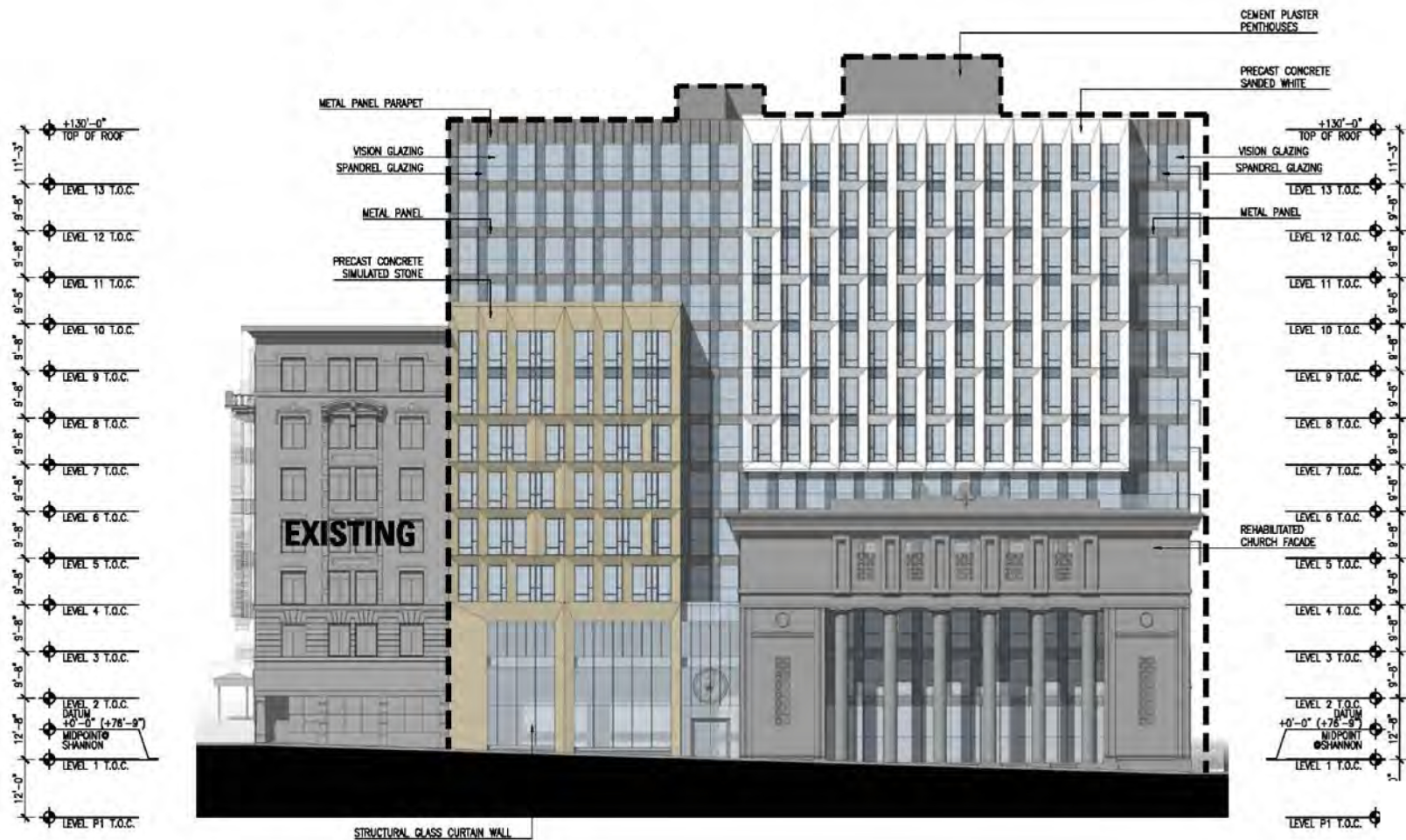
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-32
Preferred Project - Perspective - View 2



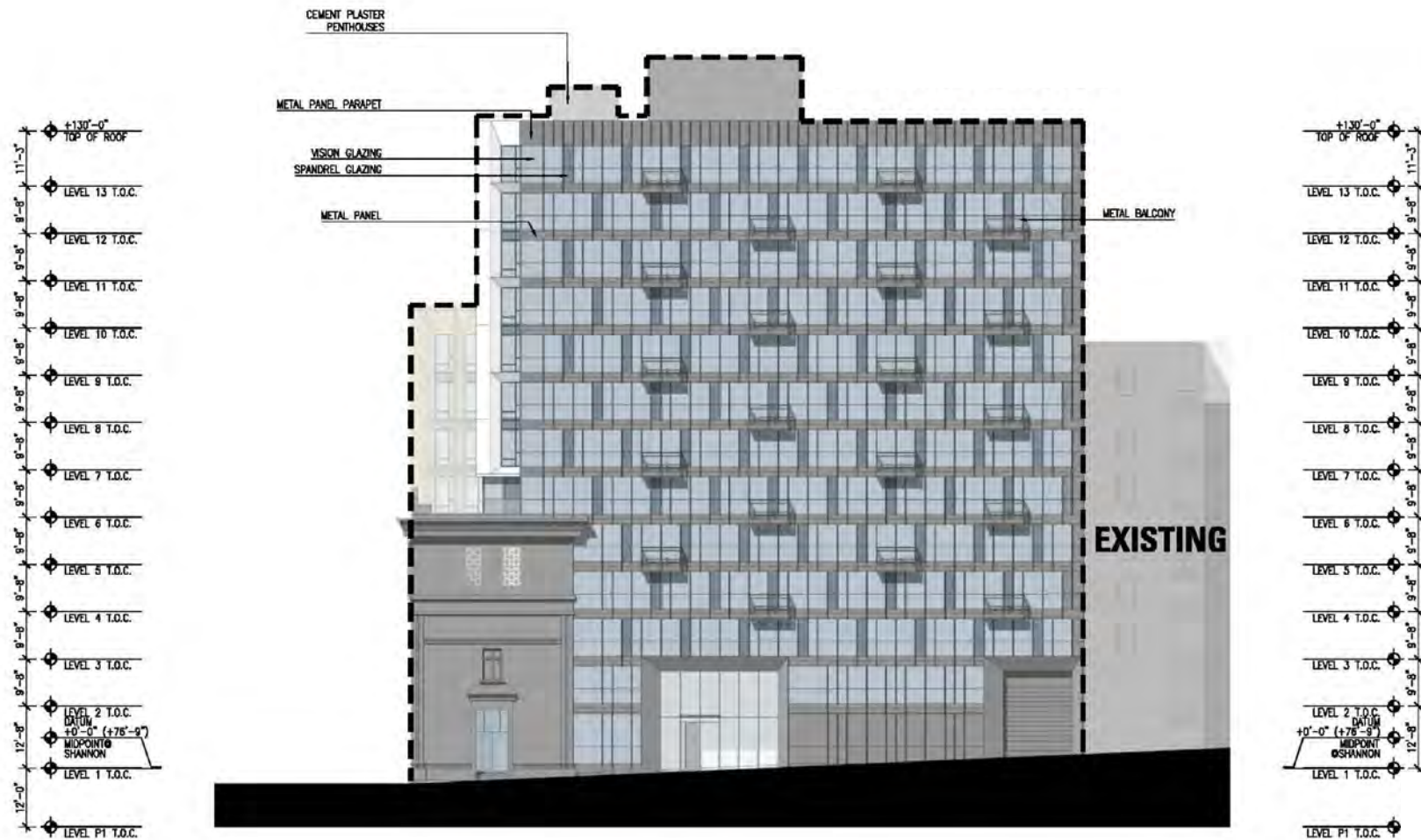
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-33
Preferred Project - Perspective - View 3



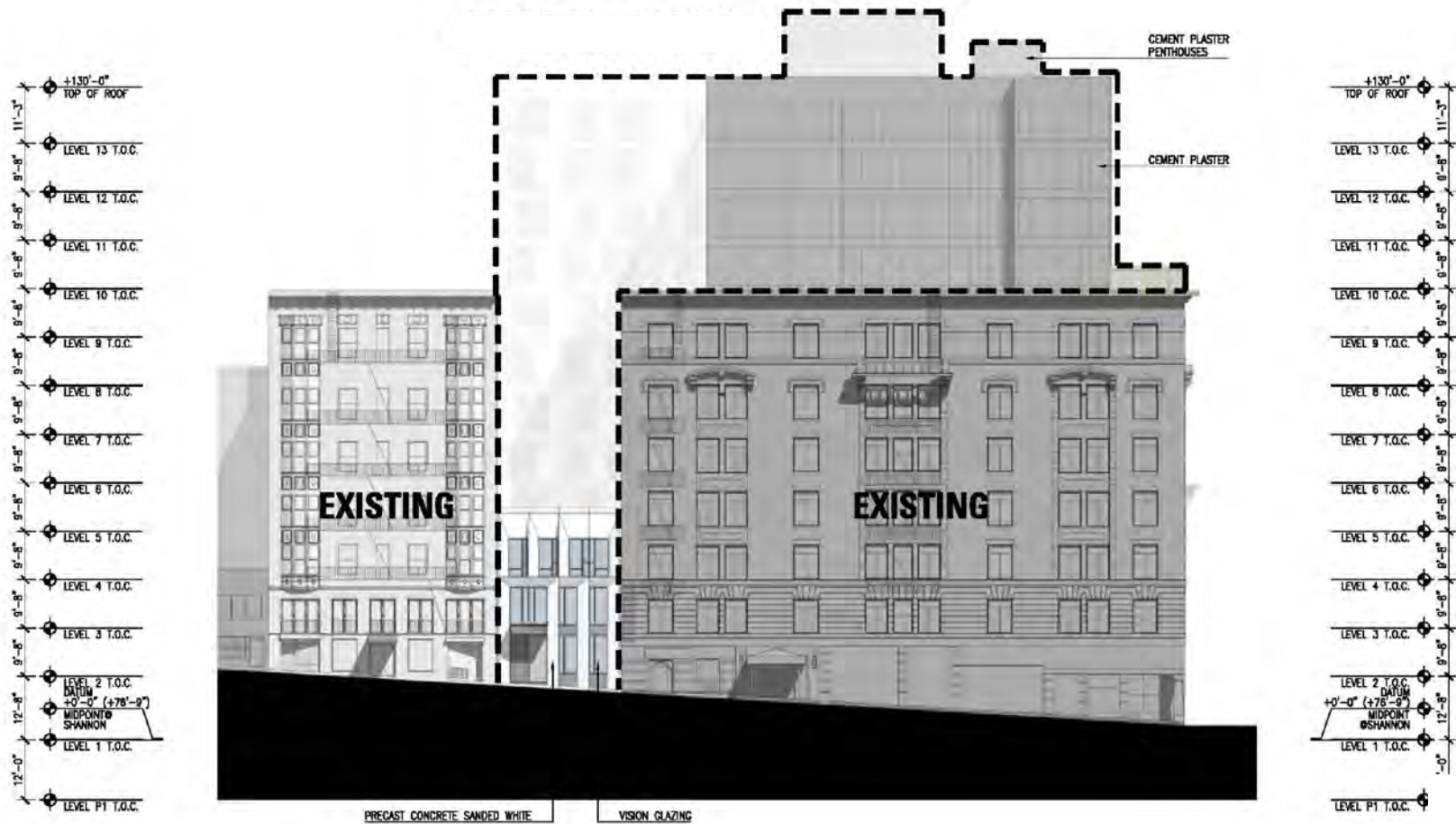
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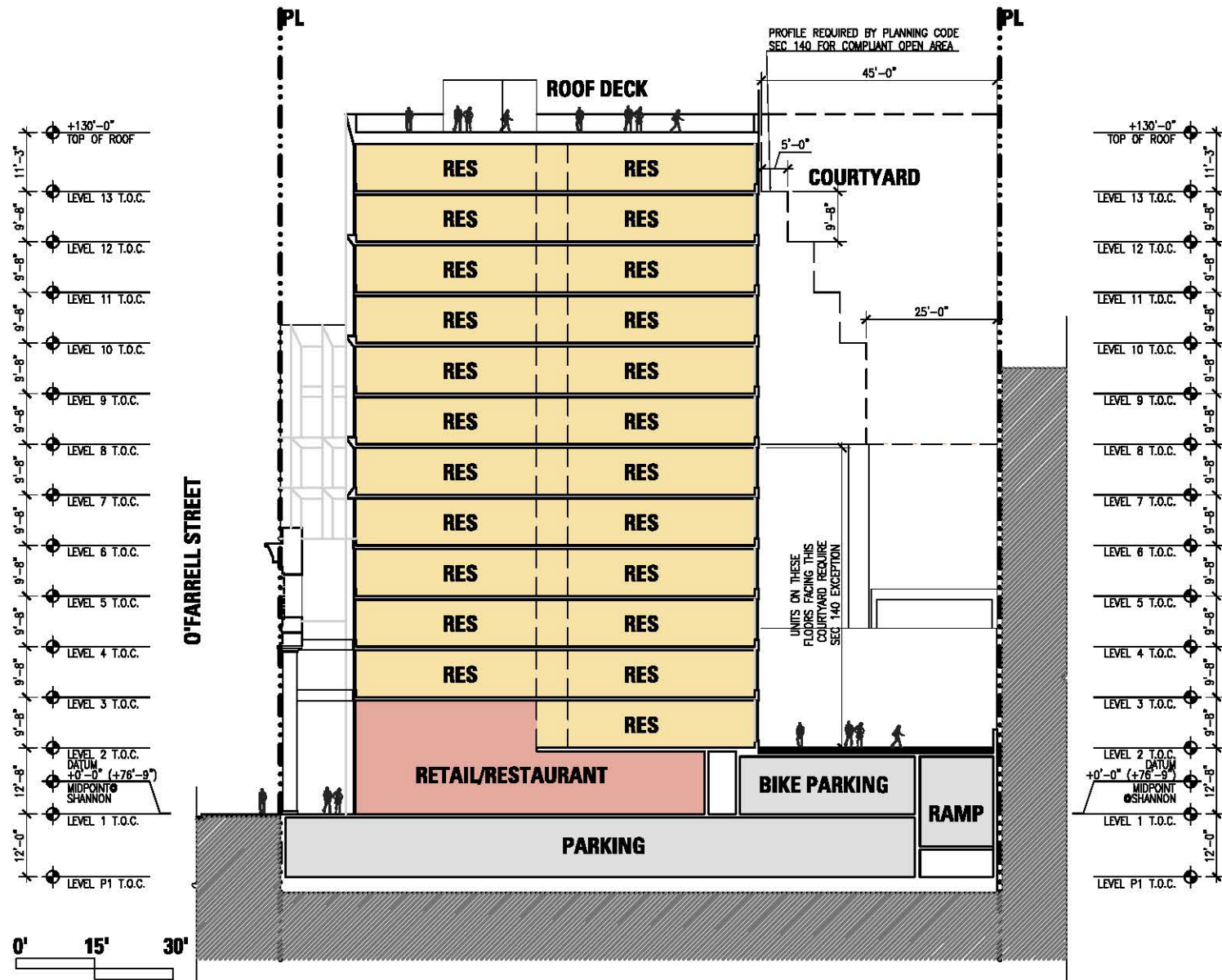
Figure 2-34
Preferred Project - Elevation - O'Farrell



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-35
Preferred Project - Elevation - Shannon

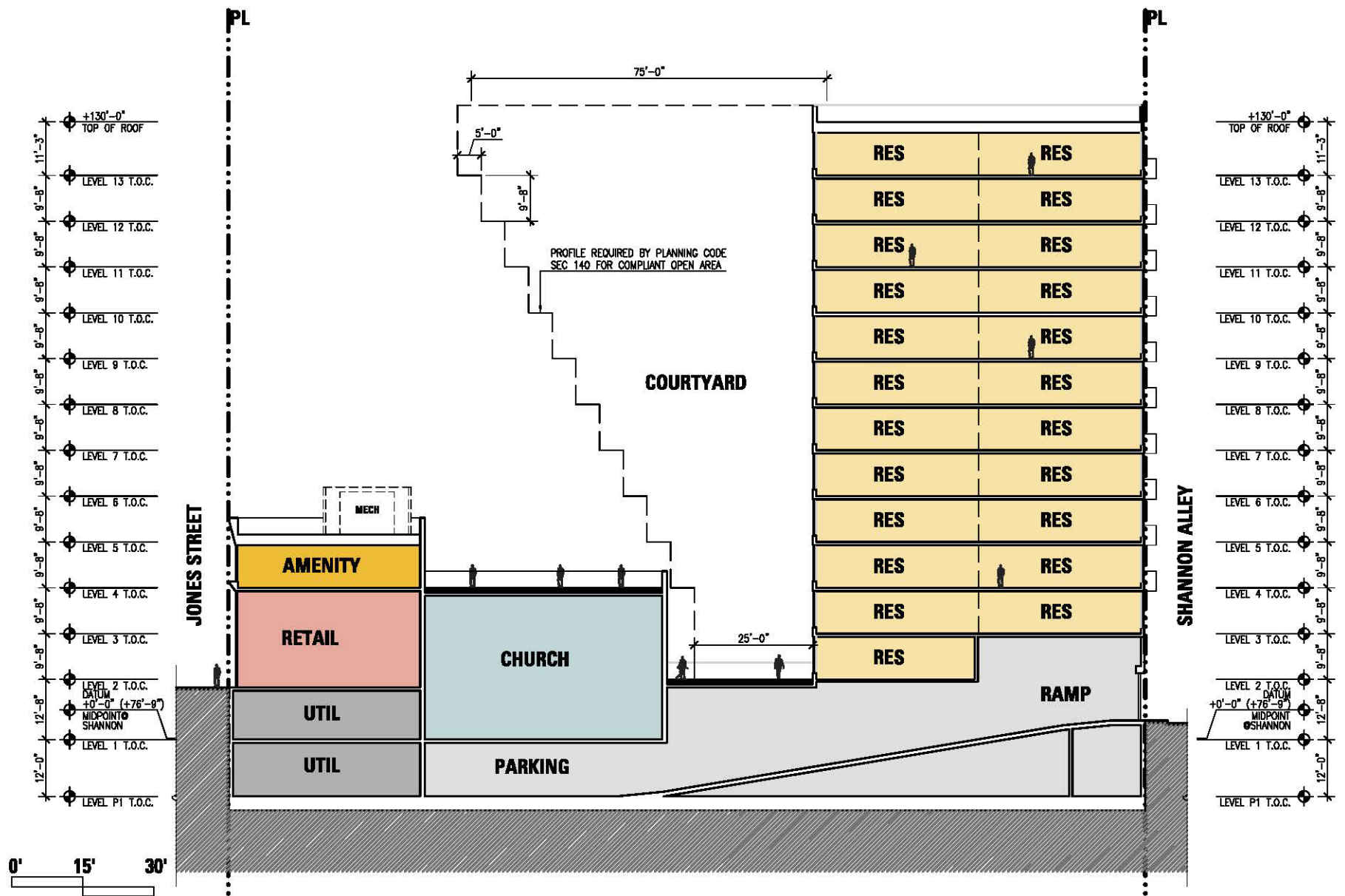




Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-37
Preferred Project Section – north/south



Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-38
Preferred Project Section – east/west

C. List of Persons Commenting

This RTC document responds to all comments received on the Draft EIR, including written comments submitted by letter, fax, or email, as well as written and oral comments presented at the public hearing on the Draft EIR at the Planning Commission on November 30, 2016. This section lists all agencies, organizations, and individuals who submitted comments on the Draft EIR. The commenters are listed below in Table C-1: Public Agencies Commenting on the Draft EIR, and Table C-2: Organizations and Individuals Commenting on the Draft EIR, along with the corresponding commenter codes used in Section D, *Comments and Responses*, and the comment format (email or public hearing transcript) and date. This RTC document codes the comments in three categories:

- Comments from agencies are designated by “A-” and the acronym of the agency’s name (i.e., “HPC” for “Historic Preservation Commission”).
- Comments from organizations are designated by “O-” and an acronym of the organization’s name.
- Comments from individuals are designated by “I-” and the commenter’s last name

Within each category, commenters are listed in alphabetical order by commenter code.

Table C-1: Public Agencies Commenting on the Draft EIR

Commenter Code	Name of Agency Submitting Comments	Comment Format	Comment Date
A-HPC	Andrew Wolfram, Historic Preservation Commission	Letter	11/20/2017
A-MOORE	Kathrin Moore, San Francisco Planning Commission	Transcript	11/30/2017
A-RICHARDS	Dennis Richards, San Francisco Planning Commission	Transcript	11/30/2017
A-JOHNSON	Christine Johnson, San Francisco Planning Commission	Transcript	11/30/2017

Table C-2: Organizations and Individuals Commenting on the Draft EIR

Commenter Code	Name of Organizations and Individuals Submitting Comments	Comment Format	Comment Date
O-NOMBA	North of Market Business Association	Email	12/11/2017
O-SFH 1	San Francisco Heritage	Email	12/11/2017
O-SFH 2	San Francisco Heritage	Transcript	11/30/2017
O-TAC	Tenant Associations Coalition	Email	12/09/2017
O-TT	Tenderloin Tenants	Email	12/10/2017
I-GREGORY	Amos Gregory	Transcript	11/30/2017
I-HACK 1	Richard Hack	Email	11/15/2017
I-HACK 2	Richard Hack	Email	11/20/2017
I-HACK 3	Richard Hack	Email	12/11/2017
I-HACK 4	Richard Hack	Email	12/11/2017
I-HACK5	Richard Hack	Transcript	11/30/2017
I-HONG	Dennis Hong	Email	12/11/2017
I-NAGEL 1	Barbara Nagel	Email	11/27/2017
I-NAGEL 2	Barbara Nagel	Email	11/30/2017
I-PATTERSON	Ryan J. Patterson	Email	12/11/2017
I-STEARNES	Jared Stearns	Email	11/07/2017
I-UNIDENTIFIED 1	Unidentified Commenter #1	Transcript	11/30/2017
I-WANZER	Lizette Wanzer	Email	11/06/2017

D. Comments and Responses

This section summarizes the substantive comments received on the Draft EIR and presents the responses to those comments.

Comments have been assigned unique comment codes and organized by topic. Comments related to a specific Draft EIR analysis or mitigation or improvement measure are included under the relevant topical section. Within each topical section, similar comments are grouped together under subheadings designated by the topic code and a sequential number. For example, the first group of comments in the Cultural Resources subsection, coded as “CR,” is organized under heading CR-1. The order of the comments and responses in this section is shown below, along with the prefix assigned to each topic code.

Topic	Topic Code
Project Description	PD
Plans and Policies	PP
Historic Architectural Resources	CR
Alternatives	AL
Land Use and Land Use Planning	LU
Population and Housing	PH
Transportation and Circulation	TR
Noise	NO
Air Quality	AQ
Wind and Shadow	WS
Geology and Soils	GE
Hazards and Hazardous Materials	HZ
General Comment	GC
Other CEQA Considerations	OC

Each comment is presented verbatim, except for minor typographical corrections, and concludes with the commenter’s name and, if applicable, title and affiliation; the comment source (i.e., public hearing transcript or letter); the comment date; and the comment code. For the full text of each comment in the context of the public hearing transcript or each comment letter, the reader is referred to RTC Attachments A and B.

Following each comment or group of comments, a comprehensive response is provided to address issues raised in the comments and clarify or augment information in the Draft EIR, as appropriate. The responses provide clarification to Draft EIR text and may also include revisions or additions to the Draft EIR. Revisions to the Draft EIR are shown as indented text, with new text double-underlined and deleted material shown with ~~strike through~~. Corrections and/or clarifications to the Draft EIR presented in the responses are repeated in Section E, *Draft EIR Revisions*.

D.1 Project Description

The comments and corresponding responses in this section cover topics in Draft EIR Chapter 2, *Project Description*. These include topics related to:

- Comment PD-1: Project Characteristics
- Comment PD-2: Project Objectives

Comment PD-1: Project Characteristics

This response addresses the following comments:

- I-HONG-2
- I-HONG-3
- I-PATTERSON1-1
- I-WANZER-1
- I-WANZER-2

“Housing: Would it be possible to see a few three-bedroom units?” (*Dennis Hong, Email, December 11, 2017 [I-HONG-2]*)

“Projects Architectural Design and Aesthetics: Color and materials are personal. But I studied and practiced both architecture and urban design, but, now retired. I would like to see more information as to the type of materials and colors being proposed for the building’s exterior.

- a. The project elevation drawings does an excellent job with communicating what this may look like, vs. black and white elevations. (Just a simple CEQA issue. I believe this issue is being currently reviewed with CEQA and may soon be a requirement down the road – project description may need more detail.)
- b. The proposed open space is another positive to this project and the added trees, including the roof top open space.
- c. I would like to see in the Final EIR – a Visual Simulation of the project. A poorly and or the use of materials/color could have a major impact on the project.” (*Dennis Hong, Email, December 11, 2017 [I-HONG-3]*)

“Dear Mr. Patterson,

“We are pleased to present this Structural Engineering Peer Review letter of the proposed development at 450 O’Farrell Street in San Francisco, California. This Peer Review is being conducted on behalf of the Owner of the adjacent building at 540 Jones Street.

“We have prepared this letter in general accordance with our experience on similar and typical projects in San Francisco, California. We have a broad range of expertise and experience related to excavation shoring, structural foundation design, preservation of existing structures, compliance

with the SF Slope Protection Act and property line construction adjacency issues. While the particular shoring and excavation details of the Project have not been developed to-date, the recommendations herein are typical and usual for similar projects and thus we believe are appropriate to consider in the course of upcoming development. The attached CV for Andrew Scott, principal, provides a general outline of our relevant experience.

“This letter presents preliminary opinions related to property line construction considerations based on our present understanding of the proposed development. We have included a list of requested documents (see Documents Requested) that we believe should be provided to us to further refine our understanding of the project.

“Project Description

“450 O’Farrell is a new multi-story residential development replacing the existing Church of Christ, Scientist. The project has main frontage on O’Farrell with secondary frontage and a parking garage entrance on Shannon Street. A narrow portion of the building extends to Jones Street with a commercial space at street level and living units above. The details of the Jones frontage are not well defined in the materials reviewed to-date. Due to the parking garage and ramp, we envision the project will require excavation shoring along the property line with 540 Jones.

“540 Jones is a 6-story reinforced concrete Single Resident Occupancy (SRO) residential building constructed circa 1926. The building does not have a basement.” (*Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-1]*)

“What’s the proposed connection among the Church of Christ, Scientist; the restaurant; and the residential units?” (*Lizette Wanzer, Email, November 6, 2017 [I-WANZER-1]*)

“Good evening. Do you have an artist’s rendering of what the new 13-story structure will look like? Are we talking a residential, retail, and church all in one building? What’s the proposed connection among the Church of Christ, Scientist; the restaurant; and the residential units?” (*Lizette Wanzer, Email, October 27 [I-WANZER-2]*)

Response PD-1

The comments suggest that the proposed project provide more three-bedroom units, requests information on colors and materials, requests visual simulations of the project, clarification of the Jones Street frontage, details regarding excavation, and details concerning how the project components would be integrated.

Although the Draft EIR project would include predominantly studios, one- and two-bedroom units, it would also include four three-bedroom units. However, the Preferred Project would remove the three-bedroom units. This comment does not pertain to the adequacy or accuracy of the Draft EIR. The comment will be transmitted to city decision-makers for consideration in their deliberations on the proposed project.

Regarding the comment requesting clarification of the Jones Street frontage, the Jones Street frontage is illustrated in Figure 2-16 on p. 2-20 of Chapter 2, *Project Description*, of the Draft EIR. The level of detail provided in the Draft EIR is sufficient for CEQA analysis. Final elevation articulations, colors, and materials will be provided during the entitlement process. The city responded to the email from Lizette Wanzer (I-WANZER-2) on November 6, 2017, indicating that the church, restaurant/retail spaces, and residential uses would be integrated in one building with separate entrances.⁹ Figure 2-4 on p. 2-8 in Chapter 2 of the Draft EIR illustrates that the retail space, residential lobby, and new church would have separate entrances. Otherwise, there would be no direct connections between the church, the restaurant/retail spaces, and the residential units.

Regarding the comment pertaining to required excavation, the excavation activities of the proposed project would require the use of shoring and underpinning in accordance with the recommendations of the geotechnical report prepared for the project¹⁰ and San Francisco Building Code requirements. The project would entail excavation to a depth of approximately 16 feet below grade (8,900 cubic yards of excavation) to accommodate the underground parking level for vehicles and bicycles. The Department of Building Inspection (DBI) would review background information, including geotechnical and structural engineering reports, to ensure the suitability of the soils on the project site for development of the proposed project. The design-level geotechnical investigation would include an analysis of the potential for unstable soil impacts and inclusion of recommendations to address unstable soils as part of the design-level geotechnical investigation prepared for the proposed project.

Comment PD-2: Project Objectives

This response addresses the following comments:

- A-HPC-2
- A-HPC-3
- A-RICHARDS-3
- A-RICHARDS-5
- O-SFH1-2
- O-SFH1-4
- O-SFH1-6
- O-SFH2-2

“The HPC stated that the project sponsors’ objectives should be further defined and be less subjective.” (*Historic Preservation Commission, Email, November 20, 2017 [A-HPC-2]*)

⁹ Email communication from Jenny Delumo with Lizette Wanzer (may be found in Attachment B), November 6, 2017.

¹⁰ Langan Treadwell Rollo Preliminary Geotechnical Study 450-474 O’Farrell Street, San Francisco, California, September 8, 2014; Langan Treadwell Rollo Preliminary Geotechnical Study 532 Jones Street, San Francisco, California, April 13, 2015, available for review at 1650 Mission Street, Suite 400 as part of Case File No. 2013.1535ENV.

“The HPC agreed that the alternatives analyzed are adequate but the HPC generally disagreed with the assessment that the alternatives do not meet Objective #3 (Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years) as this objective is too vague and overly subjective; the HPC generally agreed that the project objectives should be less qualitative.” (*Historic Preservation Commission, Email, November 20, 2017 [A-HPC-3]*)

“I piggyback on many of the concerns of the public and well as Commissioner Moore. I did read this EIR. I took a special interest in it. I do agree with the HPC that the project sponsors’ objectives are vague. Especially as it is to construct a well-designed financially feasible mixed-unit building. What I read is, maximize my profit.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-3]*)

“I do question the ability to meet sponsors objectives on p. S-23 that in the full preservation alternative we can’t figure out where to put a light filled Christian Science reading room, a Sunday School and up to date children’s room, and et cetera, given the fact that potentially the congregation doesn’t number the hundreds. So, I’m very concerned about that.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-5]*)

“Moreover, the stated project objectives in the Draft EIR are impossibly subjective, unquantifiable, and self-serving, falling far short of the EIR’s core informational function to enable decision-makers to weigh environmental impacts and assess the feasibility of less harmful project alternatives.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-2]*)

“We are equally frustrated by the DEIR’s subjective and unquantifiable project objectives that inhibit meaningful consideration of preservation alternatives.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-4]*)

“II. The project objectives listed in the Draft EIR are vague, subjective, and unquantifiable.

“The Draft EIR fails to specify clear and quantifiable project objectives, undermining informed consideration of potentially feasible alternatives to demolition. For example, one project goal is to ‘construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community.’

“‘Financially feasible’ is not defined, nor is the ‘community’ that would purportedly benefit. (Because the project is primarily market-rate housing, it is unclear how the proposed units would contribute to the well-being of the immediate Tenderloin community.)

“Another goal listed in the Draft EIR is to ‘create a new church facility ... that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin.’ Yet the church has refused to disclose the size of the congregation or how many are served by its programs.¹ This lack of transparency makes it impossible to gauge the church’s existing neighborhood constituency and how many more are likely to benefit from the proposed project. It also deprives the city of basic information needed to understand how modifications to the proposed project would impede the church’s mission or free exercise of religion, or the likely burden on the church if the city were to adopt a preservation alternative.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-6]*)

¹ Public testimony at Planning Commission on November 30, 2017, suggests that the number of active congregants is very small, perhaps less than 10, with the church having a similarly low profile in the Tenderloin neighborhood.

“Although Heritage strongly supports the full preservation alternative, we are skeptical that deficiencies in the EIR will allow for fair consideration of preservation alternatives. First, the stated project objectives that will be used to judge their potential feasibility are vague and unquantifiable.

“For example, one objective is to quote, construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community. There is no definition of financially feasibility. Will any reduction in the number of units built render preservation alternatives infeasible? Who in the immediate community will benefit?

“Another stated objective is to quote, create a new church facility that will enable it to fulfill its mission. Even though the size of the congregation has not been disclosed, nor has the number of students that participate in the Sunday School program revealed. This makes it difficult for the public to understand the actual programmatic needs in minimum square footage requirements to fulfill the church’s mission on this site.” (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-2]*)

Response to PD-2

These comments state that the project objectives are vague, ambiguous, subjective, not quantifiable, and are not adequate to provide decision-makers with the ability to meaningfully assess environmental impacts and project alternatives of the proposed project.

CEQA Guidelines section 15124 provides further clarification of what the CEQA requirements for project objectives are and states that:

The description of the project shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the environmental impact...

(b) A statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.

The project sponsors developed the following objectives for the proposed project, as set forth in the Summary section of the EIR, on p. S-22:

- Develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco.
- Construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community, new retail space for the benefit of neighborhood residents and businesses, and a church facility that will allow the church to continue its active presence in the community into the future.
- Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin where it has been for more than 90 years, with a:
 - New Christian Science Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week;
 - Modern, welcoming, light-filled sanctuary for services and meetings, along with re-used church elements, including stained-glass windows, oculus skylight, pipe-organ, and oak pews;
 - Light-filled Sunday School and up-to-date Children's Room.
- Contribute toward the city goal of creating 30,000 housing units in an area that is identified for higher-density housing in proximity to downtown as well as local and regional transportation hubs (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]) and increase the affordable housing supply in San Francisco in accordance with city requirements.
- Implement the city's High-Density zoning designation for the site, which is in the North of Market Residential Special Use District, with new construction that conforms to the character of the UTRHD.
- Create new retail and other services and activate a vibrant, interactive ground plane for the project for the benefit of neighborhood residents and commercial enterprises.

Other commenters stated that the project sponsors' objectives are vague, ambiguous, and subjective, particularly the third project objective regarding creating a new church facility that would enable it to fulfill its mission. The following discussion clarifies this objective:

The first component of the third project objective calls for a Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week. Each Christian Science church is required by the denomination's by-laws to have a well-located Reading Room, which is essential to the completeness of the church's missionary work. The current church does not presently have a Reading Room, which is inconsistent with the by-laws of the denomination. Thus, the proposed project would include a Reading Room within the church's facilities in the area of the site currently occupied by the 474 O'Farrell Street building. Because the Reading Room must be well located, the project would install the Reading Room in the space along the proposed building's O'Farrell Street frontage where it can be more easily and directly accessible to the public. The proposed Reading Room would be open to the public during the week.

The second component of the third project objective calls for a welcoming, modern, well-lit sanctuary that reuses church elements from the existing building at 450 O'Farrell Street. To fulfill this portion of the objective, the sanctuary must be well designed and efficient in its use of the available space in order to accommodate comfortably all who may come to the church services, regular and special church meetings, and Christian Science lectures. The existing sanctuary is considered too large by the church, and dark and unwelcoming for the current congregation. The proposed sanctuary would incorporate some of the character-defining features of the 450 O'Farrell Street building, such as the stained-glass windows and stained-glass oculus skylight. These features would be re-installed from the 450 O'Farrell Street building to the church space within the proposed building at 474 O'Farrell Street once construction is completed. Select features from the existing structure at 450 O'Farrell Street would be removed, salvaged, and reinstalled in the new religious institution, including stained-glass windows, oculus skylight, pipe organ, and oak pews, the same as described in the Draft EIR.

Finally, also according to the church's by-laws, the proposed church space must include a Sunday School space for classes catering to children and young adults up to the age of 20.¹¹ The proposed project would include a Sunday School on the third floor of the area of the church facilities proposed at 474 O'Farrell Street that would be naturally lit through the repurposing and installation of a stained-glass oculus skylight in the ceiling, which would be naturally lit from above. The other spaces in the church would be naturally lit because they would be exposed to the large floor-to-ceiling windows installed along the building frontage on O'Farrell Street. The proposed project would also include a naturally lit Children's Room (a use also required by the church's by-laws) for infants and children too young for Sunday School, who would be cared for while their parents attend services and meetings in the nearby sanctuary.

These project objectives are adequate for CEQA purposes. Project objectives need not be quantifiable to provide meaningful information to the decision-makers to evaluate feasible alternatives. Objectives should be developed with sufficient detail to inform the decision-makers in their consideration of the merits of identified alternatives but should not be so narrow or specific as to eliminate feasible alternatives. In compliance with CEQA Guidelines section 15124, the project sponsors' objectives include the underlying purpose of the project (i.e., to develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco). The objectives also include further detail as to the objectives for the individual components of the mixed-use project (i.e., residential, commercial, and church uses).

One of the commenters states that "financially feasible" is not defined. "Feasible" is defined in CEQA as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors" (CEQA Guidelines section 15364). Financial feasibility typically means that development of an individual project would present an acceptable rate of return on investment and would not result in costs

¹¹ Fifth Church of Christ, Scientist Church, Manual By-Laws, Article XX. By-laws governing the functions of Sunday Schools are found in, Article XX, Sections 1, 2, and 3, pp. 62 and 63. By-laws governing the Sunday School order of service are found on p. 127 of the Church Manual.

exceeding revenue. The project sponsors have prepared a financial feasibility analysis of the proposed project and the project alternatives that will be peer-reviewed by a third party and considered by the decision-makers at the time of project approval or disapproval.

Another comment states that the size of the congregation has not been disclosed, nor has the number of students that participate in the Sunday School program been revealed, asserting that this lack of information makes it difficult for the public to understand the actual programmatic needs in minimum square footage requirements to fulfill the church's mission. The by-laws of the Christian Science denomination prohibit publication of the number of branch church members.¹² The exact number of the church's members is not required for the Draft EIR analysis because the proposed project is not being built to accommodate an existing need; it is being built to accommodate future users of the proposed church and local residents of the community. The size of the sanctuary must accommodate all who come to church services, regular and special church meetings, and Christian Science lectures; the sanctuary would include a new Christian Science Reading Room.¹³ The bronze doors at the building's entrance prevent natural light from reaching the interior. This creates a space that inhibits social activities and events important to the congregation. In addition, the Sunday School is currently located below grade in a windowless location that is difficult to access.

The project objectives are sufficiently defined in the Draft EIR to allow meaningful comparison of the proposed project and the alternatives' ability to meet them. The information above in this response was provided to clarify the project objectives. Ability to meet project objectives is only one aspect of the proposed project that is considered by the decision-makers when taking action on the project. These comments are noted and will be transmitted to city decision-makers for consideration in their deliberations on the proposed project. Please see Response AL-1, pp. 57 and 58, for discussion of the alternatives to the proposed project.

D.2 Plans and Policies

The comments and corresponding responses in this section cover topics in Draft EIR Chapter 3, *Plans and Policies*. These include topics related to:

- Comment PP-1: Status of Historic Preservation Element
- Comment PP-2: Consistency of the project with the *Planning Code* and *Zoning Ordinance* with regard to height limits and massing
- Comment PP-3: Consistency of the project with the *California Health and Safety Code*

Comment PP-1: Status of Historic Preservation Element

This response addresses the following comments:

- A-RICHARDS-1
- A-RICHARDS-2
- A-RICHARDS-9

¹² Church of Christ, Scientist Manual By-Laws, Numbering the People, Article VIII, Section 28, p. 48.

¹³ The requirement for a Reading Room is in the Church Manual By-Laws, "Reading Rooms, Establishment," Article XXI, Section 1, pg. 63.

COMMISSIONER RICHARDS: “Thank you. I guess quest -- overall question, Mr. Buhler. You might be the only person here -- maybe Commissioner Moore might understand -- know this. I read in the introduction, we have a preservation element that has been sitting on the shelf in draft form for something like 10 years. Can you tell me as a layman, not a member of the department what your impression of that is, and why we don't have it adopted?”

MIKE BUHLER: “I honestly don't know. There were open public meetings held about that two years ago on the element. And a lot of optimism that it was going to finally be up for adoption. And so, I haven't checked in on that recently.”

COMMISSIONER RICHARDS: “Is that responsibility of the HPC or us?”

MIKE BUHLER. I’m not sure.” (*San Francisco Planning Commission, Commissioner Richards, Public Hearing Transcript, November 30, 2017 [A-RICHARDS-1]*)

“Okay. I’m -- uh -- I’m -- Jonas, can you add that to the action item list? Status of the preservation element. Whether it’s something we want to put on the schedule or it’s an HPC item that maybe they want to visit. If it’s been 10 years, maybe it’s something -- sometime we take a look at it. Thank you.” (*Dennis Richards, Public Comment, November 30, 2017 [A-RICHARDS-2]*)

“Thank you. I think one other thing and this is outside of CEQA. And thank you for reminding me Commissioner Johnson. I would love to understand is how this project would relate should we have the preservation alternative adopted. So, there was some -- I call it ‘skinny language’ around what we have existing on urban design and one of the temporary planning elements, from Prop M but that is kind of it. So, if it actually -- but it doesn't have to go into the EIR, but maybe you can inform us when the project comes. What would it be if we actually had drafted -- approved the preservation element.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-9]*)

Response PP-1

These comments request information on the status of the Historic Preservation Element of the General Plan. The Historic Preservation Element is now called the Heritage Conservation Element. These comments do not address the adequacy or accuracy of the Draft EIR. The Historic Preservation Commission is responsible for providing recommendations with regard to the Heritage Conservation Element currently being drafted. Public hearings at the Planning Commission and Historic Preservation Commission were held on six separate occasions in 2014 and 2015 to discuss draft Heritage Conservation Element policies. The draft Heritage Conservation Element remains active, and is currently being prepared by the Planning Department. Next steps involve public outreach and environmental review, which are scheduled to occur in 2018. These comments will be transmitted to city decision-makers for consideration in their deliberations on the proposed project. After environmental review of the draft Heritage

Conservation Element is complete, the HPC and San Francisco Planning Commission would pass a resolution at a public hearing to recommend that the San Francisco Board of Supervisors adopt the element. The Board of Supervisors would then consider adoption of the proposed element at a public hearing. The date of these public hearings are currently unknown.

Comment PP-2: Consistency with Planning Code and Zoning Ordinance with Regard to Height Limits and Massing

This response addresses the following comments:

- O-TAC-10
- O-TT-8
- I-HACK4-10
- I-HACK5-2

“The massing of the site to 150 feet in an 80 foot NOMSUD again is out of character for the neighborhood.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-10]*)

“We believe the purposed [sic] build is...double the size of what the *Planning Code* allows” (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-8]*)

“The proposed project is unduly massive and asks for numerous exemptions.” (*Richard Hack, Public Comment, November 30, 2017, I-HACK5-2*)

Response PP-2

These comments concern consistency of the project with plans and policies with regard to height and massing and exemptions requested by the applicant. With regard to consistency of the proposed project with plans and policies, including the *San Francisco Planning Code* and *Zoning Ordinance*, applicable plans and policies are discussed in detail in Chapter 3, *Plans and Policies*, of the Draft EIR. As discussed on p. 3-3 of the Draft EIR, the proposed project is located in the RC-4 (Residential-Commercial, High Density) Zoning District. The requirements associated with the RC-4 Zoning District are described in section 209.3 of the *Planning Code* with references to other applicable articles of the *Planning Code* as necessary (e.g., for provisions concerning parking, rear yards, height and bulk limits). Within the RC-4 Zoning District, retail uses on the ground floor with residential uses above, as proposed by the project, are principally permitted. New religious institutions (churches) are a conditionally authorized use.

As noted in Section B, *Project Setting*, of the Initial Study, buildings in the project vicinity vary widely in height, ranging from a handful of single-story (30-foot-tall) retail buildings to 30-story (about 400-foot-tall) hotels along Geary Street, such as the Westin St. Francis Hotel, located two blocks northeast of the project site. Most structures nearby are two to seven stories in height, or about 40

to 90 feet tall. Some structures in the project site vicinity are taller, such as the 46-story Hilton (488 feet tall), which is approximately one half block east of the project site at the corner of O'Farrell Street and Taylor Street.

As noted in section 3.1.2.3, Height and Bulk Controls, beginning on p. 3-3 of the Draft EIR, the project site is within an 80T-130T Height and Bulk District. This district allows for an 80-foot base height limit, with special exceptions from the base height of 80 feet up to 130 feet with the condition that the applicant pay a fee for the incremental increase to the City Controller, to be deposited in the North of Market Affordable Housing Fund (per section 263.7 of the *Planning Code*). Additionally, conditional use authorization is required for heights greater than 50 feet on lots with street frontage wider than 50 feet within the RC-4 Zoning District (pursuant to section 253(b)(1)) and for the heights between 80 feet and 130 feet in the 80-130-T height and bulk district. The proposed project would be 130 feet high, measured from top of curb to the top of the roof. Various rooftop elements would extend from the rooftop, including an elevator overrun up to 20 feet above the top of roof. The stair penthouses and mechanical screening would be extended up to 12 feet above the top of roof. Mechanical screening and rooftop elements would be exempt from the building height limit per section 260(b)(1)(B) of the *Planning Code*.

The applicant is seeking a Planned Unit Authorization development approval through the conditional use authorization process per section 304 of the *Planning Code*. The project sponsors would seek authorization from the Planning Commission for demolition of five existing residential units at 532 Jones Street, pursuant to *Planning Code* section 317(g)(5), for construction of a building greater than 50 feet in height in the RC-4 district, with street frontage greater than 50 feet, pursuant to section 253(b)(1). Through the Planned Unit Development process, the project is also seeking modifications to the rear-yard requirement, per section 134(g); the off-street loading requirement, per section 152; and the permitted obstructions for the balconies over Shannon Street, per section 136 (c)(1). It is also seeking an exception to the dwelling unit exposure requirement under section 140 of the *Planning Code*. Please refer to *Chapter B, Project Description and Draft EIR Analysis Revisions*, of this document, which lists the project approvals of the Preferred Project. The Preferred Project would not change these required entitlements except for the balconies. It will be the responsibility of the Planning Commission to review and weigh the benefits of the project against these considerations prior to approval of any of the requested exemptions.

Comment PP-3: Consistency with the California Health and Safety Code

This response addresses the following comment:

- O-TT-5

“The developer of this project fails to provide sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be ‘affordable rent’ for lower income, very low income, and extremely low income households, as determined pursuant to section 50053 of the *Health and Safety Code*.” (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-5]*)

Response PP-3

This comment states that the proposed project is not consistent with section 50053 of the *California Health and Safety Code*. *California Health and Safety Code* section 50053 pertains to rental housing development projects that received federal assistance prior to January 1, 1991. The proposed project is not subject to the provisions of this section, which regulates development projects that received federal assistance as defined in section 50055 prior to 1991 and a condition of that assistance is compliance with that section. Therefore, this regulation does not apply to the project. No further response is required.

D.3 Cultural Resources

The comments and corresponding response in this section cover topics in Draft EIR Chapter 4, *Environmental Setting and Impacts*; additional topics related to Cultural Resources are discussed in the Initial Study Section E.3, *Cultural Resources*. These include topics related to:

- Comment CR-1: Impact on Historic Architectural Resources
- Comment CR-2: Façadism
- Comment CR-3: Historic Resources Mitigation

Comment CR-1: Impact on Historic Architectural Resources

This response addresses the following comment:

- A-HPC-1

“The HPC concurred with the conclusions in the Draft EIR that the proposed project does not meet the Secretary of the Interior’s Standards and will result in a significant, unavoidable impact to the identified individual historic resource at 450 O’Farrell Street. The HPC commented that the Fifth Church of Christ, Scientist is an important structure in the Uptown Tenderloin National Register District and that it is highly unfortunate that the building will be removed.” (*Historic Preservation Commission, Email, November 20, 2017 [A-HPC-1]*)

Response CR-1

This comment acknowledges the Historic Preservation Commission’s concurrence with the conclusions in the EIR that the project does not meet the Secretary of the Interior’s Standards and would result in a significant impact on historic architectural resources. No further response is required.

Comment CR-2: Façadism

This response addresses the following comments:

- A-JOHNSON-1
- A-JOHNSON-2
- O-SFH1-1

- O-SFH1-3
- O-SFH1-5
- O-SFH2-1
- I-HONG-5

“Thank you. This is an EIR hearing. So there are many aspects of this project that are not that great and are troubling, but they would come up when we look at the project. I will mention something about the issues with façadism and this project. And I do think that there are issues with the displacement in the housing and some other areas, which will be duly gotten to with the project. But I think the façadism has a direct impact on our analysis in the EIR. I don't believe that the HPC has issued there - - I think we are working on a report, or it is in process or maybe there was one about guidelines on façadism looking at other urban areas. I'm thinking of Seattle, which actually did quite a bit of it and in some other cities.

“We don't have those same guidelines on what we do and do not what with façadism and what we do or do not consider an impact on historic and on how you can use façadism to protect historic properties or to maintain an essence of its historicness [sic] with it. We don't have those guidelines. And therefore, I'm a little challenged by what the EIR actually stated about the partial preservation alternative, and how that actually does or does not impact the historic resource with their idea for façadism and keeping the colonnades. I think that the person from the Historic Society came up and had mentioned something along those lines.” (*Christine Johnson, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-JOHNSON-1]*)

“So, I would like the department to respond to that in terms of what are our guidelines of façadism? And if you do not have any, what are our thoughts on it thus far and the impact of the historic process -- or historic preservation of this building?

“I would just point out one thing that made me really -- you know, I was thinking about it when I saw -- when I read the alternative. But what really made me think about it was former Planning Commissioner David Prowler, who was around for a while. He wrote a blog post recently about preservation and he actually juxtaposed a number of -- his post stated with the ‘I’ Hotel, but it talked about a number historic buildings that have been redeveloped overtime and sort of the before and after. And I’m kind of seeing that this one can fit in as another one of those before and afters. So I just want to make sure that -- façadism can be done right, but I am not sure that that is what is present in the project EIR here.” (*Christine Johnson, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-JOHNSON-2]*)

“Good evening, Ms. Delumo. Attached please find San Francisco Heritage’s comments on the Draft EIR for the 450–474 O’Farrell Street/532 Jones Street Project. As we have previously testified at the Historic Preservation Commission and Planning Commission, Heritage is deeply troubled by the proposed demolition of the historic Fifth Church of Christ, Scientist building, which has been determined individually eligible for the California Register of Historic Resources.

“In our view, the proposed project’s token gesture to retain only the colonnade is not only contrary to the Planning Department’s draft policy against façadism, but would exacerbate already significant adverse impacts on historic resources.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-1]*)

“On behalf of San Francisco Heritage, thank you for the opportunity to comment on the Draft Environmental Impact Report (Draft EIR) for the 450–474 O’Farrell Street/532 Jones Street Project (Fifth Church of Christ). These comments summarize feedback from Heritage’s Projects & Policy Committee, which reviewed the project on August 30, 2017. As noted in our testimony to the Historic Preservation Commission and Planning Commission, Heritage is deeply troubled by the plan to demolish Fifth Church of Christ, Scientist, retain a piece of its façade, and relocate other historic features.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-3]*).

“I. The proposed demolition of Fifth Church of Christ, Scientist would result in significant adverse impacts on historic resources.

“The proposed project would demolish Fifth Church of Christ, Scientist, built in 1923 and found to be individually eligible for the California Register of Historic Resources. In an apparent effort to mitigate the damage, the church’s colonnade would be partially retained and incorporated into the new building. Although well intentioned, Heritage feels that this token gesture would only exacerbate impacts on historic resources. The visually jarring pastiche of historic elements and contemporary glazing is not only confusing to the public, but inconsistent with the prevailing character of the surrounding Upper Tenderloin Historic District.

“Amid San Francisco’s ongoing development boom, facade retention has increasingly been approved by the city as mitigation for projects that would otherwise fully demolish eligible historic resources (e.g., 1500 Mission Street Project, 1634-1690 Pine Street Project/The Rockwell). The practice of ‘façadism’ is inconsistent with the *Secretary of the Interior’s Standards* and widely condemned by the national and international preservation community.¹

“The alarming popularity of façade retention in San Francisco has prompted the Historic Preservation Commission to develop a façadism policy that discourages its practice, defines minimum preservation standards, and offers alternative, more meaningful mitigation strategies. The draft HPC policy states that ‘character-defining features need to be retained to avoid an end product that looks more like a hollow vestige than a public benefit.’ If approved, the 450 O’Farrell Project would embody the “hollow vestige” decried by the HPC.”² (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-5]*).

¹ Stripped of everything but its façade, a building loses its integrity and significance, rendering it an architectural ornament with no relation to its history, function, use, construction method, or cultural heritage.” Woo, Eugenia. “What Price Facadism? Authenticity and Integrity in Historic Preservation,” ARCADE 33.2, fall 2015. See <http://arcadenw.org/article/what-price-facadism>.

² It is important to distinguish the proposed project here from the vast majority of facadism projects in San Francisco. Rarely is an individually eligible resource slated for façade retention; facadism projects typically involve contributory resources or “character” buildings. By contrast, 450 O’Farrell is fully intact—inside and out—and is architecturally significant for both its exterior and interior features.”

“Good evening, Commissioners. Mike Buhler on behalf of San Francisco Heritage. Heritage board recently reviewed this project in August and is deeply troubled by several aspects of the proposed project and the EIR. In our view, the token preservation of the colonnade, and not even the entire facade as claimed earlier, does not mitigate but only exacerbates significant adverse impacts on historic resources.

“The proposed project flies in the face of the draft façadism policy currently being considered by the Historic Preservation Commission. That policy states that quote, character-defining features need to be retained to avoid an end product that looks more like a hollow vestige than a public benefit. If approved, this project will be the hollow vestige decried by the HPC’s façadism policy. It will mock, in our view, the city’s preservation protections. It is important to distinguish this project from other façadism projects that have come before you involving lesser buildings.

“450 O’Farrell is in a different category because it is both individually eligible for listing in the California Register and is fully intact, both inside and out.” (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-1]*).

Response CR-2

These comments express concerns regarding façadism¹⁴ as part of the project design. Commenters also express concern regarding the potential inconsistencies of the project with draft façadism guidelines that are currently being considered by the Planning Department in consultation with the Historic Preservation Commission. The Draft EIR accurately analyzed the physical environmental impacts of the proposed project and acknowledges the significant and unavoidable impact to the building at 450 O’Farrell Street, which has been found to be eligible for individual listing in the CRHR under Criterion 3 (architecture and construction), resulting from demolition of the building and with retention of the colonnade. The Draft EIR analysis includes a discussion of the project’s consistency with the Secretary of the Interior’s Standards for Rehabilitation and concludes that the project does not meet the Secretary’s Standards and that “a majority of the resource would be demolished and the impact to 450 O’Farrell Street building would not be reduced to less-than-significant levels under CEQA because the resource would no longer be able to convey its historical significance” (Draft EIR p. 4-32). Retention of the existing columned church facade is part of the proposed project as a design feature, and is not proposed as a mitigation measure to reduce the identified significant and unavoidable impact to historic architectural resources. The mitigation measures calling for documentation, interpretation, and salvage are what would reduce the impact of the proposed demolition and partial retention of the façade, but not to a less-than-significant level (Draft EIR p. 4-34). The draft façadism policy would not change the analysis of the proposed project or partial preservation alternative, and it should be noted that the proposed project and the partial preservation alternative would still result in significant and unavoidable impacts to historic architectural resources.

¹⁴ Defined by www.dictionary.com as the principle or practice of preserving the fronts of buildings that have elegant architectural designs; the construction of a modern building behind its old or original front. Available: <http://www.dictionary.com/browse/facadism>. Accessed: April 4, 2018.

The Planning Department’s staff and the Historic Preservation Commission have held several public hearings to develop potential parameters of “facadism” in development projects, however, an official Department policy has not been finalized or issued. The draft facadism policy has not yet been finalized or adopted by the City, and thus does not apply to the proposed project. Furthermore, the practice of retaining the façade of historic building for urban design purposes is not a CEQA consideration, and rather it may be considered by decision-makers in their deliberations on the proposed project. The EIR accurately analyzed the project and found that it would not be consistent with the Secretary’s Standards for the Treatment of Historic Properties and the demolition and significant alteration of the historic resource at 450 O’Farrell would materially impair the historical resource under CEQA Guidelines section 15064.5(b). Therefore, the Draft EIR has adequately disclosed the significant and unavoidable impact of the proposed project.

Comment CR-3: Historic Architectural Resources Mitigation

This response addresses the following comments:

- I-PATTERSON2-1
- I-PATTERSON2-2
- I-PATTERSON2-3

“Good evening, Commissioners. Ryan Patterson. I represent 540 Jones Street, Hotel LLC. We have some significant concerns about the Draft EIR, which we anticipate submitting in written form during the comment period. But for today, we are particularly concerned about impact CR3. Quote, construction activities for the proposed project could result in physical damage to adjacent historic structures -- resources. My client’s building at 540 Jones Street is identified in the Draft EIR as an adjacent historic resource.” (Ryan J. Patterson, *Public Comment*, November 30, 2017 [I-PATTERSON2-1])

“Mitigation measures CR3-A, requires a vibration monitoring and management plan. But the plan is almost completely undefined and left to be worked out in the future.” (Ryan J. Patterson, *Public Comment*, November 30, 2017 [I-PATTERSON2-2])

“Likewise, Mitigation Measure CR3-B requires, quote construction best practices for historical architectural resources. This mitigation measure is also totally undefined leaving the adjacent historical resources in real danger of significant damage.” (Ryan J. Patterson, *Public Comment*, November 30, 2017 [I-PATTERSON2-3])

Response CR-3

These comments pertain to potential damage to adjacent historic architectural resources from construction and express concern about the mitigation measures proposed to protect these adjacent resources.

The first of these comments states that construction of the proposed project could result in damage to adjacent historic resources. As noted in Chapter 4, *Environmental Impacts and Mitigation*, on p. 4-6 of the Draft EIR, Impact CR-3, the project site is within 50 feet of seven contributing resources to the UTNRHD: 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street. The EIR acknowledges that these buildings could be susceptible to ground-borne vibration from demolition and construction activities on the project site, including demolition and the use of heavy equipment near adjacent buildings, which could cause ground-borne vibration that could materially impair the identified adjacent buildings. Mitigation Measure CR-3a: Vibration Monitoring and Management Plan, and Mitigation Measure CR-3b: Construction Best Practices for Historical Architectural Resources, would apply to any components of the proposed project that would result in ground-disturbing activities. These measures would require, among other things, the project sponsors to prepare a pre-construction assessment of nearby historic architectural resources identified above in the UTNRHD, to prepare a vibration management and monitoring plan, to protect the adjacent resources from damage from vibration or differential settlement caused during construction. This plan would set a performance standard of a maximum vibration level of 0.2 inch per second, or another level determined by a site-specific assessment, and use construction best practices to avoid vibration damage to adjacent and nearby historic buildings based on that performance standard. In addition, monitoring would be required to document and remediate any damage to adjacent and nearby historic buildings caused by construction activities at the project site. These mitigation measures would reduce any potential damage to adjacent structures from construction to less than significant.

The remaining two comments state that the mitigation measures in the EIR are undefined. Mitigation Measures CR-3a (Table S-3, p. S-6 of the EIR) includes specific requirements for completion of a pre-construction assessment of the identified adjacent contributing resources to the UTNRHD at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Mitigation Measure CR-3a requires written and photographic documentation of existing conditions of the adjacent historic structures through a pre-construction assessment, as well as a vibration management and monitoring plan. Mitigation Measure CR-3b would require construction documents to implement all feasible means to avoid damage to adjacent historic structures.

The mitigation measures include performance standards that require plans to be prepared to monitor impacts; if impacts are detected, the conditions that caused the impacts will cease or be avoided. For example, under Mitigation Measure CR3-a, “Should vibration levels be observed in excess of the standard, or if damage to adjacent buildings is observed, construction shall be halted and alternative techniques put in practice, to the extent feasible” (Draft EIR p. 4-38). Although the mitigation measures themselves do not provide all of the details for avoiding physical damage to adjacent buildings caused by vibration, they adequately establish performance standards and milestones for preparation of detailed plans for Planning Department review, which would be necessary to ensure that development, implementation, and enforcement of the plans would reduce the potential impact to less-than-significant levels. However, to further clarify the types of alternative techniques that could be employed as part of Mitigation Measure CR-3a, as shown in Section E, *Draft EIR and Initial Study Revisions*, of this RTC document (p. 107), the text of the

measure has been revised as shown below. These revisions do not change any of the analyses or conclusions of the EIR. Therefore, recirculation of the EIR or a section of the EIR is not required.

Mitigation Measure CR-3a: Vibration Monitoring and Management Plan

The project sponsors shall retain the services of a qualified structural engineer or vibration consultant and a preservation architect who meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the identified adjacent contributing resources to the Uptown Tenderloin National Register Historic District at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O'Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Prior to any demolition or ground-disturbing activity, the Pre-Construction Assessment shall be prepared. It shall contain written and photographic descriptions of the existing condition of visible exteriors from the public rights-of-way of the adjacent buildings and interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the demolition and site permit applications. The structural engineer and/or vibration consultant, in consultation with the preservation architect, shall develop, and the project sponsors shall adopt, a vibration management and continuous monitoring plan to protect the adjacent historic buildings against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be 0.2 inch per second, or a level determined by the site-specific assessment made by the structural engineer and/or the vibration consultant in coordination with the preservation architect for the project. The vibration management and monitoring plan shall document the criteria used in establishing the maximum vibration level for the project. In addition, this plan shall state the maximum settlement levels not to be exceeded at each building and shall be a range from 3/8-inch to monitor activities; 1/2-inch for construction to be halted; or a level determined by the site-specific assessment made by the structural engineer in coordination with the preservation architect for the project. This settlement criteria shall be included in the requirements of the vibration management and monitoring plan. The vibration management and monitoring plan shall include pre-construction surveys and continuous vibration monitoring throughout the duration of the major construction project activities that would require heavy-duty equipment to ensure that vibration levels do not exceed the established standard. The vibration management and monitoring plan shall be submitted to the Planning Department's preservation staff prior to issuance of demolition or site permits. Should vibration levels be observed in excess of the standard, or if settlement to adjacent buildings occurs to the level where damage to the building is observed, construction shall be halted and alternative protective measures shall be put in practice. Alternative protective measures may include, but would not be limited to, additional underpinning, additional shoring, grouting, and soldier piles. Appropriate protective measures to prevent damage to adjacent buildings shall be determined on a case by case basis. Should construction of the proposed project result in any damage to adjacent buildings, repairs may be completed as part of the project. The structural engineer and/or vibration consultant and the historic preservation consultant shall conduct regular periodic inspections of digital

photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-Construction Assessment with the consent of the building owner.

The EIR includes mitigation measures that are adequately detailed with performance standards that meet the requirements of CEQA Guidelines section 15126.4 that mitigation must be fully enforceable through permit conditions, agreements, or other legally binding instruments. The project sponsors have executed an Agreement to Implement Mitigation Measures and Improvement Measures. Further comprehensive details relating to the requirements in Mitigation Measures CR-3A and CR-3B would be identified in construction documents that would be reviewed and approved by Planning Department and DBI staff prior to issuance of permits as required under the MMRP.

D.4 Alternatives

The comments and corresponding response in this section cover topics in Draft EIR Chapter 6 *Alternatives to the Proposed Project*. These include topics related to:

- Comment AL-1: The Full Preservation Alternative is the Preferred Alternative.
- Comment AL-2: The EIR should analyze additional alternatives.

Comment AL-1: Environmentally Superior Alternative

This response addresses the following comments:

- A-HPC-5
- O-SFH1-7
- O-SFH2-7

“The HPC agreed that the full preservation alternative was the preferred alternative as it avoids significant impacts to the historic resource by retaining the majority of its character-defining features and allows the building to continue to convey its significance while also allowing for adaptive use and new construction to accommodate many of the project objectives.” (*Historic Preservation Commission, Letter, November 20, 2017 [A-HPC-5]*)

“III. The Full Preservation Alternative substantially lessens impacts on historic resources while achieving all but one of the project objectives.

“The California Environmental Quality Act (CEQA) ‘requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects.’¹ The fact that an environmentally superior alternative fails to meet all project objectives does not necessarily render it infeasible under CEQA; reasonable alternatives must be considered ‘even if they substantially impede the project or are more costly.’² CEQA mandates that the lead agency deny the proposed project if less harmful alternatives would feasibly obtain most of the basic objectives.

“Significantly, the Draft EIR for the 450 O’Farrell Project identifies the Full Preservation Alternative as the environmentally superior alternative, further concluding that it would meet five of the six project objectives. At the request of the Historic Preservation Commission, the building height and number of units were increased for this alternative, enhancing its potential feasibility.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-7]*).

¹ *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41, italics added; also see PRC secs. 21002, 21002.1.

² *San Bernardino Valley Audubon Soc’y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline 15126(d)(1).

Response AL-1

These comments pertain to the full preservation alternative and comment that the full preservation alternative is the environmentally superior alternative. One comment also states that the city must deny the project where there are feasible alternatives available that meet most of the project objectives.

The EIR provides analysis of two alternatives, both of which preserve the character-defining features of the historic architectural resource to a different degree, and compares the ability of these alternatives to meet project objectives. Generally, the comments support Alternative 2, the Full Preservation Alternative, as described in the Draft EIR at pp. 6-5 to 6-11. As stated in the Draft EIR, the Full Preservation Alternative would include preservation and rehabilitation of the 450 O’Farrell Street building and demolition of the vacant retail building at 474 O’Farrell Street as well as the restaurant building at 532 Jones Street (plus five residential units). This alternative would construct two new structures, a 13-story structure from Jones Street to Shannon Street and a 13-story structure at 474 O’Farrell Street. The two structures would be connected by a walkway. The comments express support for adoption of the Full Preservation Alternative, rather than the proposed project. The commenters’ support for adoption of the Full Preservation Alternative is noted and will be transmitted to city decision-makers for consideration in their deliberations on the proposed project.

The environmentally superior alternative is the alternative that best avoids or lessens any significant and unavoidable effects of the proposed project, even if the alternative would impede, to some degree, the attainment of some of the project objectives. As stated in Chapter 6, *Alternatives to the Proposed Project*, on p. 6-18 of the Draft EIR, the No-Project Alternative is considered the overall environmentally superior alternative because implementation of the proposed project would not occur with the No-Project Alternative and, therefore, would not result in significant impacts related to historic architectural resources. If the No-Project Alternative is environmentally superior, CEQA Guidelines section 15126.6(e)(2) requires identification of the “environmentally superior alternative other than the No-Project Alternative” from among the other alternatives evaluated. As determined by the Draft EIR at p. 6-18, Alternative 2 (the Full Preservation Alternative), is the environmentally superior alternative and would result in the fewest significant impacts related to historic architectural resources.

Section 21002 of CEQA states that the legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental

effects of such projects.” This section does not prohibit approval of a project where there are feasible alternatives available. CEQA Guidelines section 15021(d) states that a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian. The city decision-makers will weigh the proposed project’s significant impacts against its benefits, and, if the city decides to approve the project, it will prepare a statement of overriding considerations as described in CEQA Guidelines section 15093 to reflect the ultimate balancing of competing public objectives when the agency decides to approve a project that will cause one or more significant effects on the environment. The Planning Commission would adopt findings to support such a statement of overriding considerations if the project is approved by the Planning Commission.

Comment AL-2: The EIR Should Analyze Additional Alternatives

This response addresses the following comments:

- A-MOORE-2
- I-HACK4-3
- I-HACK5-3

“There is a developer who wants something despite objectives. And the only alternative which meets his objectives are his project. Everything else falls short.” (*Kathrin Moore, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-MOORE-2]*)

“The proposed project is unduly massive and asks for numerous exemptions. If there were a proper alternative to the full project, we might go for that. It would be nice to replace the abandoned properties at 474 O’Farrell.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-3]*)

“If there were a proper alternative to the project, which the HRC said there was, we could go for that. It would be nice to replace the abandoned properties on 474 O’Farrell.” (*Richard Hack, Public Comment, November 30, 2017, I-HACK5-3*)

Response AL-2

These comments pertain to the identification of alternatives, and request that additional alternatives are identified and analyzed. Chapter 6 identifies alternatives to the proposed project and compares the environmental effects associated with them to those of the proposed project, as required by CEQA guidelines. CEQA Guidelines section 15126.6(a) requires an EIR to evaluate “a range of reasonable alternatives to the project, or the location of the project, that would feasibly attain most of the basic project objectives but avoid or substantially lessen any of the significant effects” and also evaluate “the comparative merits of the alternatives.” The alternatives considered should focus on eliminating or reducing the significant adverse impacts caused by the proposed project. An EIR need not consider every conceivable alternative to the project. Rather,

it must consider a reasonable range of potentially feasible alternatives to foster informed decision-making and public participation. It should be noted that two of these comments ask for a “proper alternative,” but fail to specify what that means. The Draft EIR appropriately identified and analyzed feasible alternatives.

An EIR is not required to consider alternatives that are infeasible. Not being able to meet all project objectives is not considered an infeasible alternative. Therefore, the EIR for the proposed project included three alternatives that would reduce or eliminate the project’s significant and unavoidable impacts on historic architectural resources:

- Alternative 1: No-Project Alternative
- Alternative 2: Full Preservation Alternative
- Alternative 3: Partial Preservation Alternative

The alternatives analyzed in the EIR would reduce or avoid the significant and unavoidable impact of the proposed project to historic architectural resources and thus meet the requirements of section 15126.6. These alternatives do not meet all of the objectives for the project stated in the EIR.

It should be noted that the alternatives analyzed in the EIR would not be as financially feasible as the proposed project. Alternative 2, the Full Preservation Alternative, would entail greater costs for preservation and would result in substantially fewer residential units than the proposed project to provide revenue. Alternative 3, the Partial Preservation Alternative, would provide somewhat fewer residential units than the proposed project and would similarly require greater preservation efforts, at greater cost to the project sponsors. These alternatives, though not as financially feasible as the proposed project, were not rejected and were analyzed in the EIR in accordance with CEQA Guidelines section 15126.6. Financial feasibility is not considered when determining the environmentally superior alternative, which was identified in the EIR as Alternative 2. CEQA Guidelines section 15126.6 (a) states that “...an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives...” Thus, the alternatives selected for analysis must meet most, but not all of the project objectives. As stated in Table S-3 of the EIR, the two preservation alternatives met most of the proposed project’s objectives but not all. A Financial Feasibility Study has been submitted and peer reviewed.

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (*Public Resources Code* section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly (CEQA Guidelines section 15126.6). Please see Response PD-2, pp. 42–45, for further discussion of project objectives.

Section 15126.6(a) of the CEQA Guidelines provides that “[a]n EIR need not consider every conceivable alternative” to a project. Under the “rule of reason” governing the selection of the range of alternatives, the EIR is required “to set forth only those alternatives necessary to permit a reasoned

choice” (CEQA Guidelines, section 15126.6 (f)). This section also requires the presentation of a reasonable range of alternatives. Although an EIR must consider a reasonable range of potentially feasible alternatives, it does not have to identify and analyze alternatives that would not meet most of the project sponsor’s basic objectives, nor does it have to discuss every possible variant or permutation of alternatives, or alternatives that do not further reduce or eliminate significant impacts of the project. In identifying alternatives, the consideration of alternatives should focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant impacts of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly (CEQA Guidelines section 15126.6(b)). The alternatives identified and evaluated in the Draft EIR were developed on this basis. The Draft EIR evaluated a reasonable range of alternatives, as required by CEQA, which allows city decision-makers and the public to evaluate and compare the potential impacts of the proposed project with other similar development scenarios designed to lessen the project’s environmental effects.

As noted in Section 6.4, *Alternatives Considered but Rejected*, on EIR p. 6-18, the project sponsors and city staff conducted a screening process to identify viable EIR alternatives that included consideration of the following criteria:

- Ability to meet the project objectives
- Ability to substantially lessen or avoid significant environmental effects associated with the proposed project
- Feasibility

The three alternatives considered but rejected were removed from further analysis either because they did not meet the project sponsors’ housing objectives or failed to eliminate the significant and unavoidable impact of the proposed project due to demolition of the historic resource.

D.5 Initial Study Topics

Land Use and Planning

The comments and corresponding response in this section cover topics in the Initial Study, Section E.1, *Land Use and Planning*. These include topics related to:

- Comment LU-1: Land Use Compatibility

Comment LU-1: Land Use Compatibility

This response addresses the following comments:

- O-NOMBA-1
 - O-TAC-9
 - O-TAC-11
 - O-TT-8
 - O-TT-10
-

“The North of Market Business Association has several comments at the project at 450 O’Farrell Street.

“We see that the demolition of several store fronts and commercial spaces will be replaced with only one commercial space. This does not seem proper in a high traffic area near Union Square Business District.” (*North of Market Business Association, Letter, December 11, 2017 [O-NOMBA-1]*)

“The loss of several store frontages is also alarming to the nearby community. Having no eyes and ears on huge segments of the sidewalk. The proposed project is removing four store fronts and putting in only one proposed commercial space. This design does not fit well the desires of the existing community members.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-9]*)

“Preserving the North of Market SUD guidelines is very important to our community since no real community benefits are being provided by this project.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-11]*)

“We believe the purposed [sic] build is out of character of the neighborhood....” (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-8]*)

Response LU-1

These comments express concerns over the appropriateness of replacing several store fronts with one commercial space in a high traffic area, preserving the Special Use District guidelines, and how the proposed project would fit with the character of the existing neighborhood.

As noted on p. 22 of Initial Study Section B, *Project Setting*, surrounding land uses consist primarily of neighborhood-serving retail, office, and restaurant uses on the ground level with high-density residences above or hotels to the east towards Union Square. The proposed project would provide a minimum of two and up to four retail storefronts on site, contrary to the commenter’s assertion that there would be only one. The proposed project would have three frontages. The proposed project would not obviously conflict with North of Market Special Use District Guidelines because, as discussed on p. 26 of the Initial Study, the proposed project would seek authorization through the Planned Unit Development process from the Planning Commission under Planning Code section 253(b)(1) for new construction of a building over 50 feet in height, with street frontage greater than 50 feet; section 263.7 for an exception to the 80-foot base height limit in the North of Market Residential Special Use District No. 1; and section 271 for exceptions to section 270 governing the bulk of the building.

Please see Response PP-2, pp. 47 and 48, for a comprehensive discussion of the project’s consistency with height and massing requirements and compatibility with adjacent land uses.

Population and Housing

The comments and corresponding responses in this section cover topics in Section E.2, *Population and Housing*, of the Initial Study. These include topics related to:

- Comment PH-1: Population and Housing Impacts

Comment PH-1: Population and Housing Impacts

This response addresses the following comments:

- A-RICHARDS-6
- A-RICHARDS-7
- A-JOHNSON-3
- O-TAC-1
- O-TAC-2
- O-TAC-3
- O-TT-1
- O-TT-6
- I-GREGORY-2
- I-GREGORY-3

“I’m also concerned that we are demolishing rent controlled apartments. I don't think BMR units are equal to rent controlled apartments. And I would not support that at all.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-6]*)

COMMISSIONER RICHARDS: “I do have a question, Pacific Bay Inn residential hotel. Is that an SRO? And it doesn't talk about the number of rooms or units in there. I'll ask staff first. It's listed here on page -- it was under potentiary of concern, I think S-27. So, I take a residential hotel is a SRO. But, I don't understand whether it is -- it doesn't say tourist hotel, it says residential hotel. Potential destruction of - - maybe you can comment as to whether or not -- and I will ask you in a second, Sarah. Wait, I will defer to staff first. Any --”

JENNY DELUMO: “Sorry, I’m not sure if it is an SRO. But we will respond to it in Responses to Comments.”

COMMISSIONER RICHARDS: “Thank you. Sir, if you could come up and maybe just make a comment on that.”

PUBLIC SPEAKER: “Pacific Bay Inn. From what I know of the Pacific Bay Inn and the residents that are there, is that it is an SRO. And I do believe that it is run by the Tenderloin Housing Clinic.”

COMMISSIONER RICHARDS: “Okay. Thank you. Interesting.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-7]*)

“As it relates to displacement, and some of the other issues, I don't necessarily think that they meet the level of making it to an analysis for an EIR in terms of talking about those impacts and just because of the way the law is written, but certainly when we start talking about the project. Some of those things are problematic in terms of design, in term of that is, I think, the SRO. I think a person came up and said that. In terms of demolition of that and those issues will be dealt with when we circle back.”
(Christine Johnson, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-JOHNSON-3])

“Tenant Associations Coalition of San Francisco strongly opposes this project because it does not replace unit for unit of the removal of the five rent-controlled units in the Shalimar Building at 532 Jones Street.” *(Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-1])*

“It also does not cater to the existing neighborhood population and provide between 20% to 40% AMI rental units which is urgently needed in the North of Market Area where this building is located. The building owners plan to market this building as being in the Union Square area which is incorrect and provide condos is an area where none exist nearby.” *(Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-2])*

“Tenderloin Tenants is very concerned about this proposed project and the possible impacts and future ramifications to the immediate neighborhood’s population...” *(Tenderloin Tenants, Email, December 10, 2017 [O-TT-1])*

“There is no discussion on the relocation of the rent control units and their households currently at 532 Jones and their right to be come back to after the newly built build’s completion.” *(Tenderloin Tenants, Email, December 10, 2017 [O-TT-6])*

“What we found with this project is that it doesn't really address the housing needs that we see going forth for the community because if you are putting up 176 units, and they're talking about 12 to 13 percent affordable housing.” *(Amos Gregory, Public Comment, November 30, 2017 [I-GREGORY-2])*

“There’s also a displacement of five rent controlled units within the community itself. And what we've done is we've talked to the church. We've talked to the developers and architects to see if they can, you know, amend this proposal to allow for more affordable housing. But then also for the church itself to step up its game in providing services for those who are most vulnerable in the community that actually sleep right outside of their doorstep every night. As a matter of fact, we have a partnership in the community with Glide Memorial Church that is two blocks over to help us with some of the problems that we address in the neighborhood.” *(Amos Gregory, Public Comment, November 30, 2017 [I-GREGORY-3])*

Response PH-1

Commenters express concern over housing affordability at the citywide and neighborhood level as well as the gentrification and displacement effects on the individuals and families in the Tenderloin neighborhood (i.e., tenant displacement, rising commercial rents, and the impact of the proposed market-rate housing units on housing demand and affordability). The commenters assert that the proposed project would have a deleterious effect on the Tenderloin neighborhood's residents and would not demonstrably help the city meet its needs for affordable housing. Some comments also express concern over removal of the five residential rent-controlled units in the Shalimar building at 532 Jones Street.

The primary purpose of an EIR or other CEQA document is to address whether and how a proposed project's physical change to the environment could result in adverse physical impacts to the environment. As stated in CEQA Guidelines section 15131(a), "Economic and social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by economic or social changes... The focus should be on the physical changes." Thus, the CEQA Guidelines provide that social or economic impacts in and by themselves may not be treated as significant effects on the environment. Evidence of social or economic impacts (e.g., property value increases, rent level increases, changing neighborhood demographics) that do not contribute to, or are not caused by, physical changes to the environment is not substantial evidence of a significant effect on the environment. However, a social or economic change related to a physical change may be considered in determining whether the physical change is significant. Additionally, an EIR or other CEQA document must consider the reasonably foreseeable indirect environmental consequences or physical changes resulting from a project's economic or social changes. In short, social and economic effects are only relevant under CEQA if they would result in or are caused by an adverse physical impact on the environment.

The affordability of the proposed residential units and the potential gentrification that could result from the development of the proposed project are socioeconomic issues rather than physical environmental issues. CEQA Guidelines section 15360 defines "environment" for the purposes of CEQA as "the *physical* conditions which exist within the area which will be affected by the proposed project..." (emphasis added). As discussed in the Initial Study on p. 27, the proposed project would comply with the city's requirement to provide affordable housing pursuant to *San Francisco Planning Code* section 415. The *San Francisco Planning Code* provides three options for meeting a project's affordable housing requirement: provision of the affordable units on the site, provision of the affordable units offsite, or payment of an in-lieu fee to the affordable housing fund. As identified on Initial Study p. 27, the project sponsor would provide 176 total residential units including a minimum of 23 onsite affordable or below-market-rate (BMR) units. Another requirement of the project to satisfy affordable housing requirements is due to the project's location in the North of Market Special Use District No. 1. With the proposal to build between 80 feet and 130 feet require a payment into the North of Market Affordable Housing Fund (per section 263.7 of the *Planning Code*). In addition, there are currently five rent-controlled units in the 532 Jones Street building. These units would be demolished and replaced as BMR units on a one-

for-one basis as part of the proposed project. The proposed project would therefore provide 28 onsite affordable dwelling units and an additional fee payment into a city fund. Thus, the project sponsor would exceed the percentage (13.5 percent) required for onsite development of affordable housing pursuant to *Planning Code* section 415 and meet the fee obligation under *Planning Code* section 263.7.

As discussed under the Population and Housing section of the NOP and Initial Study on pp. 42 and 43, the project site contains five existing residential units. The five BMR units that would replace the five existing units would be provided on the project site.

The Initial Study incorrectly identified that 10 people reside in the existing units and would be displaced by the proposed project. The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Project Location and Site Characteristics, p. 1:

...

The project site is currently occupied by the three-story (50 feet tall), 26,904 sf Fifth Church of Christ Scientist building with a rear 1,400 sf parking lot containing four parking spaces at 450 O'Farrell Street; a one-story (30 feet tall), 4,415-sf vacant retail building at 474 O'Farrell Street; and a one-story (30 feet tall) with basement 1,012-sf restaurant and residential building with five units at 532 Jones Street. Units #1 and #2 are used as storage by the Shalimar restaurant; Unit #3 is occupied by two adults; Unit #4 is vacant and closed off and is not suitable for occupancy; and Unit #5 is occupied by two adults and two children.¹⁵ ~~The existing units are currently rented to employees of the Shalimar restaurant located on the ground floor of the 532 Jones Street building.~~ The existing retail building was constructed in 1913, the existing church was constructed in 1923, and the existing restaurant and residential building was constructed in 1950. All of these buildings are identified as contributing resources to the Uptown Tenderloin National Register Historic District, which was listed on the NRHP in 2009. The building at 450 O'Farrell Street appears eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 3 (Architecture).

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.2, *Population and Housing*, p. 42:

...

The proposed project would include demolition of an existing three-story, 26,904 sf Fifth Church of Christ Scientist, a one-story ~~with basement~~ 4,415 sf vacant retail building, and a one-story 1,012 sf restaurant and residential building with five residential units ~~currently housing approximately 10 residents. Only two of the units~~

¹⁵ Letter from 450 O'Farrell Partners, LLC, detailing the existing occupancy of 530–532 Jones Street residential units provided April 4, 2018. A copy of this document may be reviewed at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2013.1535ENV.

are occupied as residential dwellings. Two other units are used for restaurant storage, and a third unit is closed and vacant. The proposed project would include the construction of up to 176 dwelling units....

*

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.2, *Population and Housing*, p. 44:

*

There are currently six permanent~~approximately ten~~ residents in two of the five rent-controlled residential units ~~(two persons per unit)~~ located at the back of the restaurant building who would be displaced by the proposed project. The project proposes to replace these units with five BMR units, displacing ~~these six~~ six residents. ~~The existing residents would not be offered first right of refusal for the new BMR units.~~

...

The proposed project would displace existing residents; however, the removal of six existing residents would not necessitate the construction of replacement housing elsewhere. The proposed project would provide 176 net new units on the site, of which 28 will would be affordable. Further, an additional required payment would be made into the North of Market Affordable Housing Fund.

The comments do not present any evidence that the creation of new market-rate housing on the site, together with the *Planning Code*-required onsite affordable housing units or contribution to the Affordable Housing Fund, would result in any significant environmental impacts or lead to any economic or social changes that would in turn result in a significant adverse physical environmental impact. Rather, the proposed project would increase the housing on the site, consistent with regional growth projections, and contribute to the city's supply of both market-rate and affordable housing.

One comment suggests that the level of analysis surrounding displacement is not adequate in the EIR. As detailed above and in the Initial Study, the proposed project would comply with the city's requirement to provide affordable housing pursuant to *San Francisco Planning Code* section 415 by providing 28 affordable units.

In summary, the purpose of the EIR is to analyze the physical environmental impacts of the project as proposed by the project sponsor. Changes to the physical environment as a result of the proposed project are addressed in the appropriate environmental topics in the Initial Study and this EIR. CEQA prohibits the finding of significant impacts that are not based on substantial evidence of adverse physical changes to the environment. Therefore, social and economic effects related to housing affordability and gentrification are beyond the scope of this EIR. City decision-makers may consider information contained in the EIR to determine whether the proposed project is appropriate for the neighborhood. They may consider this issue as part of their deliberations on the merits of the project and whether to approve, modify, or disapprove the proposed project. This consideration is carried out independent of the environmental review process.

Because the comments do not raise any specific environmental issues about the adequacy or accuracy of the EIR's coverage of environmental impacts, no further response is required in this RTC document.

Transportation and Circulation

The comments and corresponding responses in this section cover topics in Section E.4, *Transportation and Circulation*, of the Initial Study. These include topics related to:

- Comment TR-1: Increased Traffic Congestion
- Comment TR-2: Parking
- Comment TR-3: Construction Impacts
- Comment TR-4: Pedestrian and Vehicle Traffic

Comment TR-1: Increased Traffic Congestion

This response addresses the following comments:

- I-STEARNNS-6
- I-STEARNNS-8
- I-UNIDENTIFIED1-5

“O’Farrell Street is already a busy and congested street; this additional concentration of traffic and roadside parking will cause innumerable traffic problems, particularly for the 38 bus, and create a safety hazard for other motorists and bicyclists.” (*Jared Stearns, Email, November 7, 2017 [I-STEARNNS-6]*)

“Two parking spaces at O’Farrell and Jones, which the applicants believe will be sufficient, will add to the congestion and traffic problems.” (*Jared Stearns, Email, November 7, 2017 [I-STEARNNS-8]*)

“...and environmentally speaking, it is very, very, dirty and traffic congestion.” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-5]*)

Response TR-1

The comments express concern about increased congestion from traffic and roadside parking, as well as safety hazards for motorists and bicyclists in the project area that could result from the proposed project. As stated in the Initial Study, impacts related to traffic and bicycle transportation were found to be less than significant, because the proposed project would not conflict with existing plans, ordinances, policies related to the circulation system, transit, or congestion management plans. In addition, the proposed project would not substantially increase hazards due to design and would not result in inadequate emergency access.

California Senate Bill 743 requires the California Office of Planning and Research (OPR) to establish criteria for determining the significance of transportation impacts that shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. As part of developing these criteria, the statute calls for OPR to recommend potential

metrics for evaluating transportation impacts, such as vehicle miles traveled (VMT). VMT is a measure of the volume of automobile traffic and the associated distance traveled in those automobiles. For the purposes of analyzing transportation impacts, VMT is one measure of the level of automobile use associated with potential users (e.g., residents, tenants, employees, and visitors) of a project.

On March 3, 2016, the San Francisco Planning Commission adopted Resolution 19579, which replaced automobile delay (as measured by vehicular level of service, or LOS) with VMT for the purposes of evaluating transportation impacts. As described on p. 57 in Section E.4 of the Initial Study, the project site is located within an area of the city where the existing VMT is more than 15 percent below the regional VMT, and the proposed project land uses would not generate substantial additional VMT. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's uses would not cause substantial additional VMT. Therefore, the proposed project would result in less-than-significant impacts related to VMT.

Comment TR-2: Parking

This response addresses the following comment:

- O-NOMBA-5

“With city agencies like the SFMTA coming up with policies and new formulas on how much the surge of parking prices will be in high parking areas of San Francisco we see the compound effects of projects like this where there is no special parking permits being offered to residents who live in the immediate area.” (*North of Market Business Association, Email, December 11, 2017 [O-NOMBA-5]*)

Response TR-2

This comment expresses concerns about how the proposed project would affect parking in the surrounding neighborhood. As described in response AE-1, in accordance with *Public Resources Code* section 21099, the proposed project's impact on parking is not considered in determining if the proposed project has the potential to result in significant environmental effects because the proposed meets all of the following three criteria:

- a) The project is in a transit-priority area,
- b) The project is on an infill site, and
- c) The project is residential, mixed-use residential, or an employment center.

The comment does not raise any specific environmental issues about the adequacy or accuracy of the Draft EIR's analysis of transportation-related impacts. In addition, the analysis contained within the Draft EIR and Initial Study considered the secondary impacts resulting from the potential lack of parking. Therefore, no further response is required in this RTC document.

Comment TR-3: Construction Impacts

This response addresses the following comments:

- I-HACK4-13
- I-HACK5-5
- I-HONG-6
- I-STEARN-7

“I don't believe the Draft EIR deals with certain factors of great interference with the busy traffic on an important artery conducting vehicles to Union Square and Market Street east of there. On a recent Friday night I saw a simple 6-wheel truck with a lighted sign on the back parked across the street from the parking places the 450–474/532 project intends to use for construction and demolition equipment, and even this simple truck was parked partly on the bus and taxi lane heading east on O'Farrell. The 27 Bryant bus comes down Jones and turns right onto O'Farrell, while the 38 Geary glides down O'Farrell about every 8 or 10 minutes. The project will attempt to jam its bulldozers, cement trucks, backhoes, etc., in the parking places on the north side of O'Farrell, east of Jones, for the duration.” (*Richard Hack, Email, December 11, 2017, [I-HACK4-13]*)

“...and the interference with busy traffic, including two bus lanes that would result with the placing of bulldozers, cement trucks, and backhoes in parking places on O'Farrell.” (*Richard Hack, Public Comment, November 30, 2017, [I-HACK5-5]*)

“Construction work:

“One of my major concerns with these ongoing projects has been the use of "Best Practices" with the construction work as it not only impacts the project itself but impacts the environment during the construction of the project. All too often the "mitigation" fails. For example all the work being done with the Central Subway Project, the Transit Center with the - ... control of traffic, pedestrian safety....

“These construction issues needs to be better controlled. Small business are being impacted by this issue. Can there be more oversight and accountability with this issue? How is this monitored?” (*Dennis Hong, Email, December 11, 2017 [I-HONG-6]*)

“There are no onsite loading spaces and no road in and out of the construction area. The applicants have sought an exemption to *Planning Code* Sec. 152, which requires two onsite loading spaces during construction. (Initial Study, p. 9.)” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-7]*)

Response TR-3

The comments express concern about increased congestion in the project area that could result from construction of the proposed project.

As described in Section E.4, *Transportation and Circulation of the Initial Study*, construction staging would occur onsite and on the sidewalks adjacent to the project site (i.e., O'Farrell, Shannon, and Jones Streets). In addition, prior to construction, the project sponsor and construction contractor(s) would be required to meet with Public Works and the San Francisco Municipal Transportation Agency's (SFMTA's) staff to develop and review truck routing plans for demolition, disposal of excavated materials, materials delivery and storage, as well as staging for construction vehicles. Additionally, any proposed vehicle lane and sidewalk closures, and other temporary traffic and transportation changes are subject to review by the SFMTA's Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT) and would require approval at a public meeting. ISCOTT is an interdepartmental committee that includes representatives from the Public Works, SFMTA, Police Department, Fire Department, and the Planning Department. The construction contractor would be required to comply with the Blue Book requirements, including those regarding sidewalk and lane closures. In addition to the regulations in the Blue Book, the contractor would be responsible for complying with all city, state and federal codes, rules and regulations. The Initial Study determined that the proposed project would not result in a significant transportation impact due to construction activities. Furthermore, the project applicant would implement Improvement Measure I-TR-3: Construction Management Plan and Public Updates (Initial Study, p. 63), which would further reduce the proposed project's less-than-significant construction-related transportation impact.

One comment expresses concern about interference of construction staging with existing 27 Bryant, 38 Geary, and 38R Geary Rapid routes operating within the eastbound transit-only lane on O'Farrell Street. The proposed project would not conflict with these existing routes during construction because the transit-only lane is located on the south side of the O'Farrell Street and, as noted above, construction staging would occur on the project site and on the sidewalks adjacent to the project site (the north side of O'Farrell Street). Also as discussed above, the project sponsor would be required to comply with any ISCOTT requirements regarding construction activities.

One comment expresses concern about the proposed project's compliance with implementation of planned mitigation measures and best management practices. As part of the Final EIR, there would be an MMRP, which would be designed to ensure compliance with mitigation measures during project implementation. For each mitigation measure that is a part of the Final EIR, the MMRP details the group or individual responsible for implementation of the mitigation measure, the schedule for implementation of the mitigation measure, and the schedule for monitoring of implementation of the mitigation measure. The Initial Study does not contain any best management practices (BMPs) for related transportation and circulation during construction of the proposed project. Therefore, compliance with BMPs is not applicable to construction activity as it relates to transportation.

Section 152 of the *Planning Code* specifies required off-street loading spaces by specific types of land use. The project sponsors have requested an exemption to this requirement, which will be considered by the decision makers. There are no requirements in the *Planning Code* for off-street loading spaces for construction.

Comment TR-4: Pedestrian Safety and Vehicle Traffic

This response addresses the following comments:

- O-TAC-15
- O-NOMBA-6
- I-HONG-4
- I-NAGEL1-4

“We are also concerned about the blocking off of the sidewalk during construction forcing pedestrians to walk into oncoming traffic, on both O’Farrell Street and Jones Streets which are highly traveled streets, now with more than 40,000 for hire cars on the streets of San Francisco with no real regulations pedestrian safety very important and measures are needed to protect safe passage during both day and night time hours.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-15]*)

“And very little mitigation being offered to assist both tourist and residents with pedestrian safety hazards.” (*North of Market Business Association, Email, December 11, 2017 [O-NOMBA-6]*)

“3. Again, the sidewalks are too narrow (as is the street) for any parking or store entrance there. The church will be responsible for anyone who is walking and is hit after having to step into the street. These entrances should be on Jones or O’Farrell, where the sidewalks are wider. Do you even know the dimensions of the sidewalk/street? Why not?” (*Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-4]*)

“TRAFFIC and Vision 0:

- a. Keeping Vision 0 in mind, I was unable to reconcile the pedestrian and the vehicle traffic issue, was this issue considered?” (*Dennis Hong, Email, December 11, 2017 [I-HONG-4]*)

Response TR-4

These comments express concern about pedestrian safety, vehicle traffic, and blockage of sidewalks during construction. Increased congestion is addressed in Response TR-1, pp. 67 and 68. As described on p. 61 in Section E.4, *Transportation and Circulation*, of the Initial Study, pedestrian trips generated by the proposed project would include walk trips to and from the new uses, plus walk trips to and from the bus stops and the BART/Muni Powell station. During the weekday PM peak hour, the new uses would add about 504 net-new pedestrian trips to the sidewalks and crosswalks in the vicinity of the proposed project (including approximately 198 trips destined to and from nearby transit lines and approximately 306 walk/other trips).¹⁶ Although the addition of project-generated

¹⁶ Other trips include bike trips, but here are fully attributed to walk trips for a conservative analysis.

pedestrian trips would incrementally increase pedestrian volumes on adjacent streets, additional pedestrian trips generated from the project would not substantially affect sidewalk conditions or pedestrian flow in the project vicinity and the impact was determined to be less than significant in the Initial Study (p. 61).

The Initial Study incorrectly stated that the new uses would add about 404 net-new pedestrian trips. The following revisions have been made to Appendix A, Initial Study, Section E.4, p.61:

...

Pedestrian trips generated by the proposed project would include walk trips to and from the new uses, plus walk trips to and from the bus stops and the BART/Muni Powell station. During the weekday PM peak hour, the new uses would add about ~~404~~ 504 net-new pedestrian trips to the sidewalks and crosswalks in the vicinity of the proposed project (including about 198 trips destined to and from the transit lines and 306 walk/other trips).

...

With regard to the comment concerning placing building entrances on other frontages, the existing sidewalk width on O'Farrell Street, which is 15 feet, currently meets the minimum and recommended sidewalk width in the Better Streets Plan (minimum width of 12 feet, and recommended width of 15 feet), while the sidewalk width on Jones Street, which is 12 feet, meets the minimum sidewalk width in the Better Streets Plan. Although the existing 5-foot, 4-inch-wide sidewalk on Shannon Street does not meet the Better Streets Plan minimum width of 6 feet (nor recommended width of 9 feet), widening off the Shannon Street sidewalk into the adjacent roadway to meet the 9-foot recommended width for alleys under the Better Streets Plan would reduce the travel lane to less than the Better Streets Plan guidelines of a 14-foot-wide clearance for emergency vehicles for a one-way street. As noted on p. 61 of the Initial Study, the sidewalks are anticipated to be sufficient to accommodate the estimated project-generated pedestrian trips. To ensure pedestrian safety during construction, sidewalks adjacent to the project site on O'Farrell Street would be closed for the duration of the construction period, and protected pedestrian walkways would be provided in the adjacent parking lane. In addition, the SFMTA may require that the protected pedestrian walkway be provided on the O'Farrell Street sidewalk. Furthermore, Improvement Measure I-TR-3 requires the contractor to prepare a Construction Management Plan for the project construction period to reduce potential conflicts with pedestrians.

One commenter is concerned with whether Vision Zero was considered in the analysis of pedestrian and traffic impacts. The Vision Zero program is designed to eliminate traffic fatalities and improve pedestrian safety. In 2015 the SFMTA implemented various improvements at intersections in the project vicinity as part of the Vision Zero Tenderloin Daylighting project.¹⁷ As part of this effort, red curb zones and continental crosswalks were implemented at every intersection to improve visibility of pedestrians and vehicles. In addition, in 2014 the traffic signal timings were adjusted to

¹⁷ Daylighting is the removal of parking spaces adjacent to the curb around an intersection or driveway, thus increasing visibility for pedestrians and drivers, and minimizing conflicts.

provide for a leading pedestrian interval for pedestrians crossing O'Farrell and Geary Streets.¹⁸ The proposed project would not conflict with Vision Zero, as it would not affect signal function or pedestrian crossing timing.

Noise

The comments and corresponding responses in this section cover topics in Section E.5, *Noise*, of the Initial Study. These include topics related to:

- Comment NO-1: Increased noise and vibration
- Comment NO-2: Construction impacts

Comment NO-1: Increased Noise and Vibration

This response addresses the following comments:

- I-STEARNs-3
- I-STEARNs-5
- I-HACK4-6

“I understand the desire to evolve as a city and while I’m not opposed to more housing I am opposed to a project that will result in increased ... noise” (*Jared Stearns, Email, November 7, 2017 [I-STEARNs-3]*)

“Chapter 5 of the Environmental Impact Report supports this and says this project will result in increased.... noise” (*Jared Stearns, Email, November 7, 2017 [I-STEARNs-5]*)

“Some of the Draft EIR’s applications of noise....and vibration standards are inequitable. Different departments of the city use perceptive, nearby methods to measure such things, while others distance themselves from the ground-zero impact zone out to a certain radius and measure lower numbers that are legal.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-6]*)

Response NO-1

These comments express concern regarding the impact of noise and vibration. As discussed on p. 73 in Section E.5 of the Initial Study, the proposed project would not include activities that would result in the exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels. Construction activities may result in ground vibration that may be intermittently perceptible within buildings up to 50 feet away from vibration-producing equipment. Demolition, excavation, and building construction would not require high-impact activities, such as pile driving. Perceptible vibration from construction would be temporary, and would cease once construction is

¹⁸ A Leading Pedestrian Interval typically provides pedestrians between 3 and 7 seconds head start when entering an intersection with a corresponding green signal in the same direction of travel for vehicles. Leading pedestrian intervals enhance the visibility of pedestrians in the intersection and reinforce their right-of-way over turning vehicles.

complete. Because vibration from non-impact construction equipment is typically below the threshold of perception at a distance greater than 50 feet, and because construction activity would not involve high-impact equipment and would be short-term in nature, people living in the project vicinity are not expected to be exposed to excessive ground-borne vibration or noise levels. Therefore, impacts due to ground-borne vibration or ground-borne noise generated by the proposed project are considered to be less than significant.

Comment NO-2: Noise and Vibration Related Construction Impacts

This response addresses the following comments:

- I-HACK4-8
- I-HACK4-14
- I-HACK5-1
- I-HONG-6

“The citizens living on the block of the proposed project should have maximum assurance that...masonry-disturbing vibration and impact are nonexistent and measured by methods that give a full accounting of effects.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-8]*)

“Many working people live at 535, 565, and 585 Geary, among other buildings bordering the site, and if they have to, would like to live not just safely, but also with what we would call normal hours of demolition and construction, like 8:00 a.m. to 6:00 p.m., with Sundays quiet.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-14]*)

“Hi, I’m Richard Hack. I live at 535 Geary for quite a long time now. Many working people live on 535, 565, 585 Geary and other buildings bordering the site, and they would like to see regular construction hours, like 8:00 to 6:00 and Sundays off.” (*Richard Hack, Email, December 11, 2017 [I-HACK5-1]*)

“Construction work:

“One of my major concerns with these ongoing projects has been the use of "Best Practices" with the construction work as it not only impacts the project itself but impacts the environment during the construction of the project. All too often the "mitigation" fails. For example all the work being done with the Central Subway Project, the Transit Center with the...hours of construction operation, noise....

“These construction issues needs to be better controlled. Small business are being impacted by this issue. Can there be more oversight and accountability with this issue? How is this monitored?” (*Dennis Hong, Email, December 11, 2017 [I-HONG-6]*)

Response NO-2

These comments express concerns about noise and vibration produced during the construction of the proposed project.

As detailed in Section E.5, *Noise*, of the Initial Study, the city *Noise Ordinance* (Article 29, sections 2907 and 2908) limits noise from powered non-impact construction equipment to a level of 80 A-weighted decibels (dBA) at a distance of 100 feet. Permits to allow work during these hours are issued by the Director of Public Works or the Director of Building Inspection.

Demolition and construction activities associated with the proposed project would occur for approximately 18 months from ground breaking. No nighttime work is proposed; work would occur during regular workday hours (typically Monday–Saturday, 7:00 a.m.–8:00 p.m.) as prescribed in the *San Francisco Municipal Code*. Currently, construction plans do not anticipate any work being conducted on Sundays. The nearest noise receptors are the O’Farrell Towers housing units at 477 O’Farrell Street and the San Francisco Senior Center, which are approximately 65 feet from the limits of construction at the proposed project site. At a distance of 65 feet, the worst-case combined noise level would be 79 dBA, which is below the city’s limit of 80 dBA for powered construction equipment. Consequently, noise from construction is expected to comply with the city’s *Noise Ordinance* and therefore would not result in significant noise impacts.

One comment expresses concern regarding vibration produced by construction. Please see Response NO-1, pp. 73 and 74, for a discussion of vibration impacts. The proposed project would not include activities that would result in the exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels.

One comment expresses concern about the proposed project’s compliance with implementation of planned mitigation measures and BMPs. The proposed project does not contain any mitigation measures or BMPs that pertain to construction noise. Therefore, compliance with BMPs and implementation of mitigation measures are not applicable to construction activity as it relates to noise. By law, the proposed project would need to comply with the existing city *Noise Ordinance* (Article 29, sections 2907 and 2908), which limits noise from powered non-impact construction equipment to a level of 80 dBA at a distance of 100 feet as described above. Compliance with the city *Noise Ordinance* would ensure that the project’s construction noise impacts would be less than significant.

Air Quality

The comments and corresponding responses in this section cover topics in Section E.6, *Air Quality*, of the Initial Study. These include topics related to:

- Comment AQ-1: Air quality construction impacts

Comment AQ-1: Air Quality Construction Impacts

This response addresses the following comments:

- O-TAC-6
- I-STEARN-3
- I-STEARN-5
- I-UNIDENTIFIED1-4
- I-HONG-6
- I-HACK4-6

“Nearby residents are concerned about...air circulation” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-6]*)

“I understand the desire to evolve as a city and while I’m not opposed to more housing I am opposed to a project that will result in increased ... air pollution...” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-3]*)

“Chapter 5 of the Environmental Impact Report supports this and says this project will result in increased... emissions; affect air quality;” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-5]*)

“There’s no air over there, and, environmentally speaking, it is very, very dirty...” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-4]*)

“Construction work:

“One of my major concerns with these ongoing projects has been the use of "Best Practices" with the construction work as it not only impacts the project itself but impacts the environment during the construction of the project. All too often the "mitigation" fails. For example all the work being done with the Central Subway Project, the Transit Center with the - Dust control....

“These construction issues needs to be better controlled. Small business are being impacted by this issue. Can there be more oversight and accountability with this issue? How is this monitored?” (*Dennis Hong, Email, December 11, 2017 [I-HONG-6]*)

“Some of the Draft EIR’s applications of ... dust, air pollution... standards are inequitable. Different departments of the city use perceptive, nearby methods to measure such things, while others distance themselves from the ground-zero impact zone out to a certain radius and measure lower numbers that are legal.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-6]*)

Response AQ-1

These comments express concerns over air quality during construction and project operations as well as the adequacy of the analysis of air quality. The Initial Study (pp. 88–92) determined that project operations would result in less-than-significant impacts to air quality. The compact development of the proposed project and high availability of viable transportation options ensure that residents could bicycle, walk, and ride transit to and from the project site instead of taking trips via private automobile. These features ensure that the project would avoid substantial growth in automobile trips and vehicle miles traveled. The proposed project's anticipated 299 net new vehicle trips would result in a negligible increase in air pollutant emissions.

As discussed in Section E.6 of the Initial Study, project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. In response to the impact, 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 Ordinance* 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 onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the DBI. The project sponsor and the contractor responsible for construction activities at the project site would be required to comply with the *Construction Dust Control Ordinance* on the site in a manner that is acceptable to the Director. Compliance with the regulations and procedures set forth by the *San Francisco Dust Control Ordinance* would ensure that potential dust-related air quality impacts would be reduced to a less-than-significant level.

Although the proposed project would result in emissions of criteria air pollutants from the use of off- and on-road vehicles and equipment, the size of the proposed construction activities would be below the criteria air pollutant screening sizes for the land use types associated with the project and identified in the Bay Area Air Quality Management District's (BAAQMD's) CEQA Air Quality Guidelines.

The project is located within an Air Pollutant Exposure Zone, which is an area identified by San Francisco and BAAQMD as an area with poor air quality. The proposed project would require construction activities for the approximate 18-month construction period. With regard to construction emissions, off-road equipment (which includes construction-related equipment) is a large contributor to diesel particulate matter (DPM) emissions in California.

Project construction activities would result in short-term emissions of DPM and other toxic air contaminants (TACs). Implementation of Mitigation Measure M-AQ-2, Construction Air Quality, would reduce the magnitude of this impact to a less-than-significant level. While emission reductions from limiting idling, educating workers and the public and properly maintaining equipment are difficult to quantify, other measures, specifically the requirement for equipment with Tier 2 engines and Level 3 Verified Diesel Emission Control Strategy (VDECS) can reduce construction emissions by 89 to 94 percent compared to equipment with engines meeting no emission standards and

without a VDECS.¹⁹ Emissions reductions from the combination of Tier 2 equipment with level 3 VDECS is almost equivalent to requiring only equipment with Tier 4 Final engines. Therefore, compliance with Mitigation Measure M-AQ-2 would reduce construction emissions impacts on nearby sensitive receptors to a less-than-significant level.

With regard to the comment concerning the methodology used to quantify air quality emissions during construction, the analysis utilized established thresholds and methodology recommended by the BAAQMD.

Wind/Shadow

The comments and corresponding responses in this section cover topics in Section E.8, *Wind and Shadow* of the Initial Study. These include topics related to:

- Comment WS-1: The shadow analysis considers only impacts on open space
- Comment WS-2: Increased wind gusts in the neighborhood

Comment WS-1: The Shadow Analysis Considers Only Impacts on Open Space

This response addresses the following comments:

- O-TAC-5
- I-HACK2-3
- I-HACK4-9
- I-STEARN-4
- I-UNIDENTIFIED1-3

“Nearby residents are concerned about the blockage of sunlight” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-5]*)

“Second question is why does the Draft EIR’s consideration of the project’s shadow impact only applies to public open space and not also the existing dwellings in nearby buildings” (*Richard Hack, Email, November 20, 2017, I-HACK2-3*)

¹⁹ PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 2 with Tier 1 and 0. Tier 0 off-road engines do not have PM emission standards, but the U.S. Environmental Protection Agency’s *Exhaust and Crankcase Emissions Factors for Nonroad Engine Modeling – Compression Ignition* has estimated Tier 0 engines between 50 hp and 100 hp to have a PM emission factor of 0.72 g/hp-hr and greater than 100 hp to have a PM emission factor of 0.40 g/hp-hr. Therefore, requiring off-road equipment to have at least a Tier 2 engine would result in between a 25 percent and 63 percent reduction in PM emissions, as compared to off-road equipment with Tier 0 or Tier 1 engines. The 25 percent reduction comes from comparing the PM emission standards for off-road engines between 25 hp and 50 hp for Tier 2 (0.45 g/bhp-hr) and Tier 1 (0.60 g/bhp-hr). The 63 percent reduction comes from comparing the PM emission standards for off-road engines above 175 hp for Tier 2 (0.15 g/bhp-hr) and Tier 0 (0.40 g/bhp-hr). In addition to the Tier 2 requirement, ARB Level 3 VDECSs are required and would reduce PM by an additional 85 percent. Therefore, the mitigation measure would result in between an 89 percent (0.0675 g/bhp-hr) and 94 percent (0.0225 g/bhp-hr) reduction in PM emissions, as compared to equipment with Tier 1 (0.60 g/bhp-hr) or Tier 0 engines (0.40 g/bhp-hr).

“Shadow impact is only accounted for here by observing public, open spaces, some of them far away, equity would demand a full accounting of its impact on nearby dwelling spaces that already exist” (*Richard Hack, Email, December 11, I-HACK4-9*)

“One of the wonderful things about the 535 Geary building is the sunlight that shines through my windows every day and with new 13-story building all sunlight would be completely cut off.” (*Jared Stearns, Email, November 7, 2017 [I-STEARN5-4]*)

“There’s no sunshine.” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-3]*)

Response WS-1

These comments express concern over the introduction of new shadows on nearby residences as a result of the proposed project and the lack of analysis pertaining to this impact in the environmental analysis.

The City of San Francisco CEQA Guidelines only requires analysis of the impact of a proposed project’s newly-created shadows on outdoor recreation facilities and other public areas. Thus, shadow on private open spaces is not considered an impact under CEQA. Under these guidelines, the analysis of shadow impacts on private residences is not required and is therefore not included in the Wind and Shadow section of the Initial Study. However, the city decision makers may consider shadow on private open spaces in their review of the proposed project.

A Shadow Report was prepared by CADP in January 2016 and the findings were incorporated into the Initial Study.²⁰ The results indicated that the proposed project would add no new square foot hours of shadow on either the Tenderloin Recreation Center or Boeddeker Park.²¹ An analysis of impacts of shadow on uses other than public open space is not required.

Comment WS-2: Increased Wind Gusts in the Neighborhood

This response addresses the following comment:

- O-TAC-7
-

“Nearby residents are concerned about...the increase wind gusts from a 150 foot building.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-7]*)

²⁰ CADP Shadow Report, January 2016, available at San Francisco Planning Department, 1650 Mission Street, Fourth Floor, San Francisco, CA 94103.

²¹ Initial Study, p. 99.

Response WS-2

This comment expresses concerns about increased wind gusts as a result of the proposed project.

A screening level wind analysis was conducted to evaluate the potential for the proposed project to affect wind conditions on surrounding sidewalks. According to the analysis, given the size and location of the proposed project, it is unlikely that the project would cause any significant wind impact on surrounding public areas. Sidewalks along O'Farrell Street, as well as building entrances, would be generally protected from approaching winds by the proposed building itself. The entrance to the restaurant/retail on Jones Street may experience higher wind speeds, and thus a recessed position of the entrance would protect the area, creating suitable wind conditions. Exceedance of the wind hazard criterion is not expected at any of the building entrances, adjacent sidewalks, and other surrounding public areas. Winds might accelerate through the gap between the existing building to the west and the project building, intercept the tall building to the south of the project building, and accelerate along O'Farrell Street, resulting in higher wind speeds along O'Farrell Street sidewalks. However, the project design eliminates the gap between the adjacent buildings. Trees along the south side of O'Farrell Street are expected to improve these wind conditions as well. Exceedance of the wind hazard criterion is not expected to occur along sidewalks adjacent to the project site.

Because the proposed project would not result in any new increases of the wind hazard criterion, the proposed project would not alter wind in a manner that substantially affects public areas.

Geology and Soils

The comments and corresponding response in this subsection relate to the topics in Section E.13, *Geology and Soils*, which is evaluated in the Initial Study. These include topics related to:

- Comment GE-1: Construction and Geologic constraints

Comment GE-1: Construction and Geologic Constraints

This response addresses the following comments:

- I-PATTERSON1-2
 - I-PATTERSON1-3
 - I-PATTERSON1-4
 - I-PATTERSON1-5
 - I-PATTERSON1-6
 - I-PATTERSON1-7
 - I-PATTERSON1-8
 - I-PATTERSON1-9
 - I-PATTERSON1-10
 - I-PATTERSON1-11
-

“We believe the 450 O’Farrell project will undermine 540 Jones and the Developer must design and construct a competent shoring system that provides reasonable protection to 540 Jones. We envision that tiebacks under 540 Jones may be required to facilitate efficient and effective excavation shoring. If tiebacks are used, a Licensing Agreement will be required by SF DBI in order to approve the excavation shoring project.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-2])

“Peer Review Comments and Recommendations

“Based on our review of the information provided and our experience with similar projects with property line excavation adjacent to existing improvements, we have the following Peer Review comments. Our comments endeavor to develop a project approach and implementation that will provide reasonable and diligent protection of existing adjacent structures and improvements:

“1. Existing Conditions

- a. Investigate and document existing conditions, including building foundations, site retaining walls and utility lines as necessary to prevent conflicts, design changes and unforeseen conditions during installation of elements at/near/across the property line. Coordinate construction detailing, e.g., tiebacks, with existing conditions.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-3])
-

“2. Temporary Shoring Design

- a. Forces. Restrained walls shall be designed for at-rest pressures. Surcharges from adjacent structures shall be included.
 - b. Seismic. Seismic forces shall be considered where the failure plane is such that a Life-Safety hazard is created for adjacent properties if an earthquake-induced failure were to occur.
 - c. Deflections. Shoring shall be designed to limit differential movement of adjacent structures and improvements per *California Civil Code* section 832.
 - d. Construction stages. Design shall consider forces and deflections at interim construction stages (i.e., the stages of construction corresponding to excavation depths between existing and final grades), the final excavation stage and stages associated with decommissioning of temporary shoring and transition to permanent retention systems.
 - e. Underpinning. Underpinning of existing adjacent structures shall consider lateral stability associated with lateral soil pressures and surcharges.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-4])
-

“3. Temporary Shoring Construction Documents

- a. Water. Provide surface drainage, dewatering (as required) and shoring wall back-drainage.
- b. Construction Stages. Drawings shall clearly indicate the stages of construction across the entirety of the site.

- c. Raveling and Over-break. The Construction Documents shall include requirements associated with preventing and immediately addressing sloughing and over-break during excavation along the property line.
 - d. Underpinning. Underpinning of adjacent structure shall be done in a sequential installation of underpinning piers. Underpinning pier excavations shall be lagged and over-break shall be immediately backfilled behind lagging. Underpinning piers shall be pre-loaded with jacking prior to proceeding to the subsequent pier in the sequence.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-5])
-

“4. Permanent Structure Design & Construction Documents

- a. Water. Provide surface drainage and wall back-drainage.
 - b. Permanent soil and surcharge pressures. Permanent structure shall be designed to resist permanent soil and structure surcharges, including MCE seismic increment.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-6])
-

“5. Construction Period Monitoring

- a. Monitoring Program. Provide a Monitoring Program consistent with the Standard of Care for a property line excavation adjacent an occupied historic multi-story residential structure.
 - i. Survey Monitoring. Specify location and frequency of survey monitoring, including points on existing building, site walls and utilities. Survey monitoring points shall be fixed repeatable targets located such that they will be accessible throughout construction.
 - ii. Inclinator. Consider installation of an inclinometer in the site alley at 540 Jones.
 - iii. Noise. Consider noise monitoring during excavation activities. If used, specify noise monitoring locations and equipment specifications.
 - iv. Vibration Monitoring. Consider vibration monitoring during excavation activities. If used, specify vibration monitoring locations and equipment specifications.
 - b. Distribution of Monitoring Programs. Distribute monitoring reports within 24 hours of monitoring. Include adjacent Owner and their Engineer in distribution.
 - c. Monitoring Triggers.
 - i. Meeting Trigger. Specify movement that corresponds to triggering a meeting between technical teams to assess performance of shoring and determine next steps. We propose 3/8-inch movement for Meeting Trigger.
 - ii. Stop Work Trigger. Specify movement that corresponds to triggering a stop work in the vicinity of the movement until remediation is determined and implemented. We propose 1/2-inch movement for Stop Work Trigger.” (Ryan J. Patterson, Email, December 11, 2017 [I-PATTERSON1-7])
-

“6. Repair of Damage

- a. Establish expectations for repair of damage caused by the adjacent construction activities that includes all items in buildings or other structures. Some items should be repaired immediately (e.g., disruption to utilities, function of doors), whereas others may wait until the end of construction (e.g., moderate cracking of concrete).” (Ryan J. Patterson, *Email, December 11, 2017 [I-PATTERSON1-8]*)

----- “Potential Impacts to Adjacent Property

“We believe a properly designed, constructed and monitored Project can provide reasonable protection to the existing adjacent structure. We believe, however, the proposed excavations create significant risk for disruption to adjacent structures if not properly designed, constructed or monitored. Potential impacts include (1) horizontal and vertical earth movement that disrupts the safety and stability of the areas around the Project, (2) structural distress to adjacent structures that creates safety hazards and may restrict occupancy and functionality, and (3) creation of seismic vulnerabilities that may not manifest until a future earthquake.” (Ryan J. Patterson, *Email, December 11, 2017 [I-PATTERSON1-9]*)

“As such, we believe careful consideration and implementation of our findings and recommendations, in conjunction with the requirements of the Project Design and Construction Professionals and the Governing Jurisdiction, is prudent to minimize potential impacts.” (Ryan J. Patterson, *Email, December 11, 2017 [I-PATTERSON1-10]*)

“The project documents we have reviewed do not presently document the measures to protect 540 Jones Street. Mitigation measure CR-3a of the Draft Environmental Impact Report requires a vibration monitoring and management plan, but the plan is not clearly defined and left to be worked out in the future. Additionally, Mitigation Measure CR-3b requires construction best practices for historical architectural resources. This mitigation measure is also presently undefined, which could result in significant damage to 540 Jones Street. These measures should be defined and added to the Project documents, consistent with the recommendations contained in this letter.” (Ryan J. Patterson, *Email, December 11, 2017 [I-PATTERSON1-11]*)

----- **Response GE-1**

These comments express a professional opinion as to the geologic and construction constraints that should be considered during construction of the proposed project and makes recommendations as to various best practices that should be incorporated into the project during construction activities. As noted in Section E.13, *Geology and Soils*, of the Initial Study, a Preliminary Geotechnical Investigation was prepared by Langan Treadwell Rollo²² for the project site. The studies relied on

²² Langan Treadwell Rollo Preliminary Geotechnical Study 450–474 O’Farrell Street, San Francisco, California, September 8, 2014; Langan Treadwell Rollo Preliminary Geotechnical Study 532 Jones Street, San Francisco, California, April 13, 2015.

available geotechnical data from the surrounding area to develop preliminary conclusions and recommendations. The report identifies that the proposed structure can be supported on a spread-type foundation consisting of isolated footings interconnected with grade beams or a mat. For construction of the basement and to prevent movement, the perimeter of the excavation and adjacent buildings and streets should be supported during excavation and construction of the building. Improvements proposed as part of the project include a one-story basement below grade, which would require excavation to a maximum depth of approximately 16 feet below ground surface (bgs). All three existing buildings on the project site have subterranean basements. During the demolition phase of construction, these basements would be removed and the exposed soil underneath the old foundations would be excavated and hauled away in order to reach the maximum 16 feet bgs excavation depth. The average excavation depth across the entire project site would be 13.5 feet deep, accounting for the different depths of the three different basements of the buildings on the project site. Between 11,000 and 15,000 cubic yards of soil would be excavated, depending on the exact locations of the below-grade basements relative to and the soil beneath it. According to the preliminary geotechnical study, the site is underlain by several feet of fill (consisting mainly of poorly graded fine-grained sand with occasional debris and rubble), with Dune sand extending down 20 to 30 feet beneath the fill. Groundwater levels in the site vicinity were generally reported at depths of approximately 50 feet bgs.

Anticipated excavation of the basement garage and foundation is expected to remove the majority of existing fill materials at the site, leaving mostly the underlying Dune sands. The Preliminary Geotechnical Investigation included specific recommendations to be implemented during construction to support the sides of the excavation and adjacent buildings, and foundation support for the existing buildings located at 450–474 O’Farrell and 532 Jones Street. Excavation activities would require the use of shoring and underpinning in accordance with the recommendations of the geotechnical report and *San Francisco Building Code* requirements to protect adjacent buildings during construction. Additionally, under the direction and management of the seven-member citizen Building Inspection Commission, the mission of the DBI is to oversee the effective, efficient, fair and safe enforcement of the City and County of San Francisco’s Building, Housing, Plumbing, Electrical, and Mechanical Codes, along with the Disability Access Regulations. The *San Francisco Building Code* consists of the California Building Code with local amendments. San Francisco relies on the state and local regulatory process for review and approval of building permits pursuant to the *California Building Code* (state building code), the *San Francisco Building Code* (local building code) which is the state building code plus local amendments that supplement the state code, as well as the State Seismic Hazards Mapping Act of 1990 (seismic hazards act) to ensure that the potential for adverse geologic, soils, and seismic hazards is adequately addressed.

DBI would review background information, including geotechnical and structural engineering reports, to ensure the suitability of the soils on the project site for development of the proposed project. The design-level geotechnical investigation would include an analysis of the potential for unstable soil impacts and inclusion of recommendations to address unstable soils. The local building official must incorporate the recommended measures to address such geologic hazards as part of the conditions of the building permit.

Section E.13 of the Initial Study provides substantial additional details to support the conclusion that project impacts on geology and soils would be less than significant. The comments do not provide new evidence that would alter this determination, and all recommendations made in the comment are consistent with the recommendations include in the geotechnical study for the proposed project. Section 3307.1 of the *San Francisco Building Code* provides for protection of adjoining public and private property from damage during construction, remodeling, and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Compliance with the *San Francisco Building Code* would adequately protect adjacent properties. Survey monitoring, installation of an inclinometer, and noise monitoring during construction would not be required to protect adjacent structures. Additionally, please see Response CR-3, pp. 53–56, which addresses potential impacts to 540 Jones Street and the requirements contained in the mitigation measures to protect adjacent buildings from vibration and damage during construction of the proposed project.

Hazards and Hazardous Materials

The comments and corresponding responses in this section cover topics in Section E.15, *Hazards and Hazardous Materials*, of the Initial Study. These include topics related to:

- Comment HZ-1: Exposure to Hazardous Materials.

Comment HZ-1: Exposure to Hazardous Materials

This response addresses the following comment:

- I-HACK4-7
- I-STEARN5-5

“The citizens living on the block of the proposed project should have maximum assurance that the dangers of toxic poisons...are nonexistent and measured by methods that give a full accounting of effects” (*Richard Hack, Email, December 11, 2017 [I-HACK4-7]*)

“Chapter 5 of the Environmental Impact Report supports this and says this project will result in increased traffic, noise and emission; affect air quality; and contamination of soil and groundwater.” (*Jared Stearns, Email, November 7, 2017 [I-STEARN5-5]*)

Response HZ-1

These comments raise concerns about the potential for residents living around the proposed project site to be exposed to hazardous chemicals and hazardous substances.

As discussed in Section E.15 of the Initial Study, demolition of the existing buildings and removals of construction debris from the project site could release asbestos into the air. All demolition and construction activities that would disturb presumed asbestos-containing material (PACM) would be required to comply with federal, state, and local regulations related to the removal and disposal

of PACM. In addition, all demolition and construction activities that could disturb lead-based paint are required to comply with the provisions of *San Francisco Building Code* section 3407, which regulates the removal and disposal of building materials that contain lead-based paint.

There also may be hazardous materials stored on the site during construction such as fuel for construction equipment, paints, solvents, and other types of construction materials that may contain hazardous ingredients. Transportation of hazardous materials to and from the project site would occur on designated hazardous materials routes, by licensed hazardous materials handlers, as required, and would be subject to regulation by the California Highway Patrol and the California Department of Transportation. This oversight would reduce any risk from the routine transport, use, or disposal of hazardous materials to less than significant.

Operation of the project would likely result in use of common types of hazardous materials typically associated with retail and residential uses, such as cleaning products and disinfectants. These products are labeled to inform users of their potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. The use and storage of these typical hazardous materials would comply with *San Francisco Health Code* Article 21, which implements the hazardous materials requirements of the *California Health and Safety Code* and provides for the safe handling of hazardous materials in the city. For these reasons, hazardous materials used during project operation would not pose any substantial public health or safety hazards. In addition, the California Highway Patrol and the California Department of Transportation regulate the transportation of hazardous materials. Due to the small quantities of hazardous materials expected to be used and/or generated on the project site, the proposed project would not routinely transport hazardous materials. Compliance with local and State regulations would ensure that impacts related to the routine transport, use, or disposal of hazardous materials would not create a significant hazard to the public or the environment. In addition, the proposed project site is located in an area of San Francisco governed by Article 22A of the *Health Code*, also known as the *Maher Ordinance* and projects excavating more than 50 cubic yards of soil also are subject to the *Maher Ordinance*.²³ San Francisco Department of Public Health (SFDPH) requires soil sampling if a project requires excavation. The project sponsors submitted a Maher Application and Work Plan to the SFDPH in accordance with Article 22A,²⁴ and the SFDPH will make a determination if a complete Phase II Site Characterization and Work Plan should be submitted once onsite buildings have been demolished. The project sponsors would also be required to submit a site mitigation plan (SMP) to SFDPH or other appropriate state or federal agencies, and to remediate any site contamination in accordance with an approved SMP prior to the issuance of the building permit. Because the aforementioned documents would be prepared, and remediation activities if necessary would be conducted at the site, the proposed project would not result in a significant hazard to the public or environment from site contamination, and the impact would be less than significant.

²³ City and County of San Francisco Planning Department, “Expanded Maher Area” Map, March 2015. Available: http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf. Accessed: October 23, 2015.

²⁴ RGA Environmental. *Maher Ordinance Application and Work Plan for Maher Ordinance Subsurface Investigation*. March 11, 2016.

Based on the information and conclusions from the Phase I, and because of required compliance with Article 22A, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and/or groundwater and the proposed project would result in a less-than-significant impact.

Cumulative Projects

Comment CU-1: Cumulative Projects

This response addresses to the following comment:

- IHONG-5

“The Cumulative Land Use: Can the following projects be added to Table 2 - 500 Turk Street and the Asian Art Museum? I also believe that there may be several other upcoming projects that UCSF has under the radar.” (*Dennis Hong, Email, December 11, 2017 [I-HONG-5]*)

Response CU-1

The comment requests that two specific projects and potential unidentified projects of the University of California, San Francisco (UCSF) be added to the related projects table of the Draft EIR. The analysis in the Draft EIR is based on a baseline that is established as of the date the Notice of Preparation (NOP) was published, which was February 22, 2017. Consistent with CEQA Guidelines section 15130(b)(a) the Planning Department prepared a list of past, present, and probable future projects that could produce related or cumulative impacts. The list of cumulative projects included in the Initial Study, which was published on the same date as the NOP, established the baseline for the cumulative impact analysis. The cumulative projects list captures projects within the vicinity of the project site, which was determined to be within a 0.25-mile radius of the project site. The projects at 500 Turk Street²⁵ and at 200 Larkin Street (i.e., the Asian Art Museum project)²⁶ are more than 0.25 miles from the project site and are considered too far to combine with the proposed project to result in cumulative impacts. It is also not clear which UCSF projects the commenter is referring to, but there are none within 0.25-mile radius of the project site. The City’s staff has reviewed these projects and determined that they would not affect the analysis of cumulative impacts that were included in the Initial Study published in February 2017 and the Draft EIR.

D.6 Other CEQA Comments

The comments and corresponding responses in this section cover topics in Draft EIR Chapter 4, *Environmental Impacts and Mitigation*, of the Draft EIR as well as miscellaneous topics that are not covered specifically in the Draft EIR. These include topics related to:

²⁵ Planning Department Case No. 2016-010340ENV

²⁶ Planning Department Case No. 2015-015229ENV. The most recent Planning Department application for this project is for an addendum to a supplemental environmental impact report. The addendum was published on June 22, 2017. The supplemental environmental impact report was published on December 10, 1998.

- Comment OC-1: Inadequate mitigation
- Comment OC-2: Contact information during construction
- Comment OC-3: Compensation to neighborhoods for construction impacts
- Comment OC-4: Economic feasibility study
- Comment OC-5: Consideration of exemptions

Comment OC-1: Inadequate Mitigation

This response addresses the following comment:

- O-TT-3

“We feel the Final EIR fall short in mitigating the purposed project” (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-3]*)

Response OC-1

This comment expresses concern over the adequacy of the mitigation for the proposed project. However, it does not specify which mitigation is inadequate and the reasons why it would fall short. The proposed project has included all feasible mitigation to reduce impacts; mitigation would reduce all impacts to less than significant with the exception of the demolition of the historic architectural resource. Without further information, no further response can be provided.

Comment OC-2: Contact Number during Construction

This response addresses the following comment:

- I-HONG-7

“Case in point: A point of contact phone number to call with these issues would be very beneficial, including communicating (a current www site to visit with updates, etc., not as grand as the Muni-MTA’s BRT project) for the local business and residents to access and as to what is happening with info such as street closures, delivery of construction material, staging of construction material, after hour work, pile driving and etc. I think this would go a long way” (*Dennis Hong, Email, December 11, 2017 [I-HONG-7]*)

Response OC-2

This comment requests that a point of contact phone number to call for construction issues be provided. The construction site would be posted with contact information so that the public may express concerns during construction.

Comment OC-3: Compensation to Neighborhoods for Construction Impacts

This response addresses the following comment:

- O-TT-7

“There is [sic] no specifics on how the nearby residents will be compensated or assisted by the developer to mitigate the noise, traffic, loss of sunlight, air pollution and other hardships during and after construction.” (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-7]*)

Response OC-3

This comment requests information as to how residents adjacent to the project site would be compensated for the construction and operations impacts of the proposed project. All feasible mitigation has been included in the proposed project to be implemented during construction activities to reduce physical environmental impacts to less than significant. The only impact that remains significant and unavoidable after implementation of mitigation is the impact to the historic architectural resource. All traffic, air quality, noise and vibration, and other construction impacts would be mitigated to less than significant. In addition, the project sponsors have agreed to implement transportation improvement measures (Initial Study, pp. 58, 59, and 63) that would further reduce the less-than-significant impacts of the proposed project to transportation. CEQA does not require direct compensation to affected residents. No further mitigation is required.

Comment OC-4: Economic Feasibility

This response addresses the following comments:

- O-SFH1-9
- O-SFH1-10
- O-SFH2-3
- O-SFH2-4
- O-SFH2-5

“Heritage believes that the city also should consider the potential value of Transferable Development Rights, especially given the project site’s proximity to the C-3 district.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-9]*)

“The city should also take into account the \$3 to \$5 million savings that would result from no longer having to prop up the colonnade during construction.”¹ (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-10]*)

¹ During Heritage's initial review of the project on August 30, 2017, members of the project team estimated that it would cost between \$3 and \$5 million to retain and incorporate the colonnade into new construction.

"In assessing the financial feasibility of preservation alternatives, Heritage believes that the potential value of extending and enabling the sale of TDRs should be taken into an account, as a proposed project is located adjacent to the C-3 District." (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-3]*)

"Also, the cost-savings that would result from not having to prop up and preserve the colonnade should be taken into account. We understand preservation of the colonnade will add \$3 to \$5 million to the overall project cost." (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-4]*)

"We understand that the developer is preparing an economic feasibility study. But to our knowledge, that has not been made available to the public for scrutiny." (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-5]*)

Response OC-4

The comments state that the developer is preparing an economic feasibility study and also states that the city should consider the potential value of Transferable Development Rights, and mention cost savings that could result from not preserving the colonnade. An economic feasibility study was submitted to the planning department and was peer-reviewed by an economic consultant on the city's approved list of qualified economic consultants. The economic feasibility analysis and peer-reviewed report will be made available as part of the staff case report for project approvals and will be considered in the adoption of the CEQA findings and the Statement of Overriding Considerations. Additional considerations with regard to development rights are not CEQA considerations but will be considered by the decision-makers as part of the project approvals.

Comment OC-5: Consideration of Exemption

This response addresses the following comment:

- I-HACK2-4
-

"Finally, will all the other exemptions, PUDs, etc., that the developer wants be applied for and decided at the Nov. 30 meeting of the Planning Commission?

"Sincerely, Richard Hack" (*Richard Hack, Email, November 15, 2017 [I-HACK2-4]*)

Response OC-5

This comment asks whether the exemptions the developer is requesting will be considered at the November 30 meeting of the Planning Commission. These exemptions include additional authorization from the Planning Commission under *Planning Code* section 317(g)(5) for demolition of existing residential units; section 253(b) for new construction over 50 feet in height and a street frontage greater than 50 feet; section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; section 271 for exceptions to section 270, governing the bulk of the building; and section 303 for the new religious institution (church) use. The proposed project would also, as part of the PUD process, request modifications of the requirements in *Planning Code* sections 134(g), 140, 152, and 136(c) with regard to dwelling unit exposure, rear yard configuration, permitted architectural obstructions, and off-street loading spaces. Please also see Section B, *Project Description and Draft EIR Revisions* for the approvals required for the Preferred Project. The exemptions requested by the project sponsors will be considered at the Planning Commission hearing to approve or deny the proposed project.

D.7 General Comments

The comments in this subsection are general comments that do not relate to physical impacts on the environment and are thus not CEQA issues. These comments may be anecdotal or opinion or pertain to socioeconomic or community impact issues. For these comments, no specific responses are provided; however, all comments will be forwarded to the decision-makers for their consideration prior to taking action on the project. These include comments related to:

- Comment GC-1: Anecdotal or Opinion
- Comment GC-2: Support or Opposition to the Project
- Comment GC-3: Merits of the Project
- Comment GC-4: Support for Approval of a Preservation Alternative
- Comment GC-5: Religious Exercise
- Comment GC-6: Shannon Alley Murals

Comment GC-1: Anecdotal or Opinion

This response addresses the following comments:

- A-RICHARDS-8
- A-MOORE-3
- O-NOMBA-2
- O-TAC-8
- O-TAC-16
- O-TAC-17
- O-TAC-18
- O-TT-2
- O-SFH1-11
- O-SFH1-12

- I-GREGORY-1
- I-HACK1-1
- I-HACK1-2
- I-HACK2-2
- I-HACK3-1
- I-HACK3-2
- I-HACK4-1
- I-HACK4-5
- I-HACK4-11
- I-HACK4-12
- I-HACK5-4
- I-HACK5-6
- I-HACK5-7
- I-HACK5-8
- I-HACK5-10
- I-HACK5-11
- I-NAGEL1-1
- I-NAGEL1-2
- I-NAGEL1-3
- I-NAGEL1-5
- I-NAGEL1-6
- I-NAGEL1-7
- I-NAGEL2-1
- I-PATTERSON2-4
- I-STEARNs-2
- I-STEARNs-3
- I-UNIDENTIFIED1-1
- I-UNIDENTIFIED1-2
- I-UNIDENTIFIED1-6

“You know, I come from a neighborhood where we have a Church of Christ Scientist that has been adaptability reused. It is on Dolores Street at 19th. I look here at the preservation alternative, and I look at my own neighborhood, and how we were able to actually get housing in the existing Christian Science Church. And I look at the number of difference in units and it actually -- it makes me take pause that I’m even seeing this in front of me, to be quite frank with you. Any other comments? Commissioner Johnson.” *(Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-8])*

“There is a great concern to me because of what we give and what we get is on many scores listening to the public, most on the housing side. But more in detail from this preservation side, and everything which comes with it. It is of serious concern. This particular Draft EIR should put anybody on notice of what is at stake here. This is not anything that’s just going to be determined when you are looking at

the project. The project is spelled out in significant enough detail that there is something off balance. I'm going to leave it at that. I'm in strong support of getting the more detailed comments from the public, but I have heard enough. This is something that we should all pay more attention to." (*Kathrin Moore, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-MOORE-3]*)

"The displacement of Shalimar Restaurant at 532 Jones Street and possible neighborhood loss of a contributing restaurant to our little Delhi business district Shalimar Restaurant provides both tourists and neighborhood locals alternative less expensive cuisine that has become very popular with the community at large." (*North of Market Business Association, Letter, December 11, 2017 [O-NOMBA-2]*)

"Additional issues are the loss of the Shalimar Restaurant at 532 Jones Street, which is a contributing restaurant to our Little Delhi business district. Price-wise Shalimar Restaurant provides the cheapest Pakistani/Indian cuisine of the nearby restaurants in the one-block stretch between Geary and O'Farrell Streets on Jones Street. Chutney at 511 Jones Street is about 15% more expensive and Palwan at 501 O'Farrell Street is about 30%. Also impressive is that Shalimar maintains a 4.0 star rating on Yelp whereas Chutney and Palwan have a 3.5 star rating on Yelp." (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-8]*)

"There needs to be more promising talks with the developer, church, and nearby residents who will be impacted if this project is approved. Right now as proposed there are many outstanding concerns." (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-16]*)

"We also would like to point out we have held community meetings on 450 O'Farrell Street have had communications with many community members since 2005 about issues concerning this location." (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-17]*)

"In 2012, the Fifth Church of Christ, Scientist assured community members that they would work on creating a drug free community along around their property. Over a three-year period they had 343 police citations recorded. Today there still exists criminal activity problems." (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-18]*)

"Tenderloin Tenants is very concerned about this proposed project and the possible impacts and future ramifications to the immediate neighborhood's...business environment." (*Tenderloin Tenants, Email, December 10, 2017 [O-TT-2]*)

"Heritage recognizes that Fifth Church of Christ, Scientist and its immediate vicinity have long been a magnet for crime, drug use, and other illicit activity. Indeed, the church has been surrounded by a chain-link fence for several years." (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-11]*)

“Heritage does not oppose the construction of new housing and church facilities on this block. However, we are adamant that the historic church building need not be destroyed in order to address these challenges, as evidenced by myriad adaptive reuse projects involving historic theaters, and similar buildings in San Francisco and around the country.” (*San Francisco Heritage, Email, December 11, 2017 [O-SFH1-12]*).

“CHURCH NOT A FRIEND OF THE COMMUNITY

“A fellow tenant at 535 Geary whom I’ve known for a number of years has told me of her experiences with the 5th Church of Christ, Scientist at 450 O’Farrell, and her story confirms for me the general opinion I’ve heard many times over the years that the church is not a good neighbor.

“She attended a few services there when she was looking for a nearby church to attend. She is disabled and walks slowly with the help of a cane, and had a difficult time negotiating the steps leading in and out of the church. On a subsequent visit, a congregant said to her privately, “No one told you about the secret ramp?” She wondered why it was a secret and thinks maybe they were withholding the information until she donated money, or else they just didn’t care. “They are not ADA-friendly,” she said.

“Then she told me about a service in which the church doors were wide open, but a visitor was refused entry. She noticed that the visitor was clean and casually dressed and bore a backpack. He was not a homeless person or a bum, but appeared to be a traveler. Then the service started, and there were only six people there.

“Mostly the rest of us remember years of large black forbidding gates drawn across the wide steps in front so that the homeless could no longer sleep on the steps. Nor could anyone else sit there now and then if they had a mind to.” (*Richard Hack, Email, November 15, 2017 [I-HACK1-1]*)

“WORK ON SRO HOTELS IS FUNDED BY THE PROJECT

“A longtime friend who is a building contractor and has spent years organizing work on behalf of the Tenderloin Housing Clinic (THC) told me when I mentioned 450 O’Farrell, “It’s going to be built.” The proposed project will pay for work on one or two of the SRO hotels on the block, a common feature of many such building projects.

“The THC does much good work in the community. I know this from working there 14 years doing the legal word processing for their three full-time lawyers and similar work for the Executive Director, Randy Shaw. He’s a good man, and I’ve never had a better boss; it was one of the few jobs where I felt positive energy on Sunday evenings instead of mild depression. But they have a direct financial interest in 450 O’Farrell, and I am sure they can do without this particularly massive and traffic-snarling project.” (*Richard Hack, Email, November 15, 2017 [I-HACK1-2]*)

“(There is very little religious exercise going on at the Church anyway; it is a moribund institution. On Sunday they had three people at their service.)” (*Richard Hack, Email, November 15, 2017 [I-HACK2-2]*)

“I got a call from John Sha regarding photos he has just taken of the apts in back of 532 Jones.

“He wants me to tell you he will be sending them along directly, if he hasn’t already, for the Response to Comments document” (*Richard Hack, Email, December 11, 2017 [I-HACK3-1]*)

“And that the Shalimar has been named a Legacy restaurant (though not yet granted) and was named one of the 50 Best restaurants in the U.S.” (*Richard Hack, Email, December 11, 2017 [I-HACK3-2]*)

“Dear Jenny,

“Here is my last set of statements, questions, and objections to the Draft EIR and Initial Study. It is now 12:27 p.m. on Dec. 11, 2017.

“Thank you for your kind assistance. I look forward to being informed of the production of the Response to Comments and receiving a copy.

“Best regards, Richard Hack

“December 11, 2017

“I’ve lived at 535 Geary (corner of Shannon) for many years. I like downtown in the midst of so much action and productive activity.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-1]*)

“Along with the mantra, ‘Beauty is too expensive to build,’ there seems to be a new PC code in some parts that all new housing is automatically good, that the enduring desire to reside here for a day or a year constitutes a “housing crisis,” or that 5,000 or more new residential units per year streamlined by executive order will deflate the average rent regardless of the virtually infinite worldwide demand. But we’re all used to hucksters” (*Richard Hack, Email, December 11, 2017 [I-HACK4-5]*)

“Some people think that this project will stop the alley from being a dry W.C. for junkies, whacked-out bums, reckless individuals, and middle-class people in a hurry; but I think that may be a delusion. Spreading around some responsibility for keeping the alley in order will only last part of the day, when the proposed retail site is ‘Open.’ I suppose there will be more people at the new residences to make police complaints, which I haven’t done yet even though I’ve been tempted. But it was the police, not the residents or the party-goers or the property-owners, who finally got the homeless encampment off the 400 block of O’Farrell, not the black gates still linked across the wide, low steps of the church, or any of the residential rental or other businesses operating around there all these years. And using this and other alleys as quick places to do their business is not the monopoly of lower classes. In any case the police may not have set themselves yet to curing the problem of four dour pipers who have monopolized the four seats at the O’Farrell-Shannon bus

shelter for much of the day and night during the last several years. Most people waiting for the bus just stand up the block with frozen faces or their heads turned. I try to get one of the bums to give me their seat, like they used to, but no dice. Lately there have been a few vacancies.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-11]*)

“The church says it’s going to improve the area so the Tenderloin can reach its potential. I wonder if they know that it had a history of stability, and has been reaching for new histories and making some for decades. The Tenderloin is the city’s dumping ground for poor, elderly, addicted, and disabled people. What has the church done to alleviate their problems or anyone else’s? Neighbors feel that the church holds itself aloof, despite all the nice words in this proposal. They produce a small open space in the project drawings, but it’s only for those who will live within the main residence, which claims to need an exalted height of 150 feet. The fact is the church almost doesn't exist.

“I’ve said that no one I’ve talked to in the neighborhood has ever noticed any regular or rare community support, outreach, or welcoming from the church. But at our annual tree-trimming last week, someone said, ‘Yes, they do sweep in front of the church before their gatherings on Wednesday night and Sunday.’

“On Nov. 1 and 30 Historic Preservation and Planning Commissioners expressed apparent displeasure at the lack of disclosure by the church. They didn't know the number of congregants or the number of students at the Sunday school.

“The church appears to have less than ten members. On a Wednesday night they had six people, and yet refused entry to a clean and polite traveler. On a recent Sunday I saw three people leaving the service and asked a church lady if they had just three people, and she said yes. I asked what the big black fences across the steps were for; she said they went up after the 1989 earthquake to prevent anything falling off the facade, which one good look will tell you is impossible. We know this fencing went up much later than that, when there was a homeless encampment on the block and people sleeping on the steps. When I mentioned that as the reason, I got a mumbling, unintelligible answer. Unfortunately, the church seems to prevaricate at every opportunity, big or small.

“They want to partially demolish a landmark and build a new church down the block seating 200 people, to provide light and health to the spirit of the community. That number 200 is just an embarrassing joke, I suppose. Newer religions, like the Unity Church, the Church of Religious Science and others which don't deny the existence of physical reality, have taken over the appeal Christian Science may once have had. It reached its peak in the 1930s, with about 268,000 to more than 300,000 adherents nationally; now it’s about a third of that. Twelve churches in San Francisco have become three, and this one could meet in a very small room somewhere. Sydney Ahlstrom wrote in his magisterial *A Religious History of the American People* (Yale, 1972), ‘Because of its cultic sobriety and nonemotional concern with health and well-being, its status, character, and size are not likely to change rapidly.’” (*Richard Hack, Email, December 11, 2017 [I-HACK4-12]*)

“Two other problems are the detached, rather anti-social, behavior of the moribund church...”
(Richard Hack, Public Comment, November 30, 2017, I-HACK5-4)

“No one I’ve talked to -- oh, we oppose the destruction of the popular Shalimar Restaurant...”
(Richard Hack, Public Comment, November 30, 2017, I-HACK5-6)

“No one I’ve talked to -- oh, we oppose the destruction of ...its five apartments for its workers.”
(Richard Hack, Public Comment, November 30, 2017, I-HACK5-7)

“No one I have talked to in the neighborhood have ever noticed any community support or activity from the church despite all the nice words in the proposal.” *(Richard Hack, Public Comment, November 30, 2017, I-HACK5-8)*

“They seem to have less than 10 congregants. On Wednesday night, they had six people yet refused entry to a clean and polite traveler.

“On a recent Sunday, I saw three people leaving the service. I asked the church lady if they had just three people. She said yes. I asked what the big black fences across the steps were for. She said they went up after the 1989 earthquake to prevent anything falling off of the facade, which one good look, I’ll tell you is impossible. We know this fencing went up much later than that, when there was a homeless encampment on the block, and people sleeping on the steps. When I mentioned that as the reason, I got a mumbling, unintelligible answer. The church, unfortunately, seems to have prevaricated every opportunity as you see from their lack of disclosure. They want to partially demolish a landmark and build a new church seating 200 people. There’s no way in hell they will ever get 200 people.

“There used to be twelve Christian Science churches in San Francisco, and now there may only be three and by their own admission at the November 1st hearing, they don't even help each other. Newer religions which don't deny the existence of physical reality have taken over the appeal they used to have.” *(Richard Hack, Public Comment, November 30, 2017, I-HACK5-10)*

“Finally, I think it would be good for us to get it through our heads that not all housing is good. Given the almost infinite desire to reside here, there’s no possible way to build -- to lower rents through units. You can -- we can lower rents by designating units to certain rents or strengthen the rent ordinance. Thank you.” *(Richard Hack, Public Comment, November 30, 2017, I-HACK5-11)*

“Same situation last night. Their so-called Wednesday night service. Both sides of 'Farrell blocked to pedestrians. The Church does not even call it in, as opted (sic) before, Shannon alley has been approved for a speed hump bump because of narrow width, speed and frequency of travel, danger to walkers. You want to add a parking lot entrance and store there? Church cares nothing about neighborhood.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-1])*

“1. Any decision on this should be postponed until there is a public meeting with the new Tenderloin Police station captain. He does not even have a web page set up yet. We need his input and to find out if there will be better law enforcement from the station than the negligence from the last captain.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-2])*

“2. Shannon Alley has been approved for a speed hump (bump), which shows it is already dangerous with too much traffic and speeding. This should be installed before any decision.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-3])*

“The campers who keep returning to this area are encouraged to sit on the step of the emergency fire exit of the church. ANYONE could redesign this better. The church does not care at all about the neighborhood and never has.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-5])*

“This decision should be postponed to give the church time to do some good works in the community, stop turning away people, stop keeping the disabled out by hiding their 'special secret ramp'. They do not function as a church now. They do not even see their parking area or sidewalk area clean or safe. This will only get worse.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-6])*

“Also, this church has NEVER CALLED IN A POLICE OR CLEANLINESS PROBLEM. It is doubtful they even know how.” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL1-7])*

“Once again people passed out camped in front of fire exit steps junk all over. Fighting and screaming day and night. Human waste. People cannot safely walk by. Church will say congregation gone for holidays but there is no congregation. We were told the disabled ramp is on Jones. Is it even opened? Ever? If I try to go on crutches will they tell me about it or open it? Or laugh again and hide it? This church is not a church. If they treat the neighborhood like this now, what will happen later? The street light right by their parking has been out for a long time and they have NEVER CALLED IT IN. DO THEY KNOW HOW?” *(Barbara Nagel, Email, November 30, 2017 [I-NAGEL2-1])*

“We have approached the developer about a variety of concerns with this project, and they seem to want to defer discussion until after this process is finished. That is not how it should work, as you know. And I hope that we can meet soon with their team so we can try to work out these concerns. Thank you very much for your time.” (*Ryan J. Patterson, Public Comment, November 30, 2017 [I-PATTERSON2-4]*)

“As an 11-year resident of 535 Geary St., I’m deeply troubled by some of the impacts of the project. As the tenant of the second-floor SW corner apartment I live in the unit closest to the church that currently stands at the O’Farrell address.” (*Jared Stearns, Email, November 7, 2017 [I-STEARNNS-2]*)

“I understand the desire to evolve as a city and while I’m not opposed to more housing I am opposed to a project that will result in increased traffic, increased noise and air pollution, and the demolition of an historic building without proper consideration, among other things. This is such a project.” (*Jared Stearns, Email, November 7, 2017 [I-STEARNNS-3]*)

“Good evening, Commissioner. I support Richard, and I think it’s going to have a – I lived in the neighborhood for many, many years, for 47 years. And this is gonna be an extremely development impact on the society for people in the community who lives there. There’s so many homeless people who lives over there, and church put the gates over there, and most of them are African American homeless people there. And they close the door. They don't even say hello to them, and they are treating them like garbage, and I think the church needs to reach out to those people to get the support in order to make this work.” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-1]*)

“I don't think we need this high 13-story building in that neighborhood.” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-2]*)

“Everything has created a lot of problems. So before you grant it permission, I ask you to go and inspect yourself and then make a decision. Thank you very much.” (*Unidentified Public Speaker 1, Public Comment, November 30, 2017 [I-UNIDENTIFIED1-6]*)

Response GC-1

These comments express opinion or provide anecdotal information and are acknowledged; however, they do not raise issues concerning the adequacy or accuracy of the EIR’s coverage of environmental impacts under CEQA. These comments may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration is carried out independent of the environmental review process.

Comment GC-2: Support or Opposition to the Project

This response addresses the following comments:

- I-GREGORY-4
- I-GREGORY-5
- I-HONG-1
- I-HONG-8
- I-HONG-9
- I-STEARN-1
- I-STEARN-3
- I-HACK4-4

“So what we -- we oppose this project as it stands today. We're not opposed to housing. We understand that housing should be a priority in the city of San Francisco, but we support equitable housing. Equitable housing for people that are unhoused. We have a lot of students in this community, and we have a lot of single families in this community. And what we want to do is we want to keep all of these folks in this community as it changes and provide opportunities for people to exceed and excel in their lives.” (*Amos Gregory, Public Comment, November 30, 2017 [I-GREGORY-4]*)

“And we would like to be able to see if, quite possibly, one thing that we wanted to do was to see if the church would sell this property to the city. Because the crutch of their proposal is they want a new church. Well, we could get you a space for the new church, but then how about put this development or put this property into the hands of those who would come up with a solution and take real serious hardcore community input on to what changes would be positive for the neighborhood and build those things. If we could get to that, I think that there could be a positive impact in the community. But first, I think that we have to come to the realization that the church is not going to be able to provide that in this proposal as it is today. Thank you.” (*Amos Gregory, Public Comment, November 30, 2017 [I-GREGORY-5]*)

“Good afternoon Miss Jenny Delumo, Miss Lisa Gibson, Honorable members of the San Francisco Planning Commission, Honorable members of the Board of Supervisors and Honorable Mayor Edwin Lee, I have been a resident of San Francisco for more than 70 plus years and as a resident of this city and as suggested I'm submitting my comments to this above DEIR/450 O'Farrell Street project.

“First of all I fully support this project. This DEIR is very comprehensive and covers just about all the issues that I have. The DEIR has done an excellent job for this Project. In designing this project the sponsor has taken in to consideration the existing environment and has done an excellent job in designing around the existing historical buildings. They have done their community outreach.” (*Dennis Hong, Email, December 11, 2017 [I-HONG-1]*)

“As I see it; with the our current limited supply of housing, what the city has projected that what we need and what the city can provide – we can't keep opposing these projects. As I see it and others as well, these Sponsors and their Projects seem to be a good answer to our housing issues. Projects like this one hopefully will continue to add the much needed housing. These sponsors and their projects are bending over backwards at little or no cost to the city. We continue to lose a number of wonderful projects to other cities, only because we are rejecting and opposing them.” (*Dennis Hong, Email, December 11, 2017 [I-HONG-8]*)

“As mentioned earlier, I fully support this project. These blighted areas need these projects and other projects like this one. With our support it will convince our sponsors to continue to develop in our city. We have already lost too many of them to other cities.” (*Dennis Hong, Email, December 11, 2017 [I-HONG-9]*)

“I hope this email finds you well. I am writing in objection to the proposed project at 450–474 O’Farrell Street.” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-1]*)

“I understand the desire to evolve as a city and while I’m not opposed to more housing I am opposed to a project that will result in increased traffic, increased noise and air pollution, and the demolition of an historic building without proper consideration, among other things. This is such a project.” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-3]*)

“Secondly and perhaps even more we oppose the wanton destruction of the popular Shalimar Restaurant and its five apartments for its workers” (*Richard Hack, Email, December 11, 2017 [I-HACK4-4]*)

Response GC-2

These comments express support of or opposition to the proposed project and are acknowledged; however, they do not raise issues concerning the adequacy or accuracy of the EIR’s coverage of environmental impacts under CEQA. Comments in support of and in opposition to the proposed project are noted and will be transmitted to city decision-makers. Such comments may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration is carried out independent of the environmental review process.

Comment GC-3: Merits of the Project

This response addresses the following comments:

- A-MOORE-1
- A-RICHARDS-4
- O-TAC-3
- O-TAC-4
- O-TAC-14
- O-TT-4
- O-TT-10
- O-NOMBA-4
- I-HACK4-2I-STEARN-9

“After reading the historic resource evaluation, parts 1 and 2, which is very thorough and actually reaches very deep, it becomes rather unsettling to basically read that the most serious and unmitigable impact is, indeed, the destruction of the building and simply living with the potential of parts of the facade is, what are we giving? And what we are getting? There is a serious imbalance and just reading it at face value, I believe that the summary of the proposed project and the project report alternatives spell out very clearly what is at stake.” (*Kathrin Moore, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-MOORE-1]*)

“And I’m not sure that the tradeoff between demolishing a historic resource and what we get for it in the additional units for the community, is worth it.” (*Dennis Richards, San Francisco Planning Commission, Public Comment, November 30, 2017 [A-RICHARDS-4]*)

“More lower income rental units need to be proposed before the Tenant Associations Coalition of San Francisco can even consider supporting this project.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-3]*)

“And more community benefits also need to be proposed.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-4]*)

“Since it is very clear to the community that the small congregation of less than 2 dozen members are not able to multiple into a proposed 200 new church facility, which then becomes a question about community benefit for whom.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-14]*)

“We feel the Final EIR...fails to provide any substantial community benefits to the existing community members.” (Tenderloin Tenants, Email, December 10, 2017 [O-TT-4])

“Without any real benefits to the community this project should not be granted any exemptions, conditional uses, or approvals until the developer makes further commitments to the whole community.” (Tenderloin Tenants, Email, December 10, 2017 [O-TT-10])

“There are also concerns about the negative impacts (i.e., traffic, noise, air quality, loss of low income housing, sunlight, and other quality of life issues) this proposed project will have on the immediate neighborhood and the lack of community benefits being offered project sponsor.” (*North of Market Business Association, Letter, December 11, 2017 [O-NOMBA-4]*)

“The 450–474 O’Farrell 532 Jones project proposed by the 5th Church of Christ, Scientist and a developer might be a fine idea in some ways if it weren't so tall and fat and so bland, another ill-drawn set of bright, high modern-like buildings that exude imitative mediocrity and facelessness-a whole procession of them for a decade and more, an extended hiatus or big busy hole in the history of San Francisco architecture.” (*Richard Hack, Email, December 11, 2017 [I-HACK4-2]*)

“What’s more, the proposed housing units will not be affordable. Affordable housing at this site must be prioritized. A project of mostly luxury-priced housing will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, etc. This proposed project would exacerbate a critical crisis of unaffordable housing that’s been facing the City of San Francisco for years.” (*Jared Stearns, Email, November 7, 2017 [I-STEARN-9]*)

Response GC-3

These comments discuss the merits of the proposed project and the tradeoff between demolishing the historic resources on the project site and the additional residential units that would be added to the site by the proposed project. In addition, some comments question the lack of community benefits provided by the proposed project. These comments are acknowledged; however, they do not raise issues concerning the adequacy or accuracy of the EIR’s analysis of environmental impacts under CEQA. Such comments may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration is carried out independent of the environmental review process.

Comment GC-4: Support for Approval of a Preservation Alternative

This response pertains to the following comments:

- A-HPC-4
- O-SFH2-6
- O-SFH2-7

“Two HPC members provided input to the project team to provide massing diagrams for the preservation alternatives from, at minimum, the same vantage point as the proposed project massing diagram. In addition, the direction was to provide the same level of detail in the graphics as the proposed project, if possible.” (*Historic Preservation Commission, Email, November 20, 2017 [A-HPC-4]*)

“Finally, it’s important to emphasize Heritage supports development on this site with preservation alternatives. Thank you.” (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-6]*)

“Sorry. I just wanted to note that we do not oppose redevelopment of this site, we support preservation alternatives.” (*San Francisco Heritage, Public Comment, November 30, 2017 [O-SFH2-7]*)

Response GC-4

These comments express support of a Preservation Alternative and are acknowledged; however, they do not raise issues concerning the adequacy or accuracy of the EIR’s coverage of environmental impacts under CEQA. Comments in support of and in opposition to the proposed project are noted and will be transmitted to city decision-makers. Such comments may be considered and weighed by city decision-makers as part of their decision to approve, modify, or disapprove the proposed project. This consideration is carried out independent of the environmental review process.

In response to the request for massing diagrams of the two project alternatives that are from the same vantage point as the proposed project massing figure, Figures 6-1 and 6-4 have been revised. Please see Section E., *Draft EIR Revisions*, for the revised figures (pp. 138 and 143).

Comment GC-5: Religious Exercise

This response pertains to the following comments:

- I-HACK4-10
- I-HACK5-9

“Two further problems are the detached, rather antisocial behavior of the moribund church, with its lawyers demanding religious exemption from zoning and landmarking in a memo from the developer’s attorney to Brett Bollinger of Planning in 2015. The cited statutes and case law, which bear on the issue of burdening the free exercise of religion, don’t seem to relate to this project at all.

The church will remain just as free as it is now to practice its religion whether the project is approved or disapproved. What it seems to need most is the partial conversion of its valuable land and building to residential and commercial property that produces income from new tenants.” (*Richard Hack, Email, December 11, 2017, I-HACK4-10*)

“They claim religious exemption from zoning and landmarking. I’ve read the cited statutes and case law which bare (sic) on the issue of free exercise of religion, and they don't apply to this project. The church will remain just as free as it is now to practice its religion, even if the project is entirely disapproved.” (*Richard Hack, Public Comment, November 30, 2017, I-HACK5-9*)

Response GC-5

These comments raise issues with regard to free exercise of religion and are acknowledged. The comment concerning the applicant’s memo to the city regarding the regulations being an undue burden on religious exercise was considered by the City’s staff. These comments do not concern the adequacy or the accuracy of the Draft EIR but will be forwarded to the decision-makers for their review and consideration prior to taking action on the proposed project.

Comment GC-6: Shannon Alley Murals

This response addresses the following comments:

- O-TAC-11
 - O-TAC-12
 - O-NOMBA-3
 - I-GREGORY-1
-

“Then there is Shannon Alley which has been a hope for change through a number a community activists who have tried to make positive impacts on Shannon Alley. Only the upper half near Geary Street is being attended to by the Union Square BID on a regular basis based on their management plan and services provided to business/property owners. The lower half of Shannon Alley near O’Farrell Street is visibly neglected by the Church or any other entity that may be charged with cleaning up the Alley. The sidewalks in San Francisco are the responsibility of the property owner.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-11]*)

“There is also concern about the collection of murals that have been painted on Shannon Alley and the purposed increase of noise pollution, air pollution, and traffic which will deter tourists and visitors from enjoying the beautiful murals that have won countless recognition awards (Including San Francisco Beautiful). Also the future disruption of construction and traffic which will make it impossible for future projects, workshops, and walking tours to be held.” (*Tenant Associations Coalition of San Francisco, Email, December 9, 2017 [O-TAC-12]*)

“The North of Market Business Association is also very concerned about the possible loss of another tourist destination on Shannon Alley the years of dedication of painted murals by fellow community members to improve the environment. We not sure about the potential loss of walking tours, programming and other services that the organization Veterans Alley's has provided over the years to Shannon Alley and the nearby community members.” (*North of Market Business Association, Letter, December 11, 2017 [O-NOMBA-3]*)

“My name is Amos Gregory, and I am the director and founder of an arts project. It’s a nonprofit, we are an arts project and we are a social services project. We first started off -- we occupy -- the space we occupy is Shannon Street. And so we first started off our project as a mural project. Me and a homeless veteran.

“And so, over the years, we painted on the properties of most of the buildings lining Shannon Street, and we have morphed from doing killing artwork with veterans and unhoused people to a social service organization where we connect many of our unhoused folks in the community with the different organizations that provide those alternatives for them to find proper housing. And so as a function of what we do in the community, we have to have relationships with all of the property owners because we paint on their properties and with many of the community residents that are both housed and unhoused.” (*Amos Gregory, Public Comment, November 30, 2017 [I-GREGORY-1]*)

Response GE-6

These comments pertain to the existing murals along Shannon Street and are acknowledged. These comments do not concern the adequacy or the accuracy of the Draft EIR but will be forwarded to the decision-makers for their review and consideration prior to taking action on the proposed project.

E. Draft EIR Revisions

This chapter presents text and graphic changes for the 450 O'Farrell Project Draft EIR initiated by the Planning Department's staff. The revisions shown are changes identified in the response in Section D, *Comments and Responses*, or staff-initiated text changes, all of which clarify, expand, or update descriptive information and/or graphics presented in the Draft EIR. In these revisions, new text is underlined and deletions are shown in ~~strike through~~. The revised text and/or graphics do not provide new information that would necessitate changes to any of the EIR's conclusions; result in any new significant impact not already identified in the EIR; or amount to a substantial increase in the severity of an impact identified in the EIR. In addition to the changes listed below, minor changes may be made to the Final EIR to correct typographical errors and minor inconsistencies.

Executive Summary

Table S-1 on p. S-4 of the Draft EIR has been revised as follows:

*

Table S-1: Summary of Impacts and Mitigation and Improvement Measures Identified in the EIR

Impact	Level of Significance before Mitigation	Mitigation and Improvement Measures	Level of Significance after Mitigation
<i>Historic Architectural Resources</i>			
Impact CR-3: Construction activities for the proposed project could result in physical damage to adjacent historic resources.	S	Mitigation Measure CR-3a: Vibration Monitoring and Management Plan The project sponsors shall retain the services of a qualified structural engineer or vibration consultant and a preservation architect who meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the identified adjacent contributing resources to the Uptown Tenderloin National Register Historic District at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O'Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Prior to any demolition or ground-disturbing activity, the Pre-Construction Assessment shall be prepared. It shall contain written and photographic descriptions of the existing condition of visible exteriors from the public rights-of-way of the adjacent buildings and interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the demolition and site permit applications. The structural engineer and/or vibration consultant, in consultation with the preservation architect, shall develop, and the project sponsors shall adopt, a vibration management and continuous monitoring plan to protect the adjacent historic buildings against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each	LSM

Impact	Level of Significance before Mitigation	Mitigation and Improvement Measures	Level of Significance after Mitigation
		<p>building shall be 0.2 inch per second, or a level determined by the site-specific assessment made by the structural engineer and/or the vibration consultant in coordination with the preservation architect for the project. The vibration management and monitoring plan shall document the criteria used in establishing the maximum vibration level for the project. <u>In addition, this plan shall state the maximum settlement levels not to be exceeded at each building, which shall range from 3/8-inch to 1/2-inch; or a level determined by the site-specific assessment made by the structural engineer in coordination with the preservation architect for the project. This settlement criterion shall be included in the vibration management and monitoring plan.</u> The vibration management and monitoring plan shall include pre-construction surveys and continuous vibration monitoring throughout the duration of the major construction project activities that would require heavy-duty equipment to ensure that vibration levels do not exceed the established standard. The vibration management and monitoring plan shall be submitted to Planning Department Preservation staff prior to issuance of demolition or site permits. Should vibration levels be observed in excess of the standard, <u>or if settlement to adjacent buildings occurs beyond the settlement levels described above, or if damage to the building is observed,</u> construction shall be halted and alternative <u>protective measures shall be</u> put in practice. <u>Alternative protective measures may include, but would not be limited to, additional underpinning, additional shoring, grouting, and soldier piles. Appropriate protective measures to prevent damage to adjacent buildings shall be determined on a case-by-case basis. Should construction of the proposed project result in any damage to adjacent buildings, repairs may be completed as part of the project.</u> The structural engineer and/or vibration consultant and the historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-Construction Assessment with the consent of the building owner.</p>	

Table S-3 on p. S-23 of the Draft EIR has been revised as follows:

Table S-3: Summary of Proposed Project and Project Alternatives

	Proposed Project	Alternative 1: No-Project Alternative	Alternative 2: Full Preservation Alternative	Alternative 3: Partial Preservation Alternative
Description	<p>The proposed project would include demolition of the Fifth Church of Christ, Scientist at 450 O'Farrell Street and partial retention of the O'Farrell Street façade of the building. The project would also include demolition of the vacant retail building at 474 O'Farrell Street with five residential units and the restaurant building at 532 Jones Street.</p> <p>The project would construct a new 13-story, mixed-use building with up to 176 dwelling units, restaurant/retail space, 41 off-street vehicle parking spaces, and a replacement church (13,595 sf).</p>	<p>No changes would be made to the existing structures at 450–474 O'Farrell Street and 532 Jones Street.</p>	<p>Under the Full Preservation Alternative, the buildings at 474 O'Farrell Street and 532 Jones Street would be demolished. A new 13-story structure would be constructed, spanning from Jones Street to Shannon Street, and a new 13-story structure would be constructed at 474 O'Farrell Street; the two structures would be connected by a walkway with a courtyard. The Fifth Church of Christ, Scientist at 450 O'Farrell Street building would be rehabilitated and retained. A new two-story, 14,000-square-foot addition would be added to the 450 O'Farrell Street building. The Full Preservation Alternative would include 97 new residential units (87,595 net square feet); one new retail space (800 square feet); open space, serving the residential use; and 28 vehicle parking spaces. Also included are retention and rehabilitation of the existing church for a 17,800-square-foot assembly use.</p>	<p>This alternative would include partial preservation and rehabilitation of the Fifth Church of Christ, Scientist at 450 O'Farrell Street, partial restoration of the vacant retail building at 474 O'Farrell Street, and demolition of the restaurant building at 532 Jones Street.</p> <p>This alternative would construct 162 dwelling units (127,110 net square feet); a new church (10,207 square feet); new retail space (4,638 square feet); open space, serving the residential uses; and 39 parking spaces.</p> <p>At 450 O'Farrell Street the church would be 80 feet tall at the front and 130 feet tall at the rear. The 474 O'Farrell Street building would include 12 floors (11 floors of residential use, with the ground floor dedicated to church use).</p> <p>The 532 Jones Street building would include eight stories (seven floors of residential use, with retail use on the ground floor).</p>
Ability to Meet Project Sponsors' Objectives	<p>Meets all six of the project sponsors' objectives.</p>	<p>Meets none of the six objectives of the project sponsors.</p>	<p>Would meet five of the six project sponsors' objectives. Would not <u>only partially</u> meet the project sponsors' objectives of creating a vibrant, interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room. Would meet the project objectives of providing housing and a mix of uses, but not to the same extent as the proposed project.</p>	<p>Would meet five of the six objectives of the project sponsors but to a lesser extent than the proposed project because of a smaller number of residential units. Alternative 3 would not meet the objective of providing a contemporary image for the Fifth Church of Christ, Scientist. Alternative 3 would not <u>partially</u> meet the objective of creating a vibrant interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room.</p>

Chapter 1: Introduction

The following revisions have been made to Chapter 1, *Introduction*, of the Draft EIR, p. 1-6:

*

Although the existing church would be demolished, the existing columned church façade, for a length of approximately 92 feet along O'Farrell Street and on Shannon Street for approximately 30 feet, would be preserved. ~~approximately 5 feet deep by 16 feet long, along Shannon Street would be preserved.~~ In addition, the bronze doors and simple cornice and oculus would be preserved. The bronze doors and oculus would be savaged and relocated to the new church....

Chapter 2. Project Description

The following revisions have been made to Chapter 2, *Project Description*, of the Draft EIR, p. 2-1:

*

The proposed project would create a new space for the Fifth Church of Christ, Scientist and locate new housing and restaurant and retail uses in the Downtown/Civic Center neighborhood of San Francisco. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building (450 O'Farrell Street), a vacant retail building along O'Farrell Street (474 O'Farrell Street), and a restaurant building along Jones Street. The existing church façade would be retained along O'Farrell Street for a length of approximately 92 feet and Shannon Street for approximately 30 feet. ~~The existing columned church façade approximately 5 feet deep by 16 feet long, along Shannon Street will be preserved.~~ In addition, bronze doors, and simple cornice and oculus, would be preserved....

The following revisions have been made to Chapter 2, *Project Description*, of the Draft EIR, p. 2-4:

*

2.3.2 Surrounding Uses

Surrounding the project site, land uses consist primarily of neighborhood-serving retail, office, and restaurant uses on the ground level with high-density residences above or hotels to the east towards Union Square. O'Farrell Street, six blocks to the west and four blocks to the east, consists mostly of four- to 12-story (60 to 140 feet tall) hotel or residential buildings with commercial and restaurant uses on the ground level. The ~~464~~9-story (488 feet tall) Hilton is one block east at O'Farrell Street and Taylor Street. Along O'Farrell Street, land uses on the project block include two hotels, massage parlor, and a market, with residences above the commercial uses....

The following revisions have been made to Chapter 2, *Project Description*, of the Draft EIR, p. 2-5:

*

The existing church façade would be retained along O'Farrell Street for a length of approximately 92 feet and Shannon Street for approximately 30 feet. ~~The existing church façade would be retained along O'Farrell Street, with a 16-foot return on Shannon Street.~~ Along the primary façades on O'Farrell Street and Shannon Street, the proposed design would differentiate the retail uses from the residential uses above.

The following revisions have been made to Chapter 2, *Project Description*, of the Draft EIR, p. 2-7:

*

The proposed building would be a concrete frame building constructed using conventional spread footings or concrete piers as foundations. The existing church façade would be retained along O'Farrell Street for a length of approximately 92 feet and Shannon Street for approximately 30 feet, ~~with a a small return on Shannon Street.~~ Along the primary façades on O'Farrell Street and Shannon Street, the proposed design would differentiate the retail uses from the residential uses above.

The following revisions have been made to Chapter 2, *Project Description*, of the Draft EIR, p. 2-24: *

Preferred Project

The Preferred Project would result in minor modifications to the Draft EIR Project; a revised application for consideration by decision-makers has since been submitted, consistent with the Preferred Project as noted, on June 11, 2018. The Preferred Project features a revised design that incorporates a vertical architectural notch above the retained columned façade to provide further visual interest and preserve the relationship of the new addition to the existing O'Farrell Street façade. The architectural detail at the corner of O'Farrell Street and Shannon Street would be simplified and the cast stone would no longer return around the corner to Shannon Street. For further simplification of the facade, the vertical break in pattern of the cast concrete would be removed. Under the Preferred Project, the face of the glazing within the new building façade above the retained elements of the existing façade would be set back 14 feet from the property line along O'Farrell Street, which would be an decrease of two feet from the Draft EIR Project to accommodate the loss of square footage on the back side of the building. The pattern of the precast concrete has been changed and no longer extends all the way down to street level. These revisions would further allow the existing façade to maintain its dominant appearance from O'Farrell Street and enliven street-level activity by opening the space behind the columns to the existing façade. Additional modifications have been made to the bulk configuration in the rear of the building and at the Jones Street massing to allow for increased light and air to adjacent buildings at 500 and 540 Jones Street.

The minor modifications would reduce the overall residential square footage but maintain 176 dwelling units at the site. The modifications in the area of the existing church façade would create a more active ground-floor retail/restaurant space behind the façade because both the church and one of the restaurant/retail entrances would be on O'Farrell Street, whereas with the Draft EIR Project one of the retail/restaurant entrances would have been on Shannon Street. Finally, the entrance to the residential portion of the building has been relocated from O'Farrell Street to Shannon Street in order to activate Shannon Street. These modifications represent only minor changes compared to the proposed project analyzed in the Draft EIR. Furthermore, none of these project description changes made from the Draft EIR Project to the Preferred Project increases or worsens the environmental impacts already disclosed in the Draft EIR. No new impacts or more significant environmental impacts would occur as a result of the Preferred Project that were not previously identified in the Draft EIR.

The Preferred Project would now construct a total of 218,155 gross square feet of new development, including 182,668 gross square feet for residential uses (up to 176 dwelling units, including 28 below-market-rate units), 3,827 square feet for restaurant/retail uses, 9,555 square feet for religious institution use to replace the existing church, and 22,105 square feet for below-grade parking and an increase in 5 parking spaces. The proposed project would also include 8,359 square feet of open space on two levels, similar to the Draft EIR Project but in a different configuration. The religious institution and the restaurant/retail space would be accessible from O'Farrell Street; a second restaurant/retail use would be accessible from Jones Street. The entrance to the residential portion of the Preferred Project would be from Shannon Street. A single basement-level parking garage beneath the building, with access from Shannon Street,

would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use, and 125 Class 1 bicycle parking spaces (i.e., bicycle lockers or spaces in a secure room) would be provided on the basement and first-floor levels. The Preferred Project would also provide 16 Class 2 bicycle parking spaces (i.e., publicly accessible bicycle racks), five fewer than the Draft EIR Project.

The 176 dwelling units would now comprise 45 studios, 69 one-bedroom units, and 62 two-bedroom units, of which 28 dwelling units would be designated as below-market-rate housing. Five of the below market-rate units would be replacement units for rent-controlled units located at the existing 532 Jones Street building. The Preferred Project would incorporate common open space that would be available to project residents in two areas: on Level 4 in an interior courtyard and above Level 13 on a roof deck. The leasing office and amenity space for residences would be accessible from the Shannon Street residential lobby entrance. The restaurant/retail spaces would be accessed from O'Farrell and Jones Streets.

The religious institution space would be smaller than that analyzed in the Draft EIR (9,555 square feet compared to 13,595 square feet). It would have an approximately 200-seat sanctuary on the ground floor. Offices supporting the institutional use and accessory religious uses would be on two of the upper floors, including a Sunday School and a new Children's Room. The church would occupy part of three floors overall. The entrance to the new religious institution and Reading Room, which would be located along O'Farrell Street, would be of modern design, intended to create an inviting and light-filled space. The Fifth Church of Christ, Scientist Reading Room would be open to the public during the week. Select features from the existing structure at 450 O'Farrell Street would be removed, salvaged, and reinstalled in the new religious institution, including stained-glass windows, oculus skylight, pipe organ, and oak pews, the same as described in the Draft EIR.

The existing façade of the 450 O'Farrell Street building would be retained along approximately 92 feet of O'Farrell Street and approximately 30 feet of Shannon Street. Along the primary façades on O'Farrell Street and Shannon Street, the proposed design would differentiate the retail uses from the residential uses above.

Under the Preferred Project, there would be a reduction in restaurant retail space of 2,373 gross square feet. The new church space would be smaller than that analyzed in the Draft EIR, with a reduction of 4,040 square feet. The amount of open space provided under the Preferred Project would be slightly less than under the Draft EIR Project. The number of off-street parking spaces provided would increase by 5 spaces. The Preferred Project would reduce the total building area by approximately 11,385 square feet compared with the Draft EIR Project. A comparison of the Draft EIR Project and the Preferred Project is provided in Table 2-1A, below. The minor differences between the two schemes are summarized in the final column of Table 2-1A. In general, except for the total square footage of residential, restaurant/retail, and religious institution uses and the dwelling unit types, the Preferred Project would result in the same pattern of mixed-use development as the Draft EIR Project. As shown in Table 2-1A, the Preferred Project would include the same number of residential units as the Draft EIR Project. The project footprint would be the same as analyzed in the Draft EIR.

Table 2-1A: Comparison of Draft EIR Project and Preferred Project

Proposed Use	Draft EIR Project		Preferred Project		Difference (gross square feet or number of spaces)
	Elements	Area (gross square feet)	Elements	Area (gross square feet)	
Residential	176 units total	187,640 ^a	176 units total	182,668 ^a	-4,972 sf
Restaurant/Retail	Ground floor and Level 2	6,200	Ground floor and level 2	3,827	-2,373 sf
Religious Institution	Ground floor and Levels 2 and 3	13,595	Ground floor and Levels 2 and 3	9,555	-4,040 sf
Vehicle Parking ^{b,c}	41 vehicle spaces in below-grade garage	21,070	Up to 46 vehicle spaces in below- grade garage	22,105	+5 spaces
Bicycle Parking	125 Class 1 spaces in a below-grade garage and on Level 1; 21 Class 2 spaces on street frontages	N/A	125 Class 1 spaces in a below-grade garage and on Level 1; 16 Class 2 spaces on street frontages	N/A	Five fewer street- frontage bicycle spaces
Courtyard Open Space	Levels 1 and 3 and rooftop	8,398	Level 4 and rooftop deck	8,359	-39 sf
TOTAL		236,903 gsf		226,514 gsf	-10,389 gsf
Project Component	Draft Project EIR (Number)		Preferred Project (Number)		Difference (Number)
Dwelling Units	176		176		0
Studios	22		45		+23
One-bedroom Units	95		69		-26
Two-bedroom Units	55		62		+7
Three-bedroom Units	4		0		-4
Height of Building	130 feet ^d		130 feet ^d		0
Number of Stories	13 stories		13 stories		0
Number of Street Trees	9 ^e		9 ^e		0
^a Lobby and amenity space are included in the residential total. ^b Includes ramp to garage. ^c Includes two accessible spaces and one car-share space. ^d Rooftop equipment above 130 feet includes an elevator overrun up to 20 feet above the top of the roof and stair penthouses and mechanical screening up to 12 feet above the top of the roof. ^e Eight street trees would be planted on O'Farrell Street and one on Jones Street. Source: Kwan Henmi, October 10, 2016; April 18, 2018					

Because of modifications in the project, the floor plans and elevations have also been revised. Figures 2-20 through 2-38 reflect the development program for the Preferred Project. These figures generally correspond to Draft EIR Figures 2-3 through 2-16 (Draft EIR pp. 2-7 through 2-20), which illustrate the proposed project in Chapter 2, Project Description, of the Draft EIR, with some differences. The uses are distributed in the same way as described in the Draft EIR, with small changes in the open space. Instead of a courtyard on Level 1 and open space on Level 3, there would be an open space amenity provided on Level 4 (see Figure B-6). The rooftop deck above Level 13 would remain the same as the Draft EIR Project.

The Preferred Project would require the same approvals, authorization, modification, or waiver of the following Planning Code requirements as identified in the Draft EIR p. 2-25:

- Certification of the Final EIR, adoption of CEQA findings, adoption of a mitigation and monitoring report by the Planning Commission, and Planning Commission approval (see below):
 - The project sponsors would seek Conditional Use Authorization from the Planning Commission. The conditionally permitted uses in the RC-4 District include Planned Unit Developments (PUD), pursuant to *Planning Code* section 304. A PUD is a Conditional Use Authorization that allows the Planning Commission to modify or waive certain *Planning Code* requirements, applicable to sites at least 0.5 acre in size, in accordance with the provisions of section 303 of the *Planning Code*.
- The project sponsors would seek additional authorization from the Planning Commission under *Planning Code* section 317(g)(5) for demolition of existing residential units; section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; section 271 for exceptions to Section 270, governing the bulk of the building; and section 303 for the new religious institution (church) use.
 - As proposed, the configuration of the rear yard of the project site does not meet the requirements of *Planning Code* section 134(g). Some dwelling units do not meet the technical requirements of section 140 for dwelling unit exposure, as the balconies projecting over Shannon Street exceed the permitted obstruction dimensions per section 136(c), and the project site lacks one off-street loading space for residential use, as required by section 152. Therefore, the proposed project would, as part of the PUD process, request modifications for these requirements.

The Preferred Project would require additional approvals as follows, (approving bodies noted in parentheses):

- Approval of site, demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- Approval of lot merger and tentative subdivision maps; recommend to the Board of Supervisors approval of final subdivision maps (San Francisco Public Works).
- Approval of permits for streetscape improvements in the public right-of-way, including a curb cut on Shannon Street (San Francisco Public Works).

- Approval of a request for curb cut, color curb, and on-street parking changes on O'Farrell Street and Shannon Street (San Francisco Municipal Transportation Agency).
- Approval of project compliance with the Stormwater Design Guidelines (San Francisco Public Utilities Commission).
- Approval of a Stormwater Control Plan (San Francisco Public Utilities Commission).
- Approval of a Site Mitigation Plan pursuant to the Maher Ordinance prior to the commencement of any excavation work (San Francisco Department of Public Health).
- Approval of a Soil Mitigation Plan and Construction Dust Control Plan prior to construction-period activities (San Francisco Department of Public Health).
- Approval of an Article 38 ventilation plan prior to submitting plans for a mechanical permit (San Francisco Department of Public Health and Department of Building Inspection).
- Approval of permit for the installation, operation, and testing of diesel backup generator from the Bay Area Air Quality Management District.

Chapter 4. Environmental Setting and Impacts

The following revisions have been made to Chapter 4 of the Draft EIR, p. 4-32:

The project would demolish the building at 450 O'Farrell Street, which has been found to be eligible for individual listing in the CRHR under Criterion 3 (architecture and construction). The property therefore is an individual historic architectural resource for the purposes of CEQA. The existing columned church façade would be preserved for a length of 92 feet along O'Farrell Street and approximately 30 feet along Shannon Street. The bronze doors, and simple cornice and oculus, ~~approximately 5 feet deep by 16 feet long, along Shannon Street~~ would be preserved....

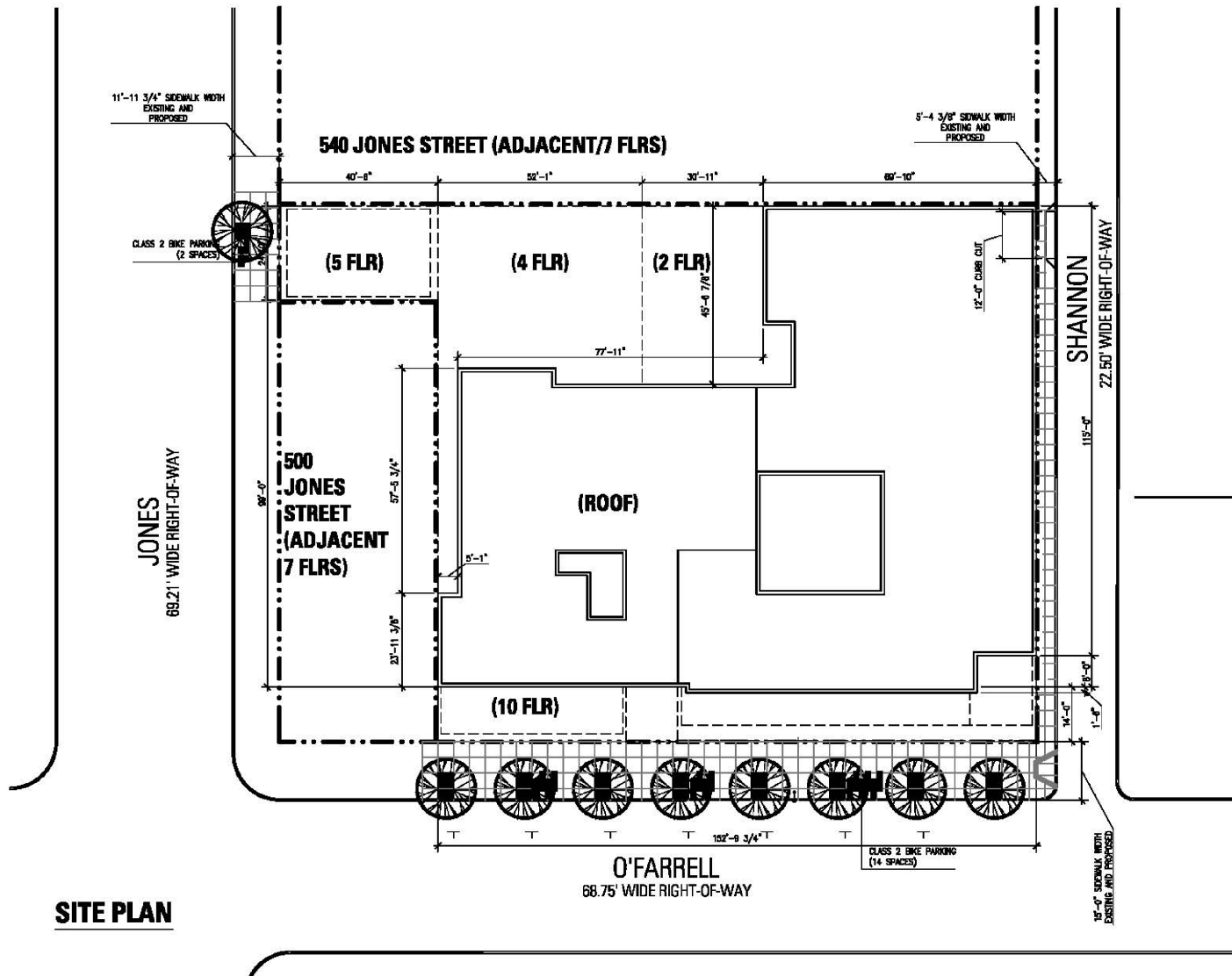
The following revisions have been made to Chapter 4 of the Draft EIR, p. 4-34:

Demolition

The proposed project would demolish, yet retain approximately 92 feet of the façade and approximately 30 feet of the façade along Shannon Street ~~46 feet of the façade~~ of one contributor (450 O'Farrell Street), and demolish two other contributors (474 O'Farrell Street and 532 Jones Street) to the Uptown Tenderloin National Register Historic District, a NRHP-listed historic district....

The following revisions have been made to Chapter 4 of the Draft EIR, p. 4-35:

The proposed building would be roughly U-shaped, with a rear-facing residential courtyard. The O'Farrell Street façade would be articulated to break the massing down into several distinct sections. ... The three-story massing would be set back ~~46~~ 14 feet from the historic façade. The proposed building to the west would rise to eight stories and house the church on the street level and residences above. The rest of the structure would be set back from O'Farrell Street, helping to reduce the building's apparent massing. Please see Figures 2-14 through 2-19 in Chapter 2, Project Description.



Source: Design Progress, 2016

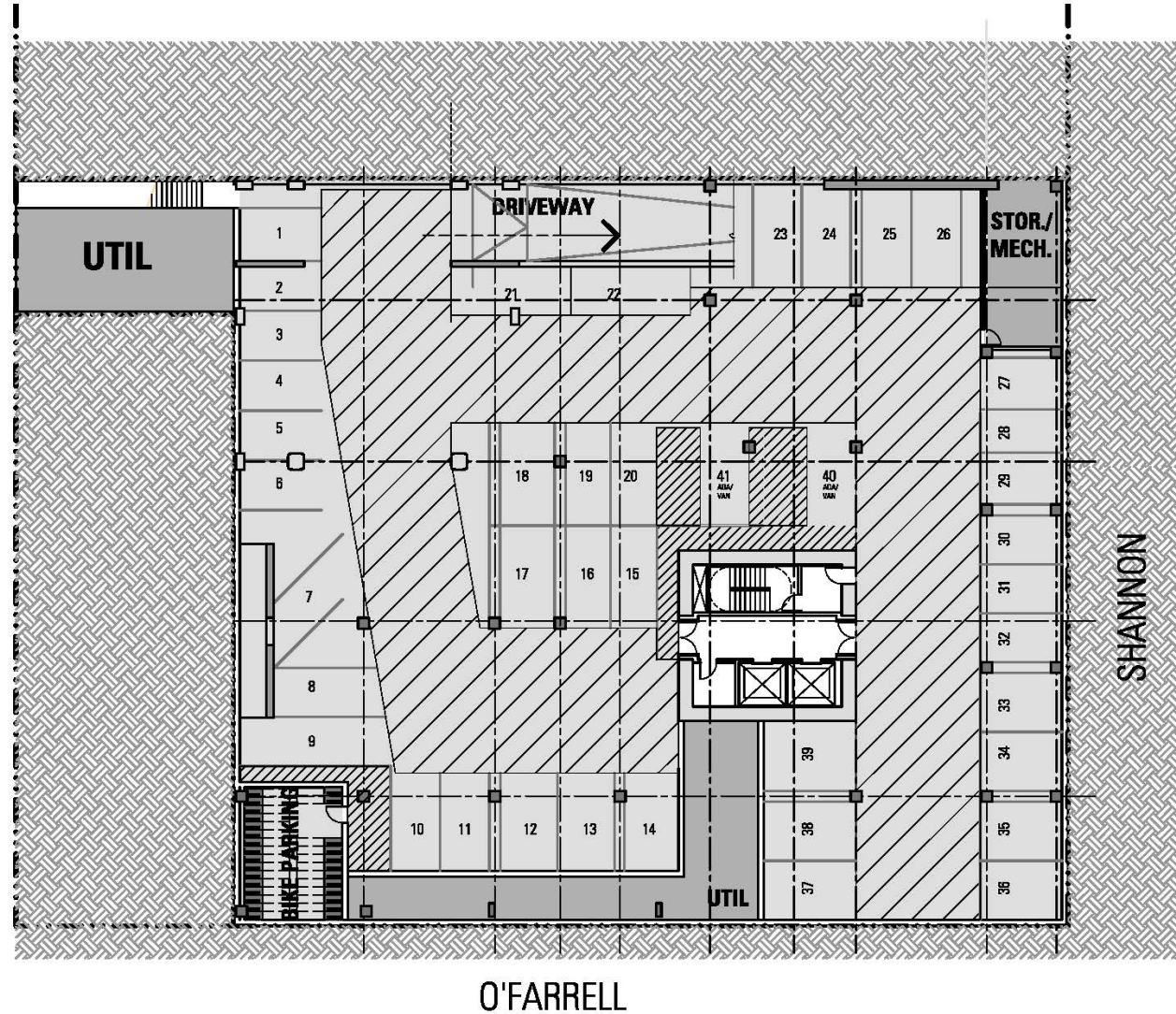
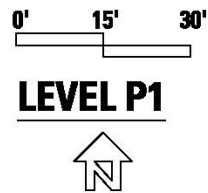
450 O'Farrell Street
Case No. 2013.1535E

Figure 2-20
Preferred Project - Site Plan

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES

NOTE: Project sponsor anticipates adding five additional vehicular parking spaces in the garage



Source: Kwan Henmi, 2018

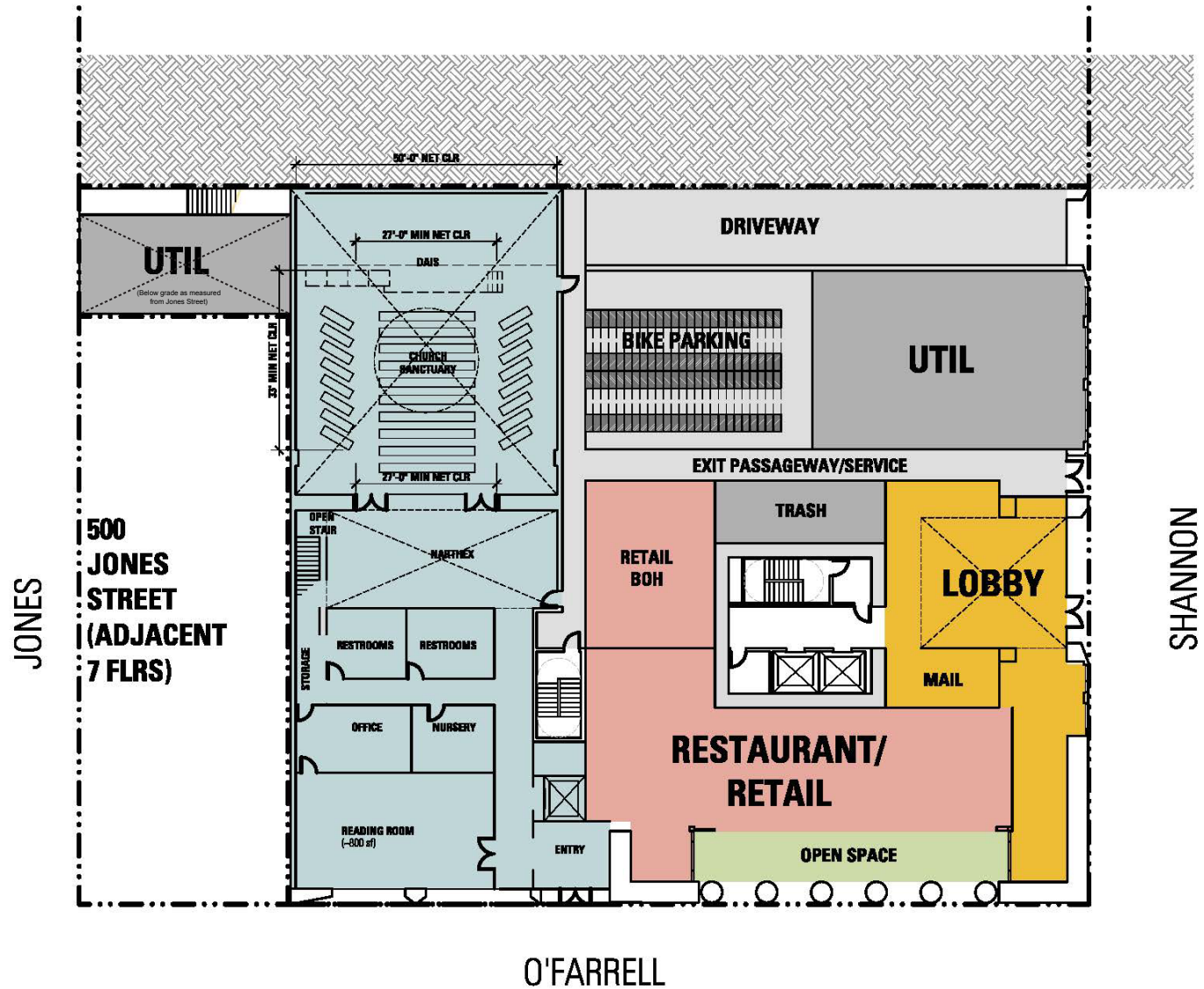
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-21
Preferred Project - Floor Plan - Level P1

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES

LEVEL 1



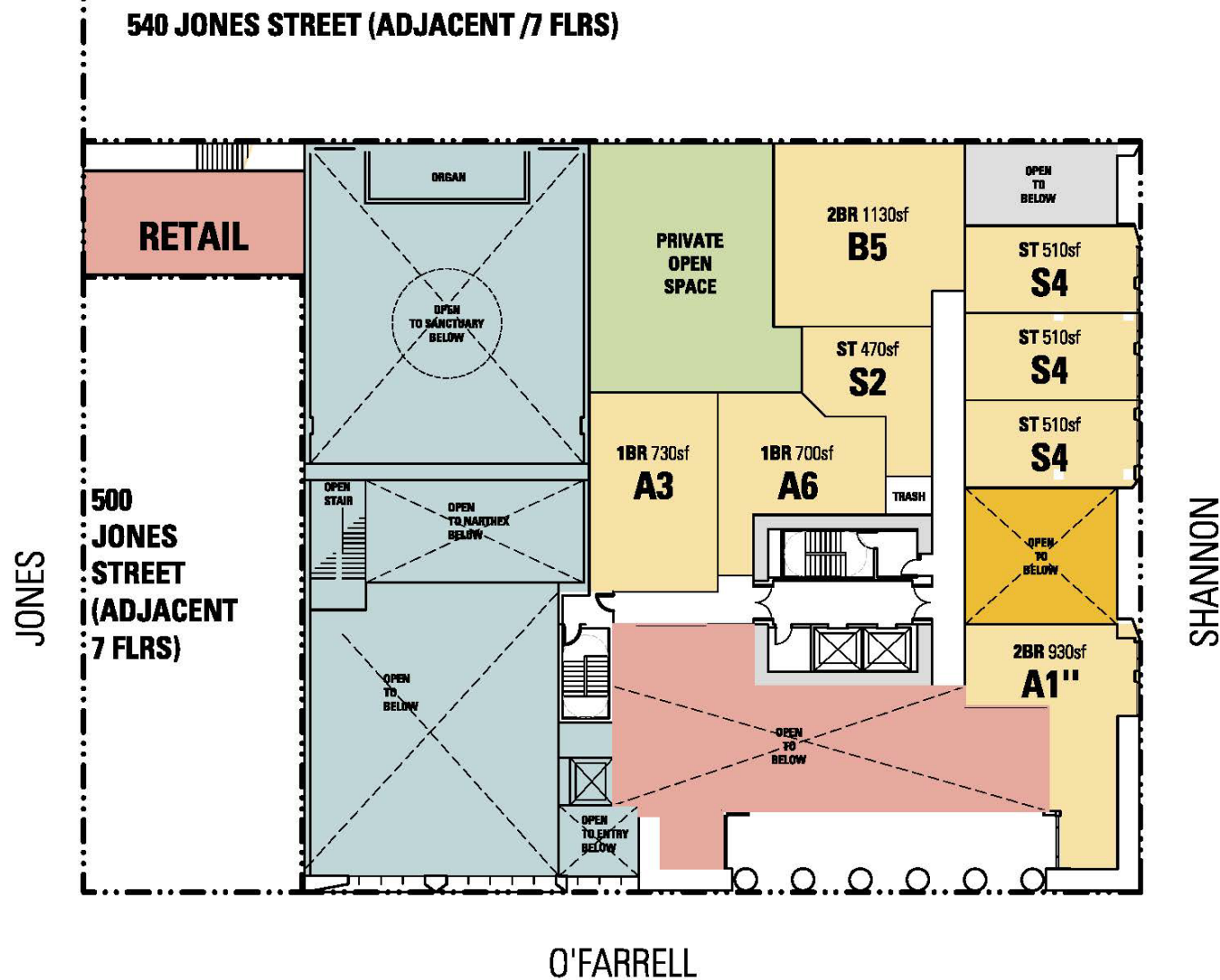
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-22
Preferred Project – Floor Plan – Level 1

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



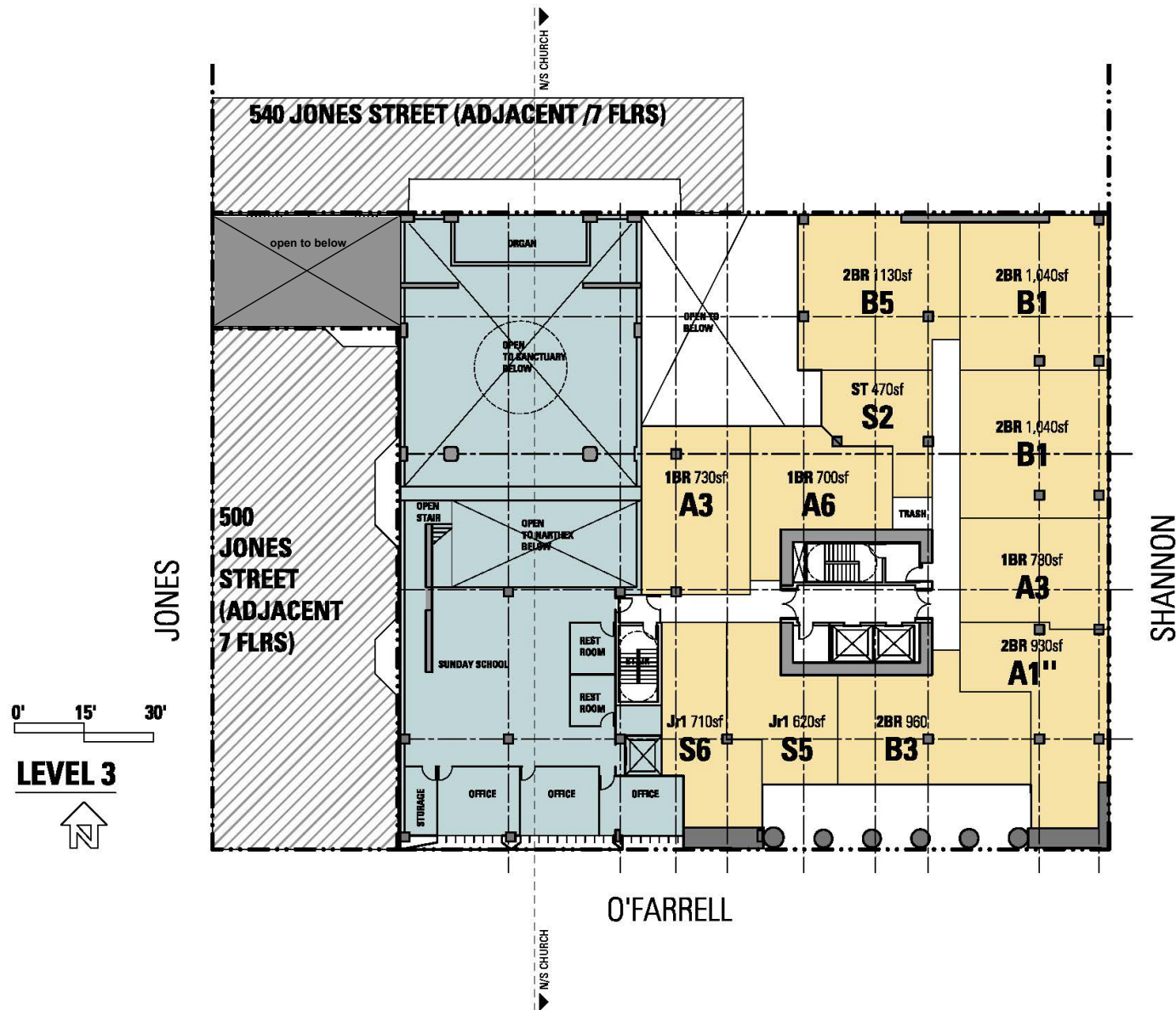
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-23
Preferred Project - Floor Plan - Level 2

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR (NB)	2 BEDROOM UNIT WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



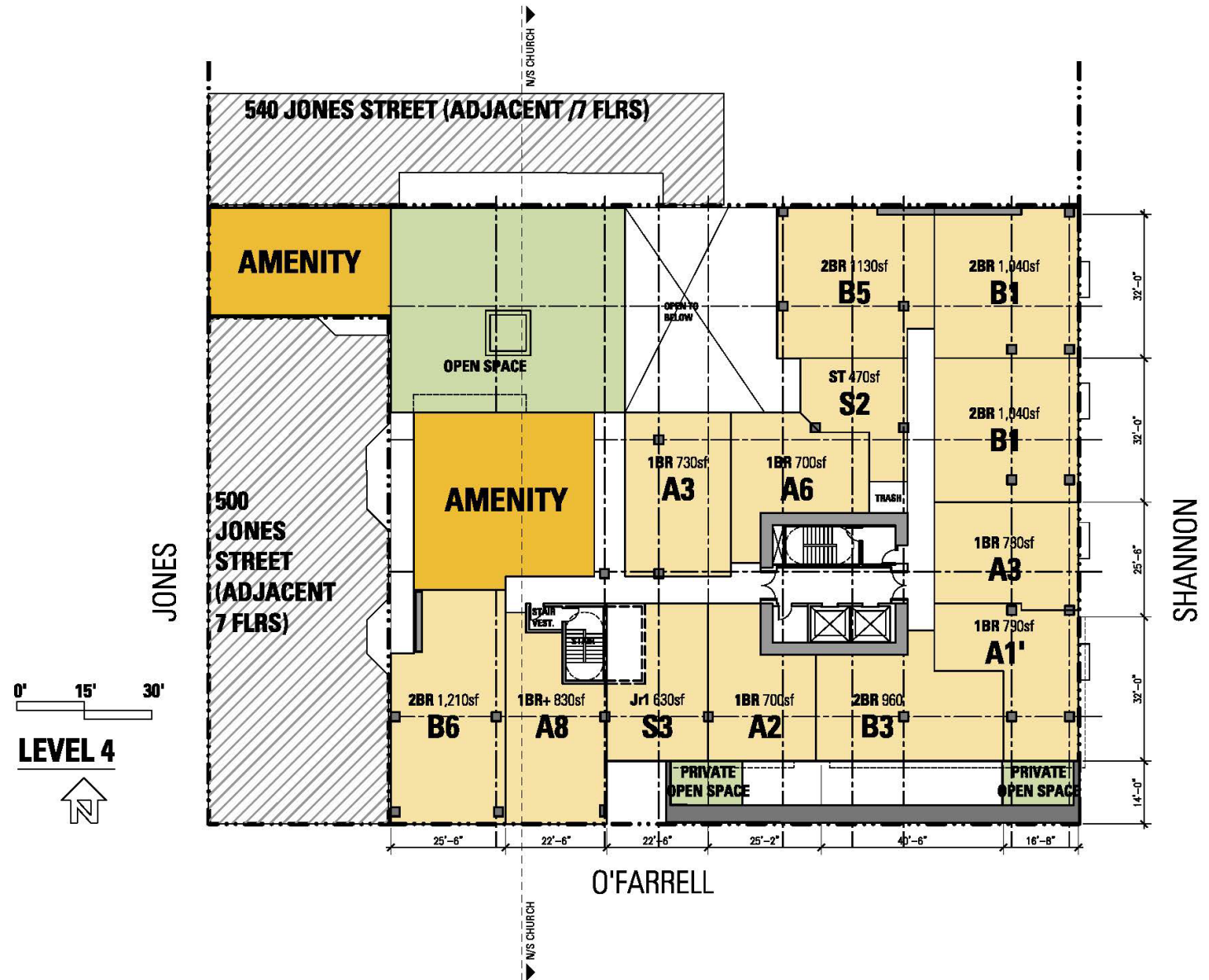
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-24
Preferred Project - Floor Plan - Level 3

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



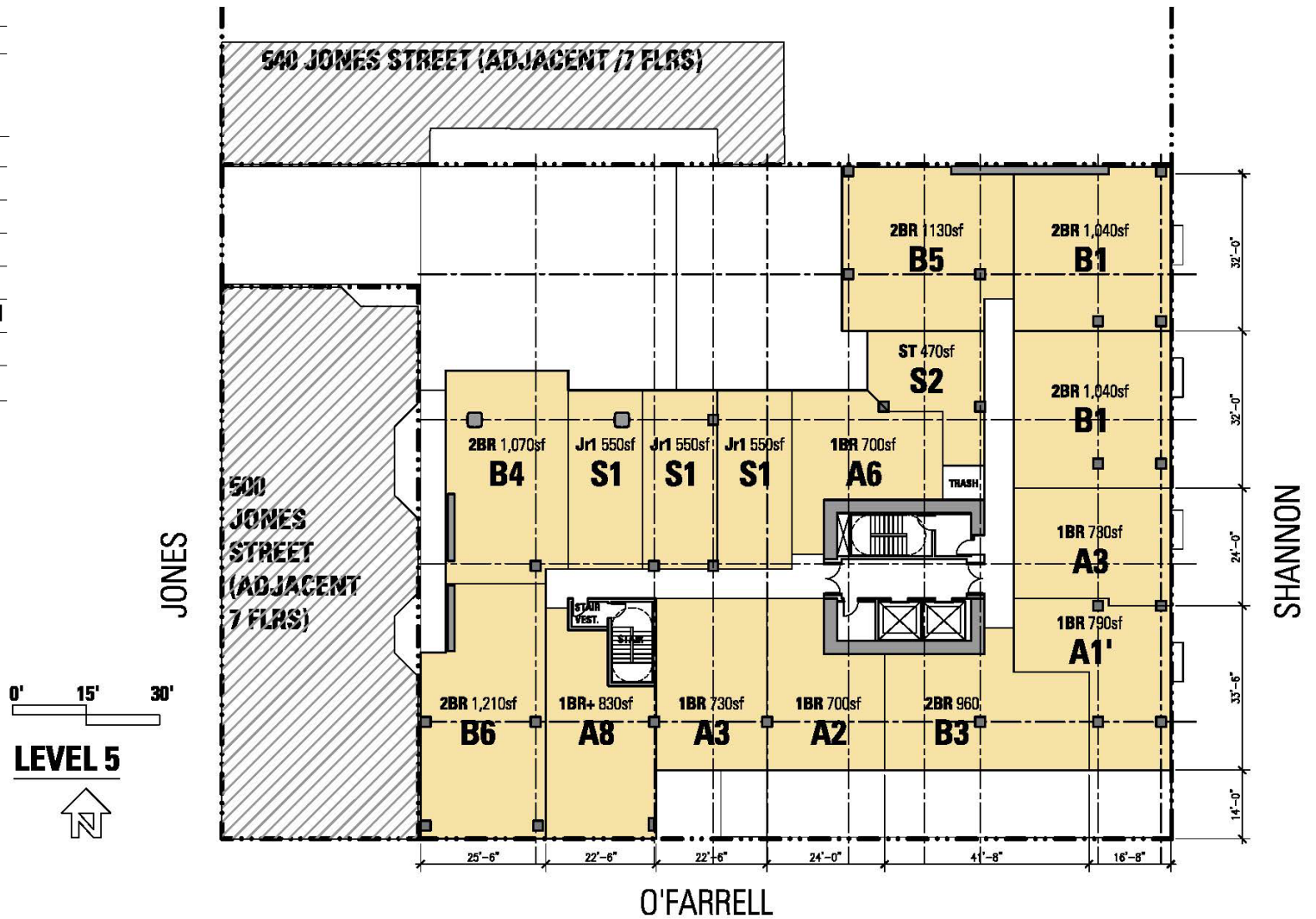
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-25
Preferred Project - Floor Plan - Level 4

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



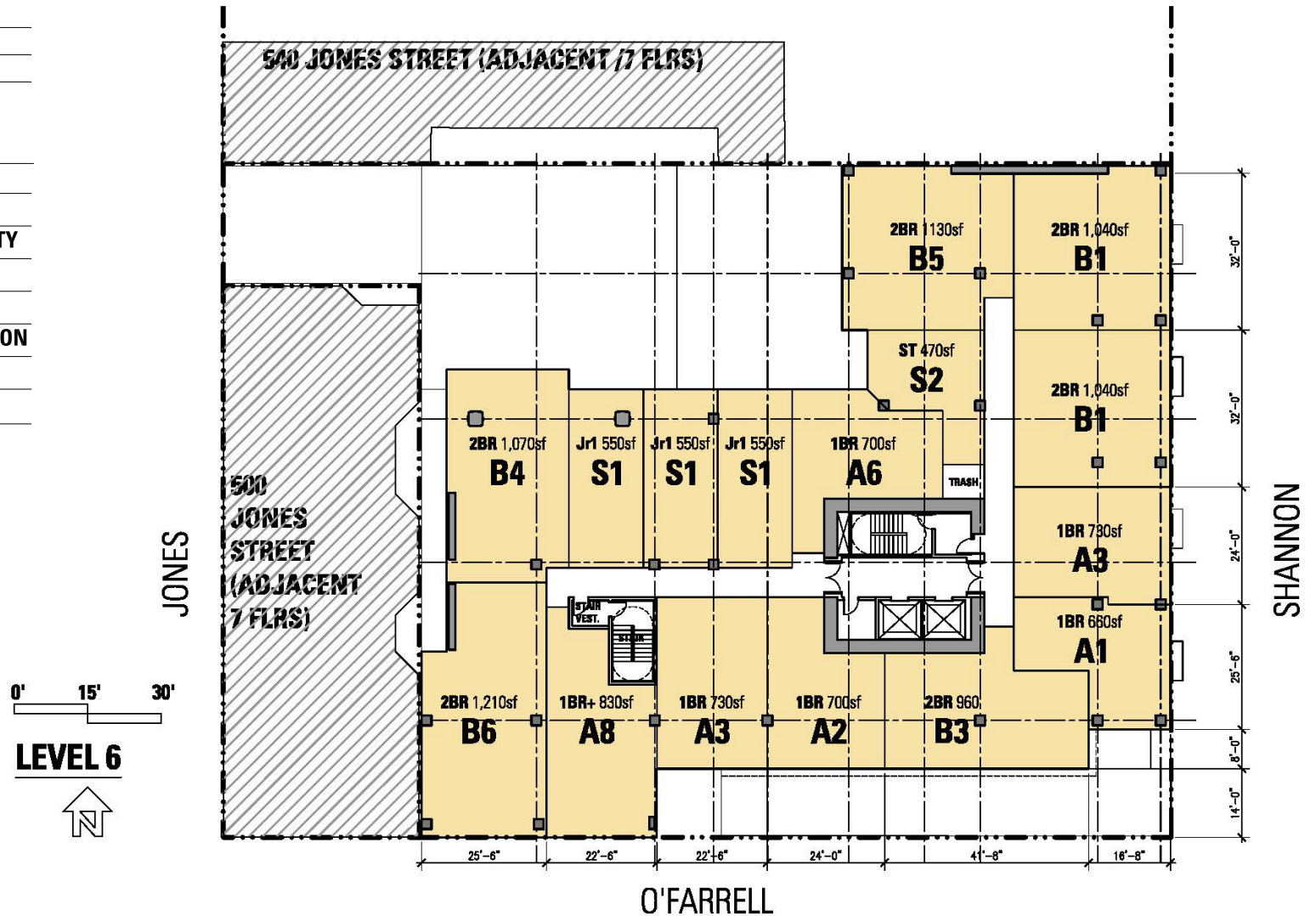
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-26
Preferred Project - Floor Plan - Level 5

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



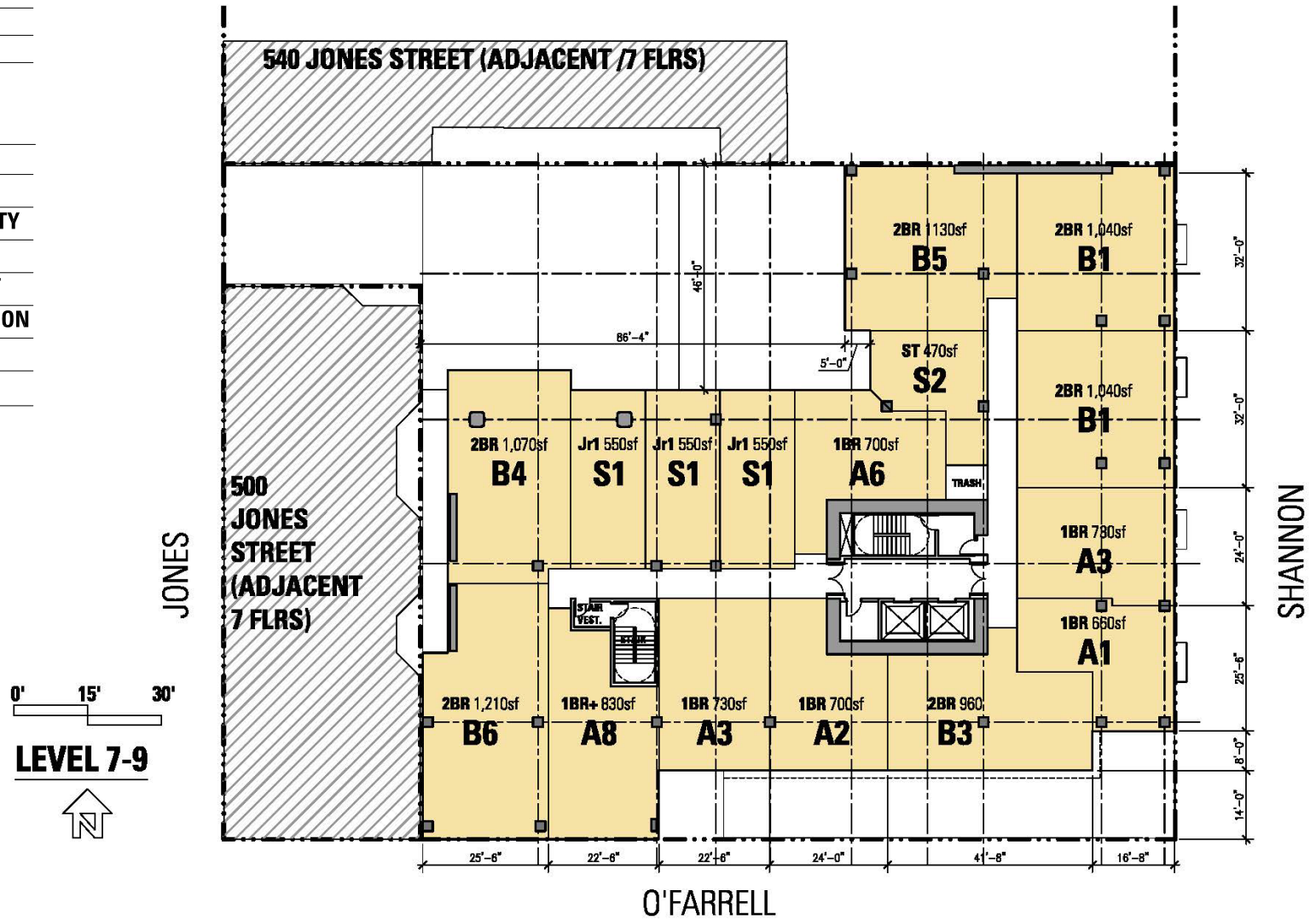
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-27
Preferred Project - Floor Plan - Level 6

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



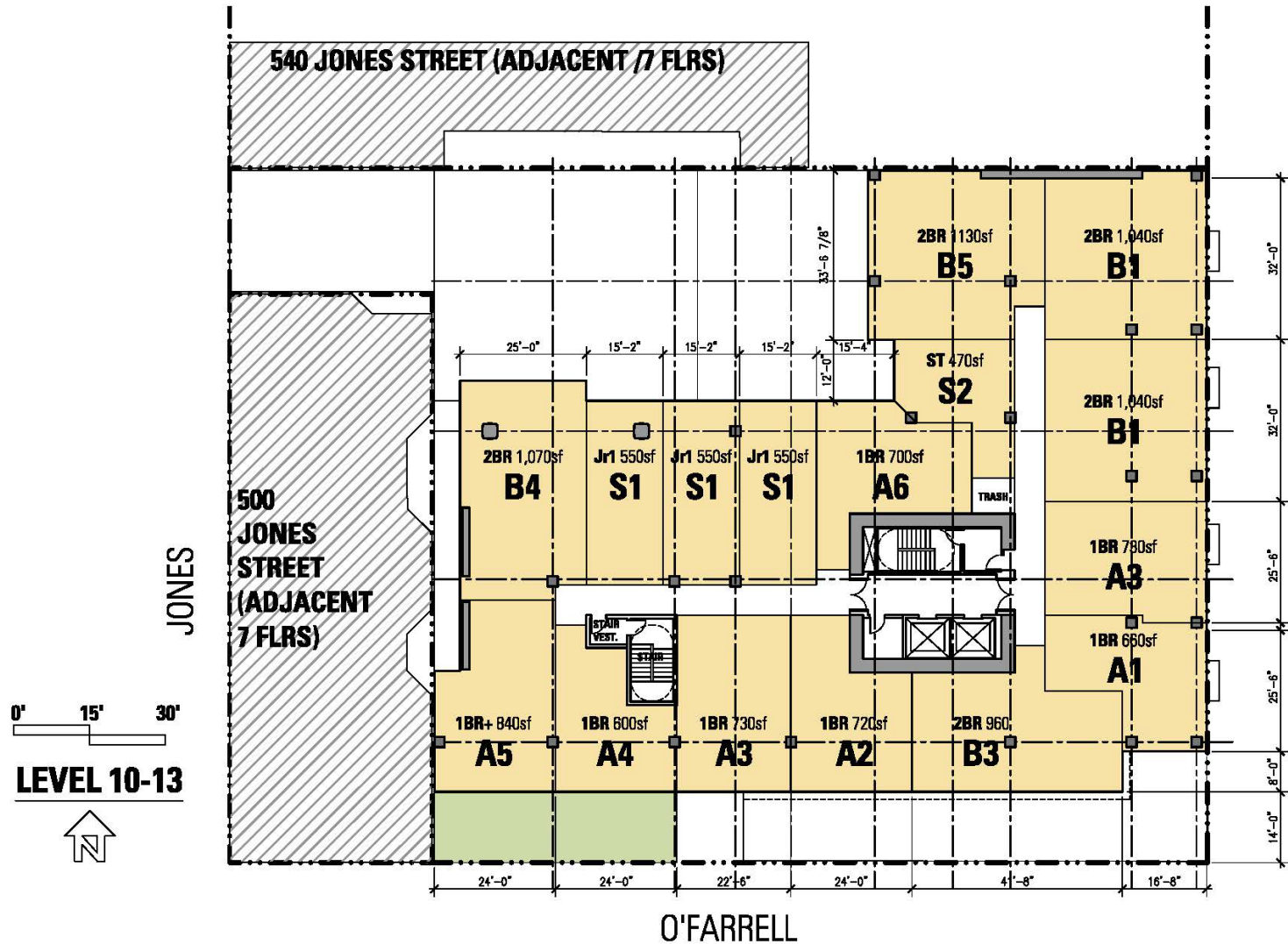
Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-28
Preferred Project - Floor Plan - Levels 7-9

LEGEND

ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



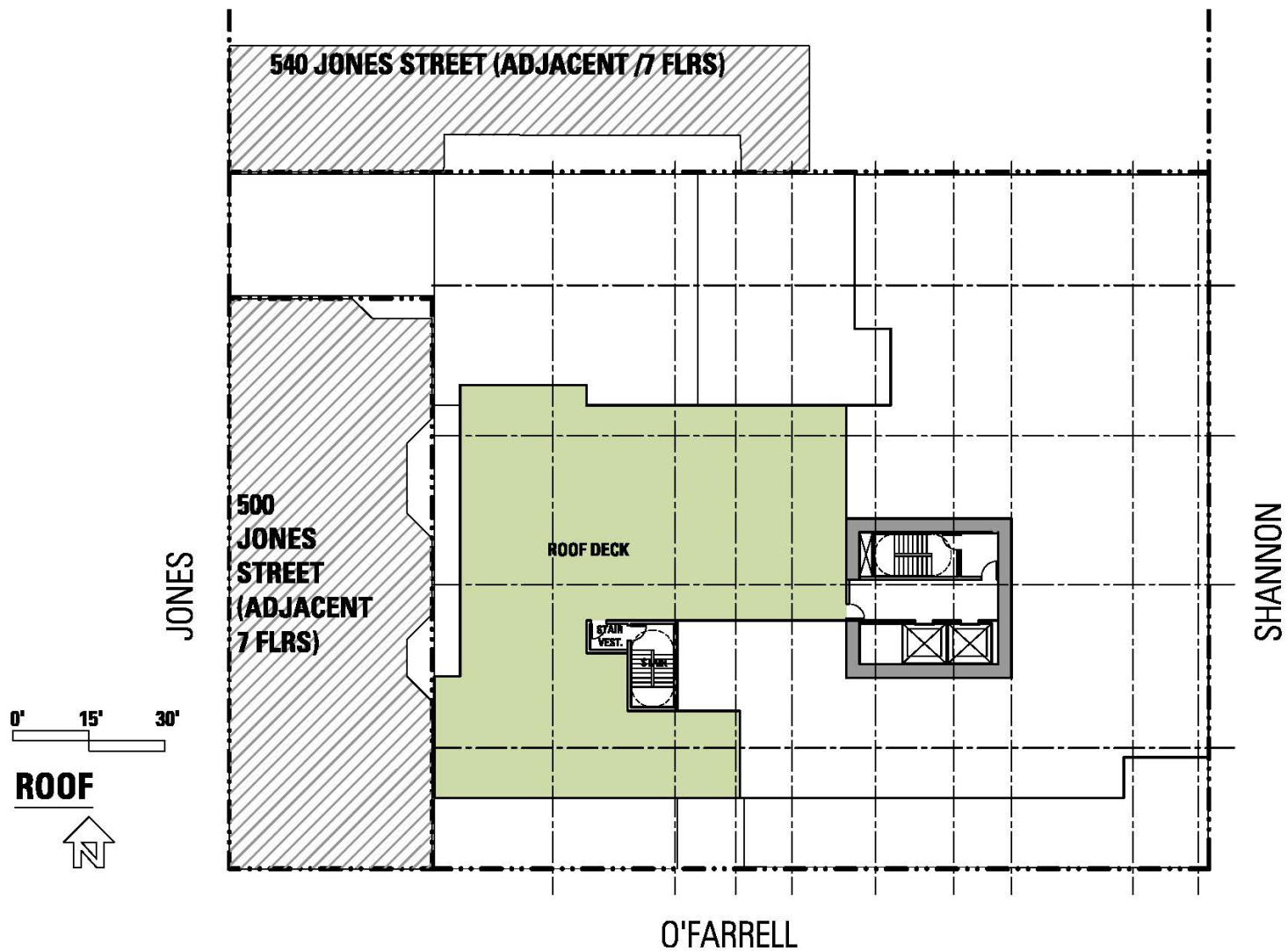
Source: Kwan Henmi, 2018

450 O'Farrell Street
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Figure 2-29
Preferred Project - Floor Plan Levels 10-13

LEGEND

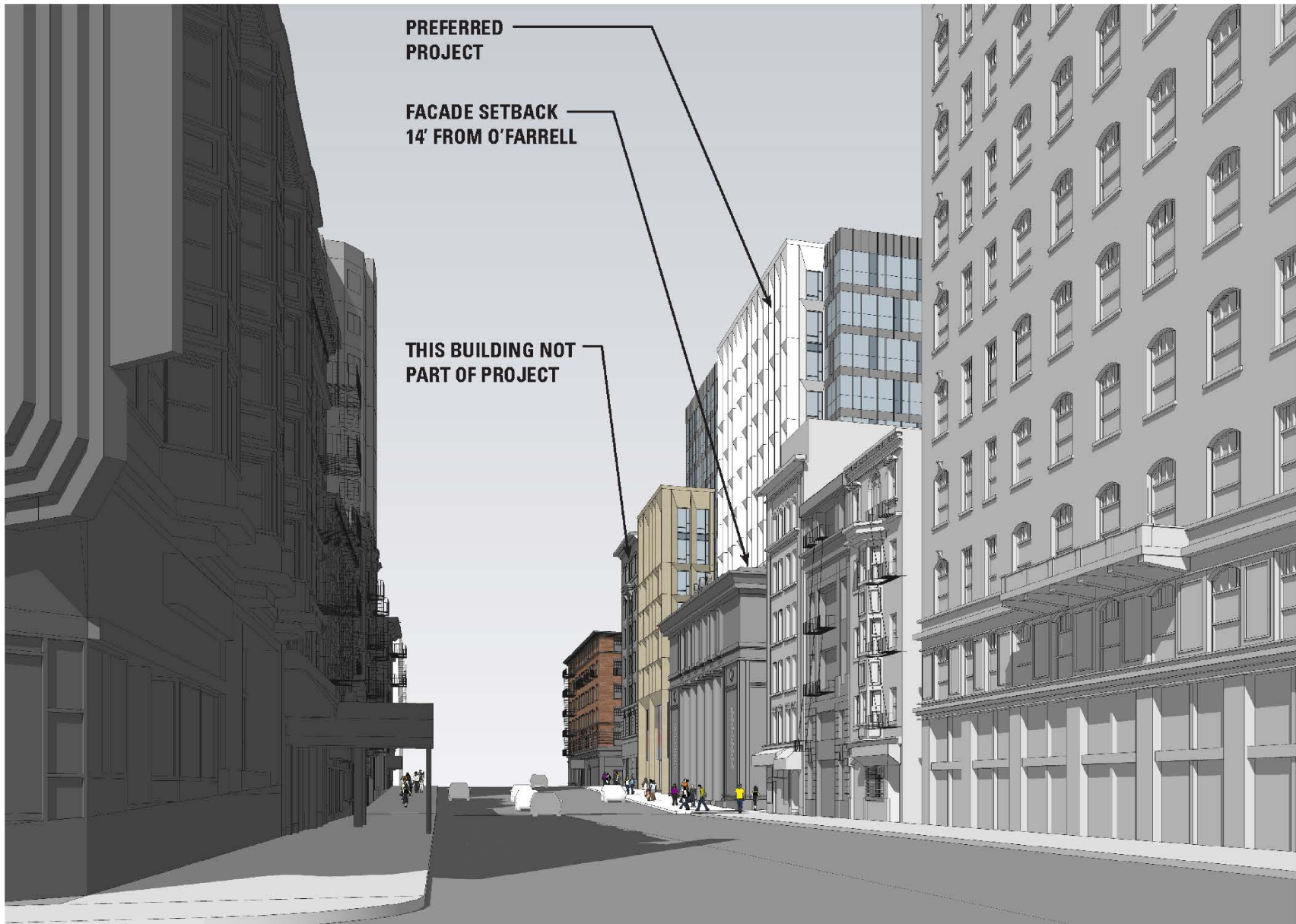
ST	STUDIO UNIT
1BR	1 BEDROOM UNIT
2BR	2 BEDROOM UNIT
2BR	2 BEDROOM UNIT
(NB)	WITH NESTED BEDROOM
3BR	3 BEDROOM UNIT
	RESIDENTIAL
	RESIDENTIAL AMENITY
	PARKING
	RETAIL/RESTAURANT
	RELIGIOUS INSTITUTION
	OUTDOOR SPACE
	UTILITIES



Source: Kwan Henmi, 2018

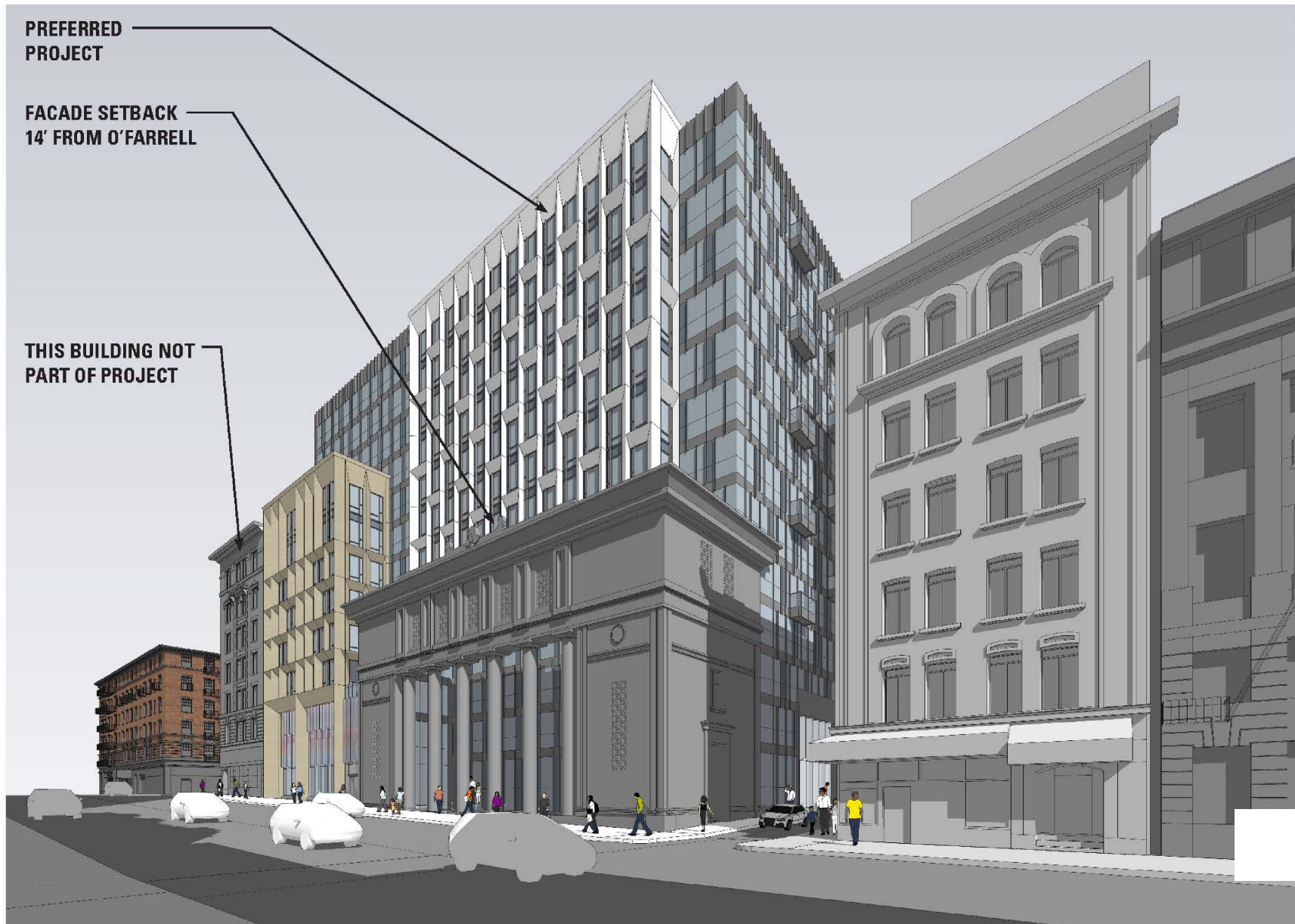
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-30
Preferred Project - Roof Plan



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-31
Preferred Project - Perspective - View 1



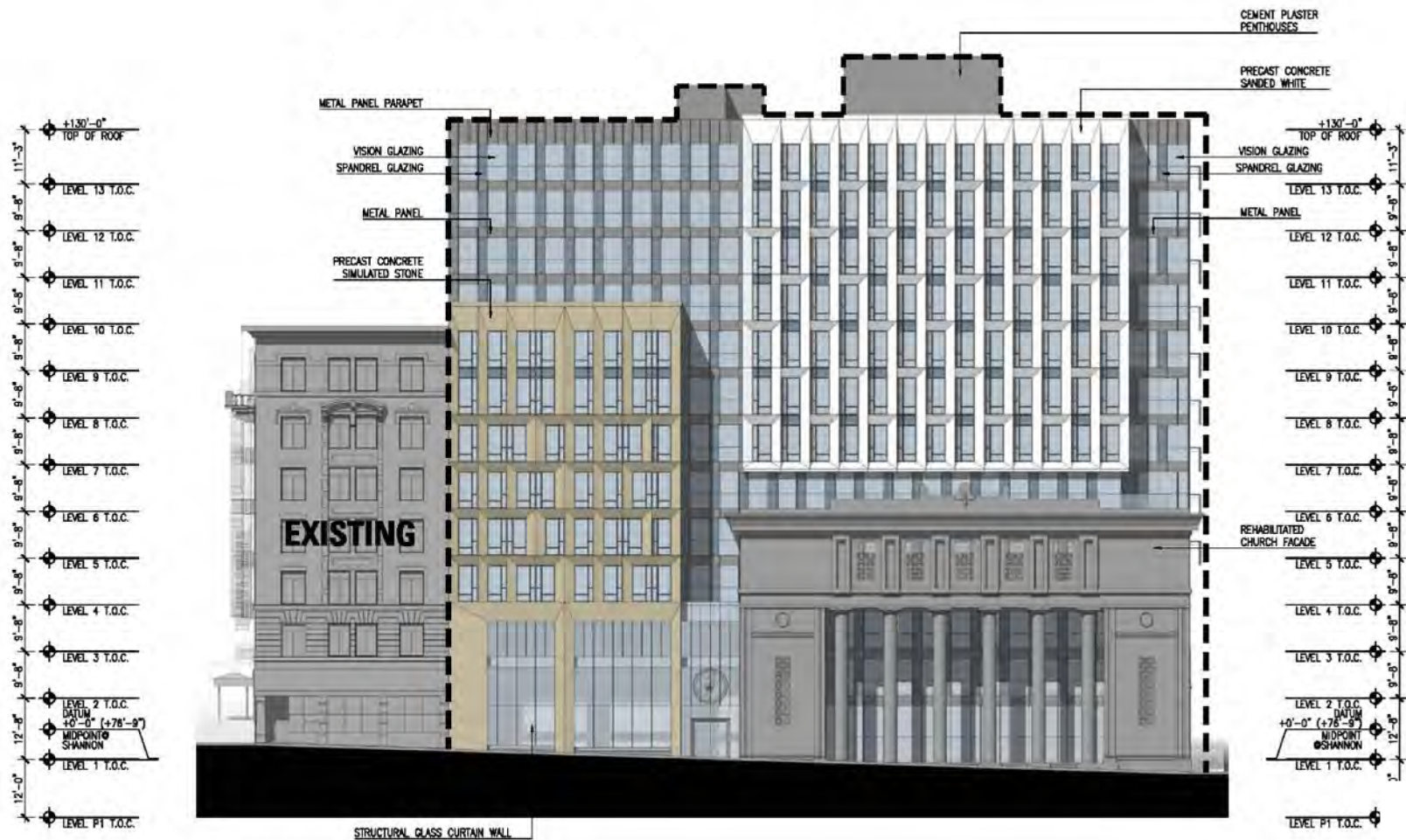
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-32
Preferred Project - Perspective - View 2



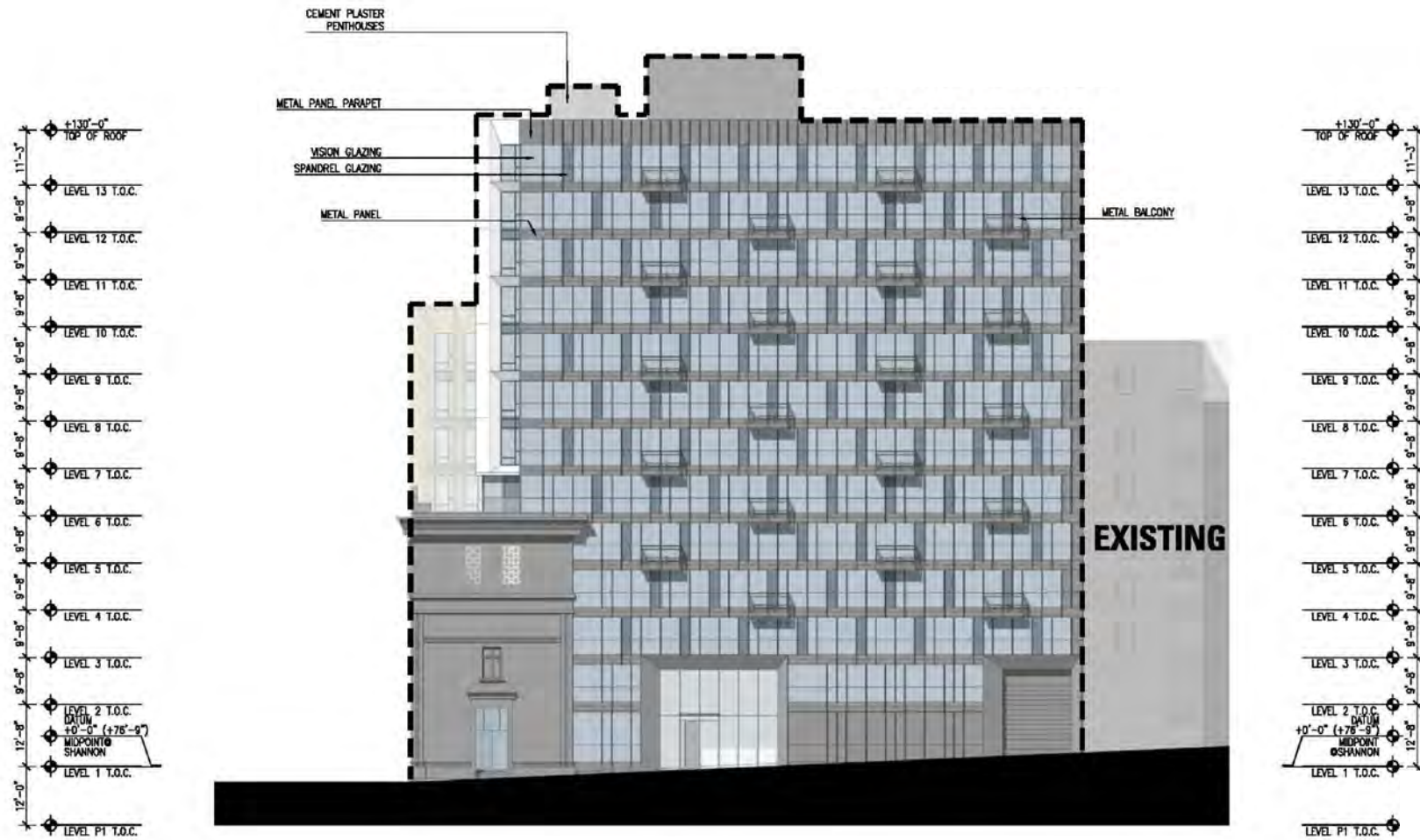
450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-33
Preferred Project - Perspective - View 3



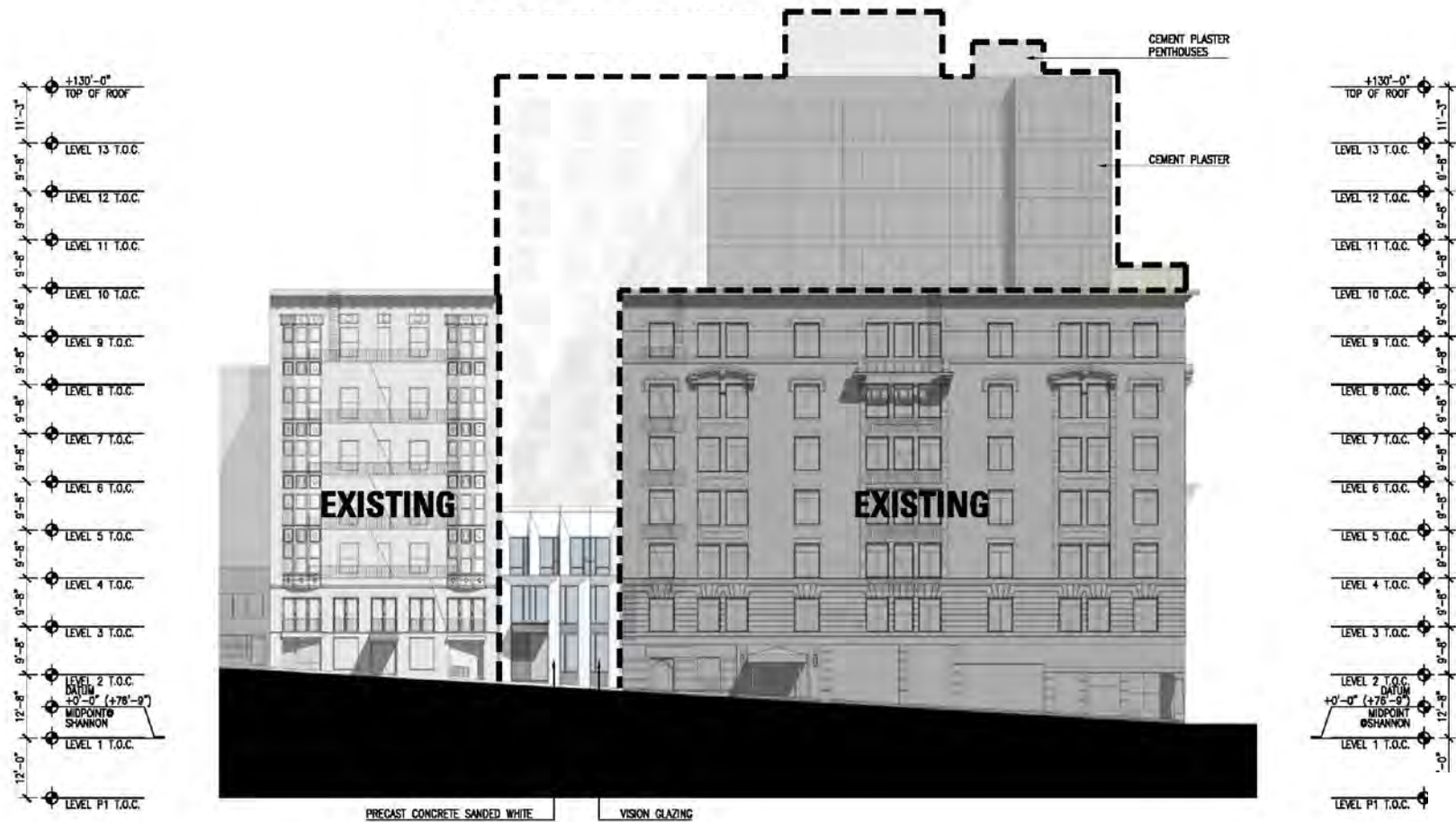
450 O'Farrell Street
Case No. 2013.1535ENV

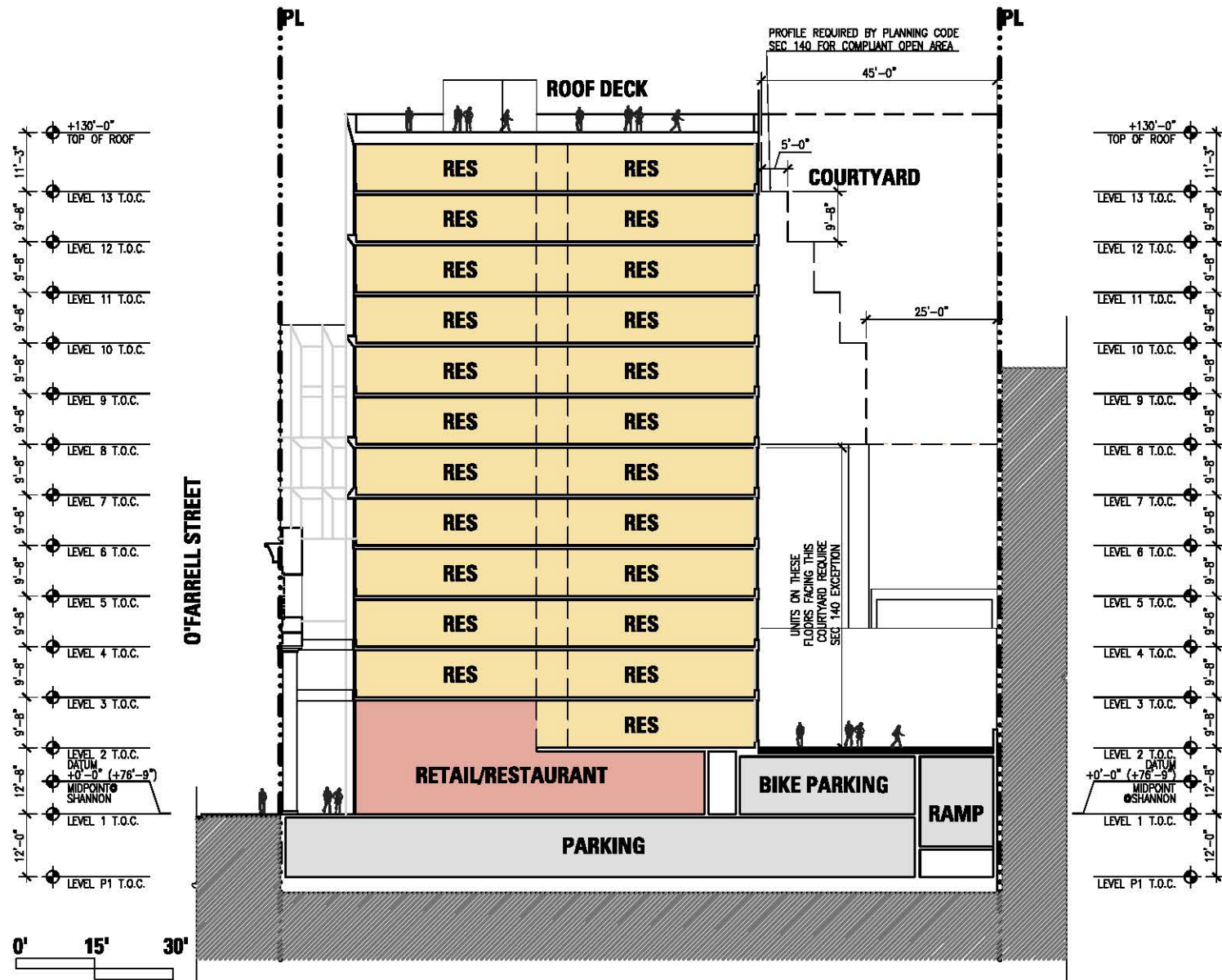
Figure 2-34
Preferred Project - Elevation - O'Farrell



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-35
Preferred Project - Elevation - Shannon

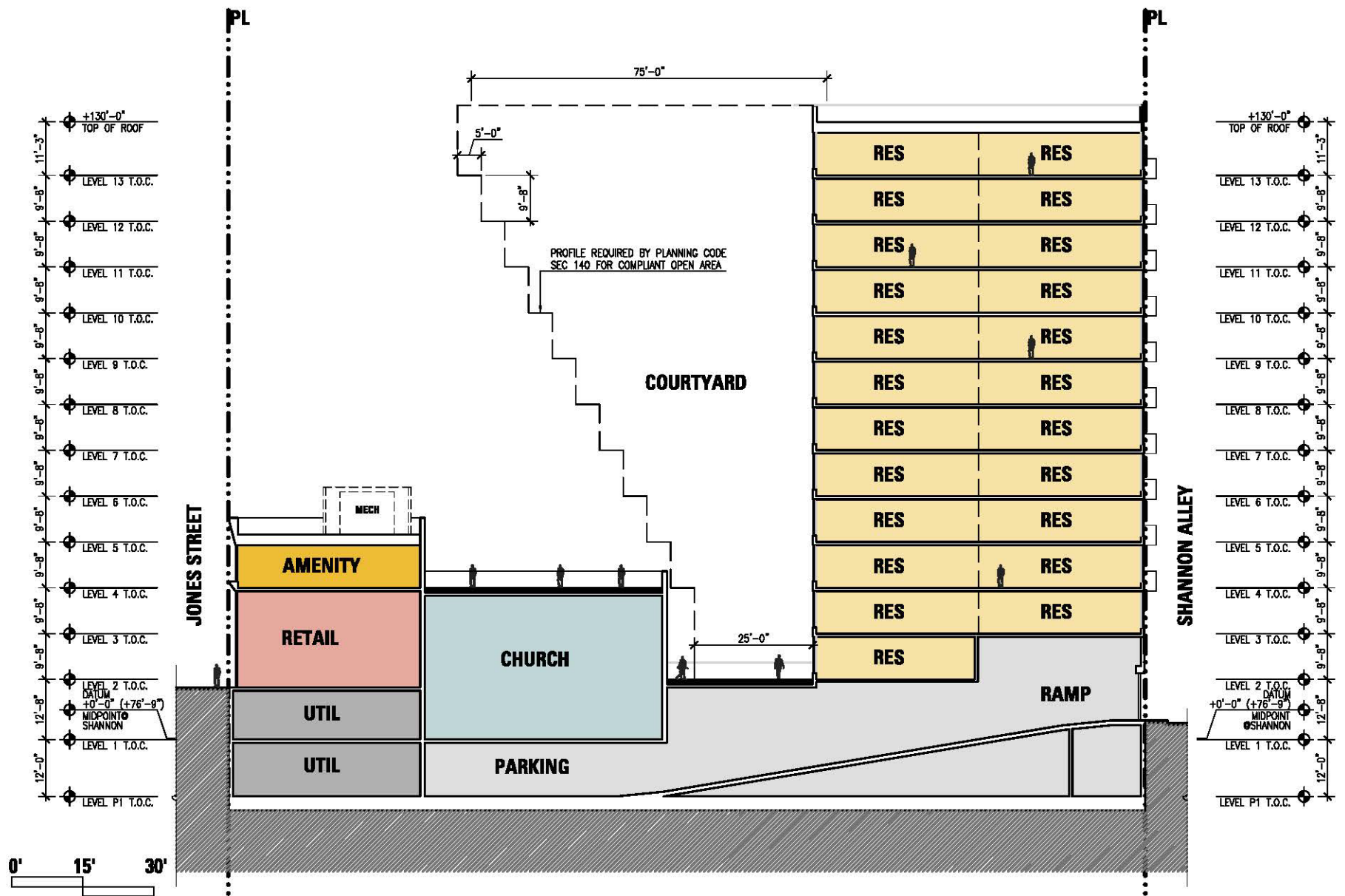




Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-37
Preferred Project Section – north/south



Source: Kwan Henmi, 2018

450 O'Farrell Street
Case No. 2013.1535ENV

Figure 2-38
Preferred Project Section – east/west

The following revisions have been made to Chapter 4 of the Draft EIR, p. 4-38:

*

Mitigation Measure CR-3a: Vibration Monitoring and Management Plan

The project sponsors shall retain the services of a qualified structural engineer or vibration consultant and a preservation architect who meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the identified adjacent contributing resources to the Uptown Tenderloin National Register Historic District at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O'Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Prior to any demolition or ground-disturbing activity, the Pre-Construction Assessment shall be prepared. It shall contain written and photographic descriptions of the existing condition of visible exteriors from the public rights-of-way of the adjacent buildings and interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the demolition and site permit applications. The structural engineer and/or vibration consultant, in consultation with the preservation architect, shall develop, and the project sponsors shall adopt, a vibration management and continuous monitoring plan to protect the adjacent historic buildings against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be 0.2 inch per second, or a level determined by the site-specific assessment made by the structural engineer and/or the vibration consultant in coordination with the preservation architect for the project. The vibration management and monitoring plan shall document the criteria used in establishing the maximum vibration level for the project. In addition, this plan shall state the maximum settlement levels not to be exceeded at each building, which shall range from 3/8-inch to 1/2-inch; or a level determined by the site-specific assessment made by the structural engineer in coordination with the preservation architect for the project. This settlement criterion shall be included in the vibration management and monitoring plan. The vibration management and monitoring plan shall include pre-construction surveys and continuous vibration monitoring throughout the duration of the major construction project activities that would require heavy-duty equipment to ensure that vibration levels do not exceed the established standard. The vibration management and monitoring plan shall be submitted to Planning Department Preservation staff prior to issuance of demolition ~~or~~ site permits. Should vibration levels be observed in excess of the standard, or if settlement to adjacent buildings occurs beyond the settlement levels described above, or if damage to the building is observed, construction shall be halted and alternative protective measures shall be put in practice. Alternative protective measures may include, but would not be limited to, additional underpinning, additional shoring, grouting, and soldier piles. Appropriate protective measures to prevent damage to adjacent buildings shall be determined on a case-by-case basis. Should construction of the proposed project result in any damage to adjacent buildings, repairs may be completed as part of the project. The structural engineer and/or vibration consultant and the historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-Construction Assessment with the consent of the building owner.

Chapter 6. Alternatives

Table 6-1 on page 6-2 of the Draft EIR has been revised as follows:

*

Table 6-1: Summary of Proposed Project and Project Alternatives

	Proposed Project	Alternative 1: No-Project Alternative	Alternative 2: Full Preservation Alternative	Alternative 3: Partial Preservation Alternative
Description	The proposed project would include demolition of the Fifth Church of Christ, Scientist at 450 O'Farrell Street and partial retention of the O'Farrell Street façade of the building. The project would also include demolition of the vacant retail building at 474 O'Farrell Street with five residential units and the restaurant building at 532 Jones Street. The project would construct a new 13-story, mixed-use building with up to 176 dwelling units, restaurant/retail space, 41 off-street vehicle parking spaces, and a replacement church (13,595 sf).	No changes would be made to the existing structures at 450– 474 O'Farrell Street and 532 Jones Street.	Under the Full Preservation Alternative, the buildings at 474 O'Farrell Street and 532 Jones Street would be demolished. A new 13-story structure would be constructed, spanning from Jones Street to Shannon Street, and a new 13-story structure would be constructed at 474 O'Farrell Street; the two structures would be connected by a walkway with a courtyard. The Fifth Church of Christ, Scientist at 450 O'Farrell Street building would be rehabilitated and retained. A new two-story, 14,000-square-foot addition would be added to the 450 O'Farrell Street building. The Full Preservation Alternative would include 97 new residential units (87,595 net square feet); one new retail space (800 square feet); open space, serving the residential use; and 28 vehicle parking spaces. Also included are retention and rehabilitation of the existing church for a 17,800-square-foot assembly use.	This alternative would include partial preservation and rehabilitation of the Fifth Church of Christ, Scientist at 450 O'Farrell Street, partial restoration of the vacant retail building at 474 O'Farrell Street, and demolition of the restaurant building at 532 Jones Street. This alternative would construct 162 dwelling units (127,110 net square feet); a new church (10,207 square feet); new retail space (4,638 square feet); open space, serving the residential uses; and 39 parking spaces. At 450 O'Farrell Street the church would be 80 feet tall at the front and 130 feet tall at the rear. The 474 O'Farrell Street building would include 12 floors (11 floors of residential use, with the ground floor dedicated to church use). The 532 Jones Street building would include eight stories (seven floors of residential use, with retail use on the ground floor).
Ability to Meet Project Sponsors' Objectives	Meets all six of the project sponsors' objectives.	Meets none of the six objectives of the project sponsors.	Would meet five of the six project sponsors' objectives. Would <u>not only partially</u> meet the project sponsors' objectives of creating a vibrant, interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room. Would meet the project objectives of providing housing and a mix of uses, but not to the same extent as the proposed project.	Would meet five of the six objectives of the project sponsors but to a lesser extent than the proposed project because of a smaller number of residential units. Alternative 3 would not meet the objective of providing a contemporary image for the Fifth Church of Christ, Scientist. Alternative 3 would <u>not partially</u> meet the objective of creating a vibrant interactive public space with a light-filled Christian Science Reading Room, sanctuary, Sunday School, and an up-to-date Children's Room.

The following revisions have been made to Alternative 2: Full Preservation Alternative, Section 6.2.2.3, *Ability to Meet Project Objectives*, p. 6-11 of the EIR:

*

...

The Full Preservation Alternative would develop a mixed-use project, create new housing units, implement high-density zoning, and create new retail. However, the Full Preservation Alternative would partially meet the project sponsors' objectives to provide a new, inviting Christian Science Reading Room in a storefront setting that would be readily accessible for the public or a modern, light-filled sanctuary and Sunday School.

...

The following revisions have been made to Alternative 3: Partial Preservation Alternative, Section 6.3.2.3, *Ability to Meet Project Objectives*, p. 6-17 of the EIR:

*

...

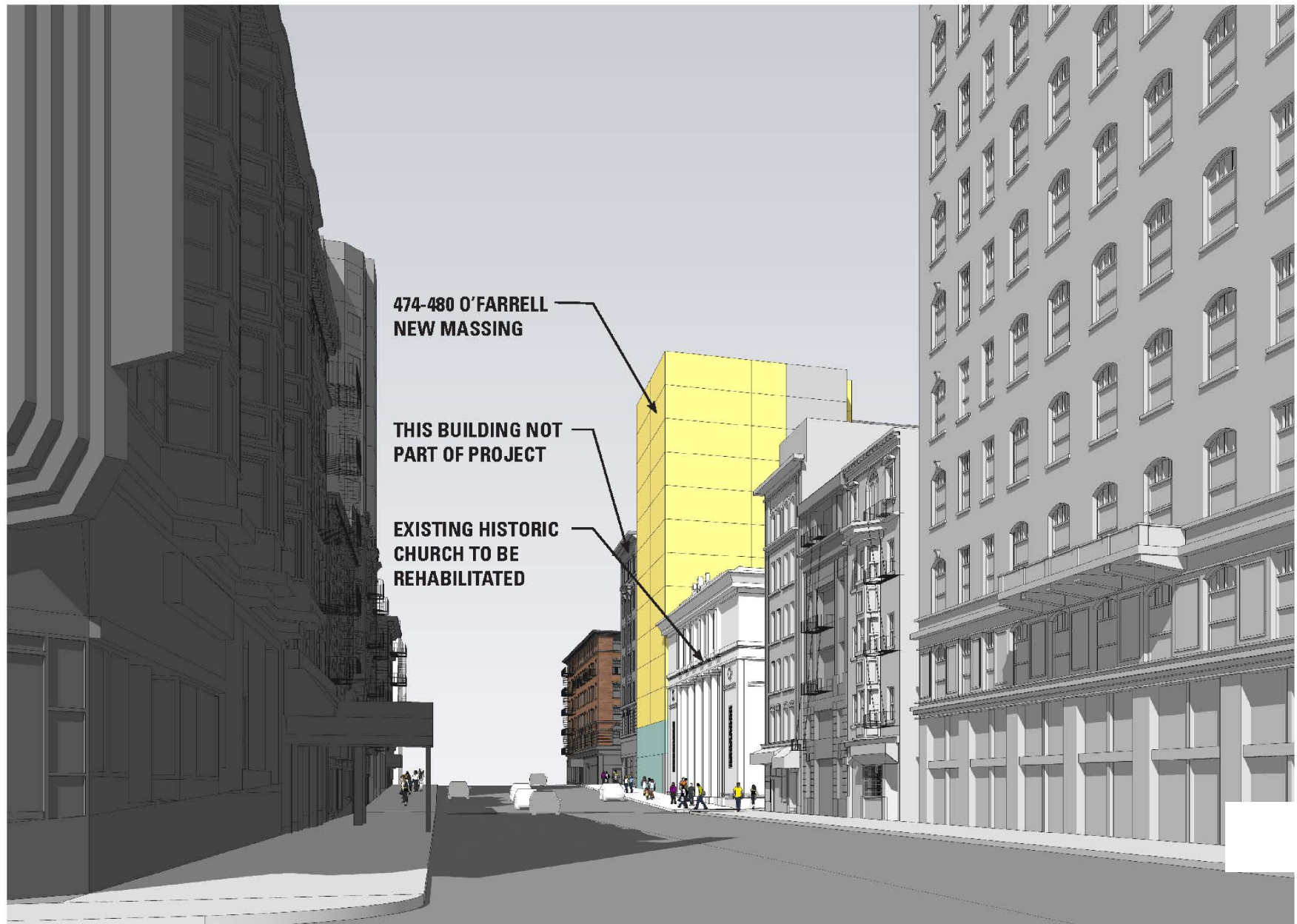
The Partial Preservation Alternative would meet most of the objectives of the project, ~~except for.~~ However, it would only partially meet the objective to provide a new, inviting Christian Science Reading Room in a storefront setting that would be readily accessible to the public or a modern, light-filled sanctuary, Sunday School, and Children's Room. Because of the reduced space allocated for retail under the Partial Preservation Alternative, this alternative would only partially meet the project sponsors' objective to create a vibrant, interactive ground plane for the public in the area surrounding the project and the neighborhood.

...

Figure Revisions

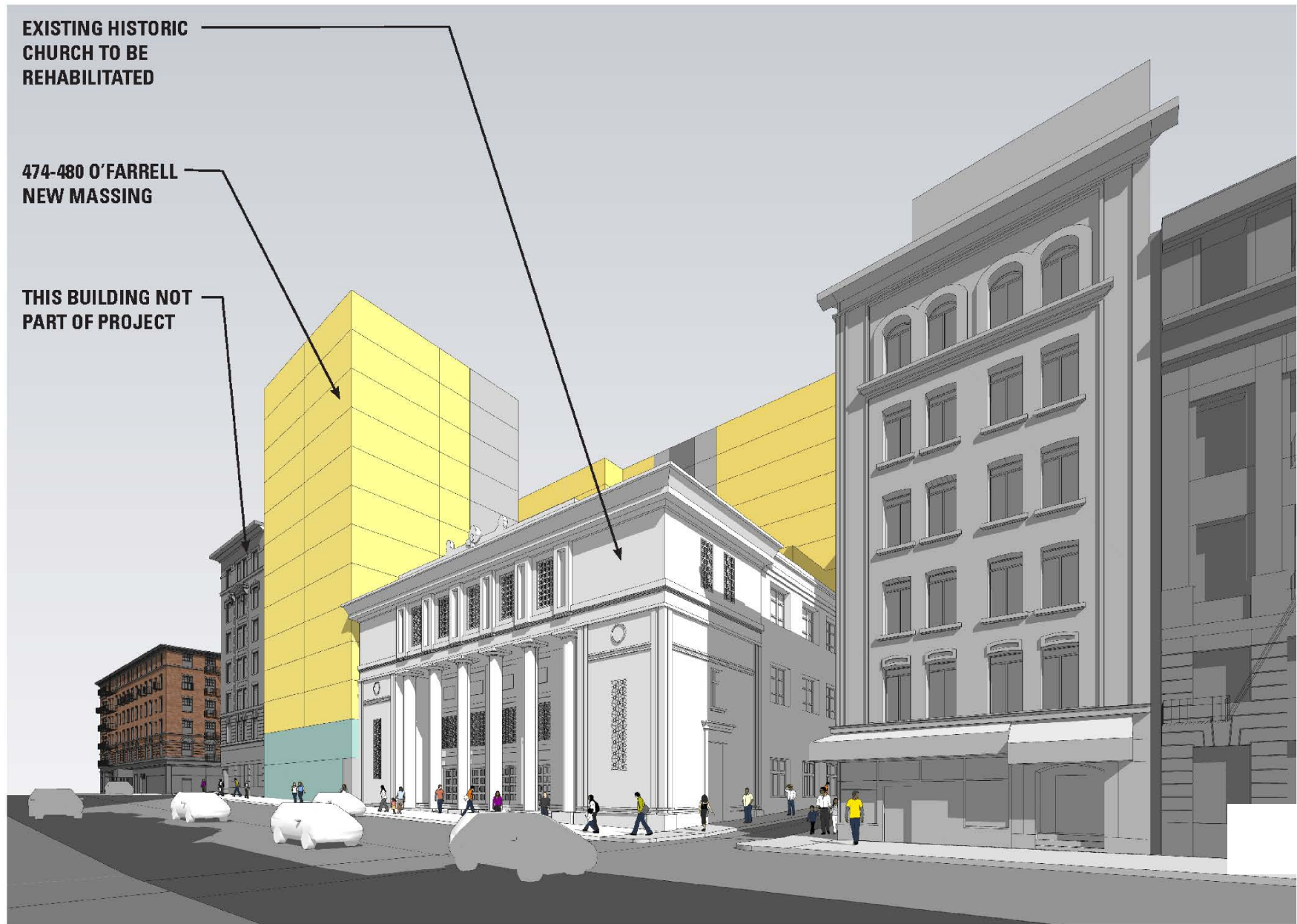
Figures 6-1 and 6-4 in the Draft EIR have been deleted and replaced by the following new Figures 6-1A-C and 6-4A-C showing perspectives of the conceptual massing of the two project alternatives:

*



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 6-1A
Preferred Project - Full Preservation Alternative - View 1



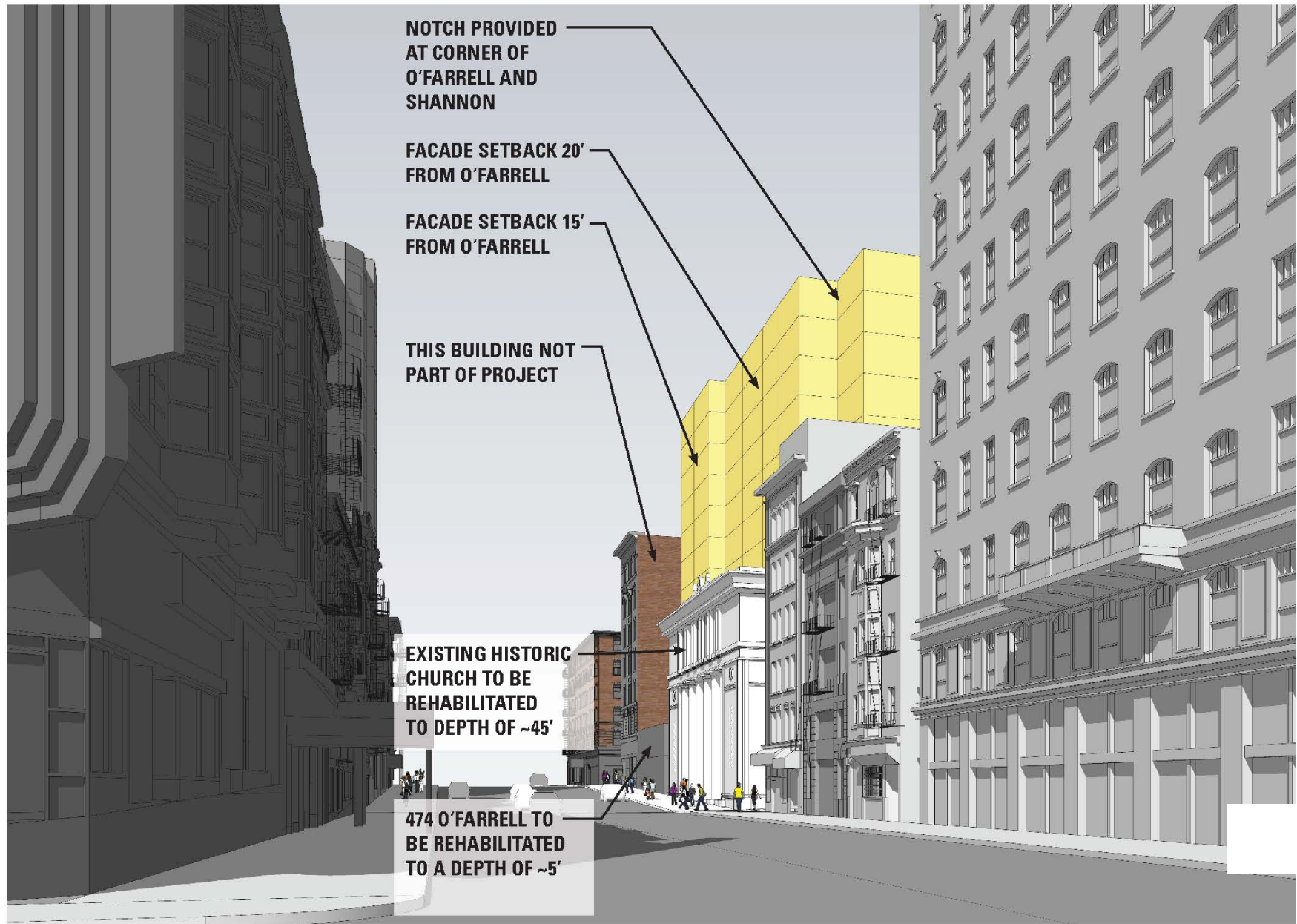
450 O'Farrell Street
Case No. 2013.1535ENV

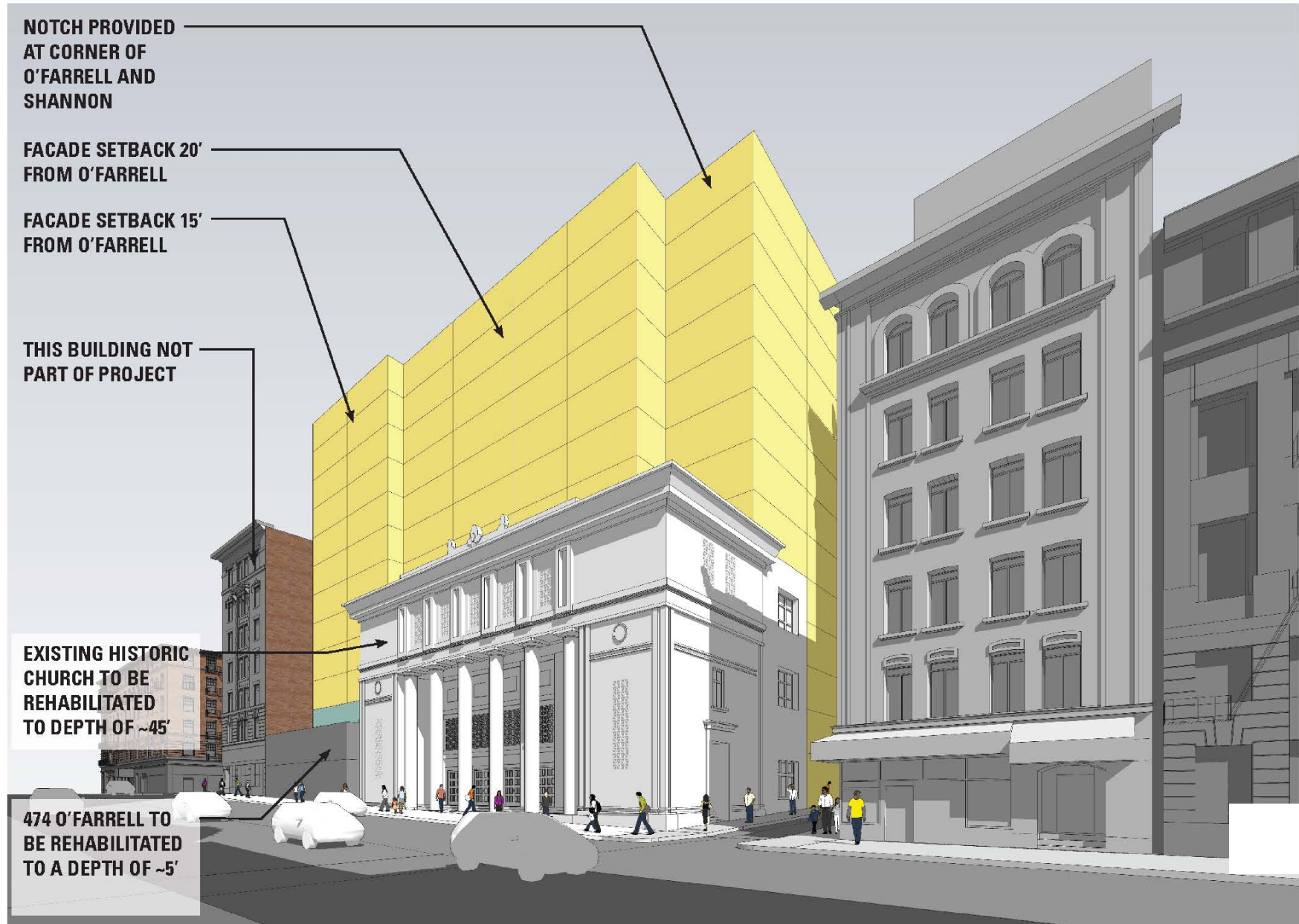
Figure 6-1B
Preferred Project - Full Preservation Alternative - View 2



450 O'Farrell Street
Case No. 2013.1535ENV

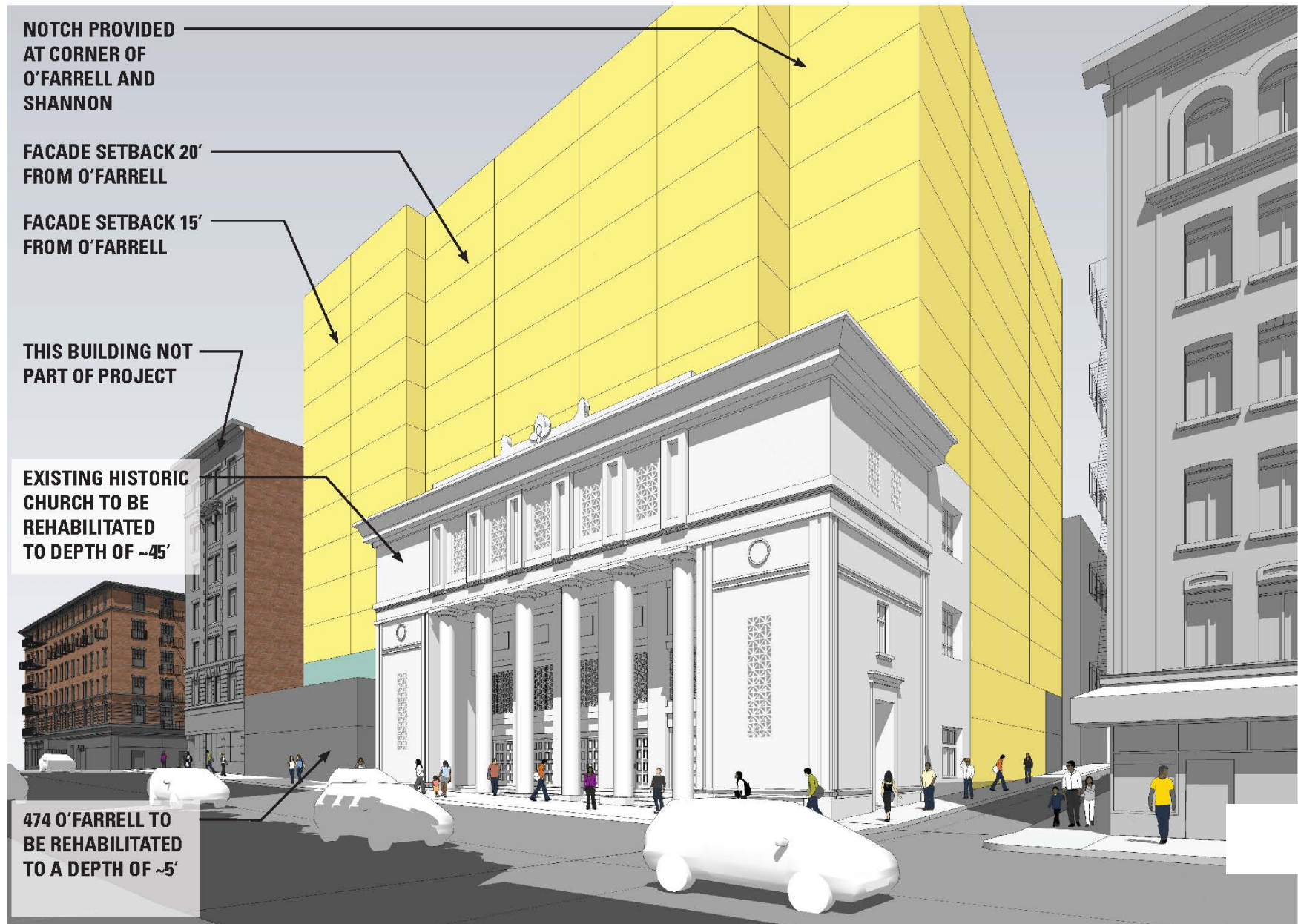
Figure 6-1C
Preferred Project - Full Preservation Alternative - View 3





450 O'Farrell Street
Case No. 2013.1535ENV

Figure 6-4B
Preferred Project - Partial Preservation Alternative - View 2



450 O'Farrell Street
Case No. 2013.1535ENV

Figure 6-4C
Preferred Project - Partial Preservation Alternative - View 3

Appendix Revisions

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Project Location and Site Characteristics, p. 1:

*

...

The project site is currently occupied by the three-story (50 feet tall), 26,904 sf Fifth Church of Christ Scientist building with a rear 1,400 sf parking lot containing four parking spaces at 450 O'Farrell Street; a one-story (30 feet tall), 4,415-sf vacant retail building at 474 O'Farrell Street; and a one-story (30 feet tall) with basement 1,012-sf restaurant and residential building with five units at 532 Jones Street. Units #1 and #2 are used as storage by the Shalimar restaurant; Unit #3 is occupied by two adults; Unit #4 is vacant and closed off and is not suitable for occupancy; and Unit #5 is occupied by two adults and two children.²⁷ ~~The existing units are currently rented to employees of the Shalimar restaurant located on the ground floor of the 532 Jones Street building.~~ The existing retail building was constructed in 1913, the existing church was constructed in 1923, and the existing restaurant and residential building was constructed in 1950. All of these buildings are identified as contributing resources to the Uptown Tenderloin National Register Historic District, which was listed on the NRHP in 2009. The building at 450 O'Farrell Street appears eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 3 (Architecture).

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, B. Project Setting p. 22:

*

Surrounding the project site, land uses consist primarily of neighborhood-serving retail, office, and restaurant uses on the ground level with high-density residences above or hotels to the east towards Union Square. O'Farrell Street, six blocks to the west and four blocks to the east, consists mostly of four- to 12-story (60 to 140 feet tall) hotel or residential buildings with commercial and restaurant uses on the ground level. The ~~4619~~-story (488 feet tall) Hilton is one block east at O'Farrell Street and Taylor Street. Along O'Farrell Street, land uses on the project block include two hotels, a massage parlor, and a market, with residences above the commercial uses....

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed Project, Section E.1, *Land Use and Land Use Planning*, p.38:

*

The existing buildings contain a vacant commercial space, a church, a restaurant, and residential space. The proposed project would intensify the use of the project site, but would not alter the general land use pattern of the immediate area, which already includes nearby buildings with commercial uses on the ground floor and residential uses above. Buildings along O'Farrell Street are mostly four- to 12-story (60 to 140

²⁷ Letter from 450 O'Farrell Partners, LLC detailing the existing occupancy of 530-532 Jones Street residential units provided April 4, 2018.

feet tall) hotel or residential buildings with commercial uses on the ground level. The ~~464~~ 49-story (488 feet tall) Hilton is one block east at O'Farrell Street and Taylor Street....

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.2, *Population and Housing*, p. 42:

...

The proposed project would include demolition of an existing three-story, 26,904 sf Fifth Church of Christ Scientist, a one-story ~~with basement~~ 4,415 sf vacant retail building, and a one-story 1,012 sf restaurant and residential building with five residential units currently housing approximately 10 residents. Only two of the units are occupied as residential dwellings. Two other units are used for restaurant storage, and a third unit is closed and vacant. The proposed project would include the construction of up to 176 dwelling units....

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.2, *Population and Housing*, p. 44:

There are currently six permanent ~~approximately ten~~ residents in two of the five rent-controlled residential units ~~(two persons per unit)~~ located at the back of the restaurant building who would be displaced by the proposed project. The project proposes to replace these units with five BMR units, displacing ~~these six~~ six residents. ~~The existing residents would not be offered first right of refusal for the new BMR units.~~

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.4, *Transportation and Circulation*, p. 61:

Pedestrian trips generated by the proposed project would include walk trips to and from the new uses, plus walk trips to and from the bus stops and the BART/Muni Powell station. During the weekday PM peak hour, the new uses would add about ~~404~~ 504 net-new pedestrian trips to the sidewalks and crosswalks in the vicinity of the proposed project (including about 198 trips destined to and from the transit lines and 306 walk/other trips).

...

The following revisions have been made to Appendix A to the Draft EIR, the Initial Study for the proposed project, Section E.8, *Wind and Shadow*, p.97:

A screening-level wind analysis was conducted to evaluate the potential for the proposed project to affect wind conditions on surrounding sidewalks.²⁸ Surrounding the project site, land uses consist primarily of neighborhood-serving retail, office,

²⁸ Rowan Williams Davies & Irwin Inc., *Screening-Level Wind Analysis*, May 16, 2016.

and restaurant uses on the ground level with high-density residences above or hotels to the east towards Union Square. O'Farrell Street, six blocks to the west and four blocks to the east, consists mostly of four- to 12-story (60 to 140 feet tall) hotel or residential buildings with commercial and restaurant uses on the ground level. The ~~46~~49-story (488 feet tall) Hilton is one block east at O'Farrell Street and Taylor Street....

- Staff-initiated text changes

APPENDICES

Appendix A: Hearing Transcript

1 450-474 O'FARRELL STREET/532 JONES STREET
2 PLANNING COMMISSION

3
4 DRAFT EIR PUBLIC HEARING

5
6 Reporter's Transcript of Proceedings

7 Thursday, November 30, 2017

8 San Francisco City Hall

9 Commission Chambers, Room 400

10 1 Dr. Carlton B. Goodlet Place

11 San Francisco, CA 94102-4689
12
13
14
15
16
17
18

19 Reported By:

20 Krissy Moffett
21 -----

22 JAN BROWN & ASSOCIATES

23 WORLDWIDE DEPOSITION & VIDEOGRAPHY SERVICES

24 701 Battery St., 3rd Floor, San Francisco, Ca 94111

25 (415) 981-3498 or (800) 522-7096

1 Thursday, November 30, 2017

6:05 p.m.

2 JONAS LONIN: Good evening, and welcome back
3 to the San Francisco Planning Commission regular hearing
4 for Thursday, November 30th, 2017. Through the Chair, if
5 I may Commissioner, we did not allow the Comm -- Zoning
6 Administrator to rule on Item 13D. So at this time we
7 will take up Item 13D. For Case No. 2014-002181VAR
8 2670 Geary Boulevard. This is a request for variances.

9 ZONING ADMISTRATOR: Thank you. And for the
10 record we did close the public hearing on the subject
11 Project 2670 Geary Boulevard and plan to grant the
12 requested for variance and rear yard clarification.
13 Thank you.

14 JONAS LONIN: Thank you Zoning Administartor.
15 Now, we are on item number 12, for case No. 2013.1535ENV
16 at 450-474 O'Farrel Street and 532 Jones Street. This is
17 a Draft Environmental Impact Report. Please note that
18 written comments will be accepted at the planning
19 department until 5:00 p.m. on December 11th, 2017.

20 JENNY DELUMO: Good evening, members of the
21 Commission. I'm Jenny Delumo, planning department
22 staff and EIR Coordinator for the 450-474 O'Farrell
23 Street/532 Jones Street Project or the proposed project.
24 I am joined today by my colleagues, Chelsea Fordham,
25 Senior Environmental Planner; and Marcelle Boudreaux,

1 Preservation Technical Specialist. Members of the
2 consultant team and project sponsor team are also
3 present. The item before you is review and comment on
4 the 450-474 O'Farrell Street/532 Jones Street Project
5 Draft Environmental Impact Report or Draft EIR.

6 The purpose of today's hearing is to take public
7 comments on the adequacy, accuracy, and completeness of
8 the Draft EIR, pursuant to the California Environmental
9 Quality Act or CEQA and San Francisco's local procedures
10 for implementing CEQA. No approval action on this
11 document is requested at this time. The public review
12 period for the proposed project's Draft EIR began on
13 October 25th, 2017 and will continue until 5:00 p.m. on
14 December 11, 2017. I will now provide a brief overview
15 of the proposed project.

16 The project site is comprised of three parcels
17 developed with three buildings, the Fifth Church of
18 Christ, Scientist church building and surface parking
19 lot at 450 O'Farrell Street, a retail building at 474
20 O'Farrell Street, and a restaurant and residential
21 building at 532 Jones Street. The project site fronts
22 O'Farrell and Jones Street in the Downtown/Civic Center
23 neighborhood and is located within the Uptown Tenderloin
24 National Register Historic District. The proposed
25 project includes the demolition of all three existing

1 buildings on the project site.

2 And the project would retain the existing facade
3 of the 450 O'Farrell Street building along O'Farrell
4 Street with a 16-foot return on Shannon Street. The
5 project would construct an approximately
6 238,000-square-foot, 13-story, 130-foot-tall mixed-use
7 building with up to 176 dwelling units, 6,200 square feet
8 of restaurant/retail space, a 14,000-square-foot
9 replacement church, and 21,000 square feet of
10 below-grade parking. The Draft EIR concluded that the
11 proposed project would result in a substantial adverse
12 change to the significance of the individual historic
13 resource at 450 O'Farrell Street.

14 This was determined to be a project-level
15 significant and unavoidable impact. Other impacts to
16 historic architectural resources were found to be less
17 than significant or less than significant with mitigation.
18 The Draft EIR found that impacts to archeological and
19 tribal culture resources, human remains, and air quality
20 could be mitigated to a less than significant level. All
21 other impacts were found to be less significant.

22 A hearing to receive the Historic Preservation
23 Commission's comments on the Draft EIR was held on
24 November 1, 2017. I have provided you with the conclusion
25 in the -- I'm sorry -- I provided you with a copy of the

1 HPC's letter. At the hearing, the HPC concurred with the
2 conclusion in the Draft EIR that the proposed project
3 would result in a significant and unavoidable impact on
4 the individual historic resource at 450 O'Farrell
5 Street.

6 Further, the HPC found that the alternatives
7 analyzed are adequate, and that the full preservation
8 alternative is the preferred alternative. The HPC
9 commented that the project sponsors' objectives should
10 be further defined as less subjective and disagree that
11 the alternatives do not meet the project sponsor
12 objectives. Further comments were in regards to the
13 massing diagrams provided for the preservation
14 alternatives.

15 Today the Planning Department is seeking
16 comments on the adequacy and accuracy of the information
17 contained in the Draft EIR. For members of the public
18 who wish to speak, please state your name for the
19 record. Please speak slowly and clearly so that the
20 court reporter can make an accurate transcript of
21 today's proceedings. Staff is not here to answer
22 comments today. Comments will be transcribed and
23 responded to in writing in the Comments and Responses
24 document, which will be prepared -- which will respond
25 to all relevant verbal and written comments received

1 during the public comment period and make revisions to
2 the Draft EIR, as appropriate.

3 Those who are interested in commenting on the
4 Draft EIR in writing by mail or e-mail may submit their
5 comments to Jenny Delumo, EIR Coordinator at 1650
6 Mission Street, Suite 400, San Francisco by 5:00 p.m.
7 on December 11, 2017. We anticipate publication of the
8 Comments and Responses document in the spring of next
9 year, followed by the EIR certification hearing in late
10 spring of 2018. Unless the commissioners have questions,
11 I respectfully suggest that the public hearing on this
12 item be open.

13 DENNIS RICHARDS: Thank you. Opening up to
14 public comments. Announcing everyone on the roll:
15 Ryan Patterson, Varsha Patel, Mike Buhler, G. Smith --
16 I don't know if that's the right word -- Richard
17 Hack. Please line up on the (unintelligible) side of
18 the room. Please.

19 PUBLIC SPEAKER: Good evening, Commissioners.
20 Ryan Patterson. I represent 540 Jones Street, Hotel
21 LLC. We have some significant concerns about the Draft
22 EIR, which we anticipate submitting in written form
23 during the comment period. But for today, we are
24 particularly concerned about impact CR3. Quote,
25 construction activities for the proposed project

I-PATTERSON 2-1

1 could result in physical damage to adjacent historic
2 structures -- resources. My client's building at 540
3 Jones Street is identified in the Draft EIR as an
4 adjacent historic resource. Mitigation measures CR3-A,
5 requires a vibration monitoring and management plan.
6 But the plan is almost completely undefined and left to
7 be worked out in the future. Likewise, mitigation
8 measures CR3-B requires, quote construction best practices
9 for historical architectural resources. This mitigation
10 measure is also totally undefined leaving the adjacent
11 historical resources in real danger of significant damage.

12 We have approached the developer about a variety
13 of concerns with this project, and they seem to want to
14 defer discussion until after this process is finished.
15 That is not how it should work, as you know. And I hope
16 that we can meet soon with their team so we can try to
17 work out these concerns. Thank you very much for your time.

18 DENNIS RICHARDS: Thank you. Next speaker, please.
19 Mr. Buhler.

20 PUBLIC SPEAKER: Good evening, Commissionners.
21 Mike Buhler on behalf of San Francisco Heritage.
22 Heritage board recently reviewed this project in
23 August and is deeply troubled by several aspects of the
24 proposed project and the EIR. In our view, the token
25 preservation of the colonnade, and not even the entire

I-PATTERSON 2-1
(cont'd.)

I-PATTERSON 2-2

I-PATTERSON 2-3

I-PATTERSON 2-4

O-SFH 2-1

1 facade as claimed earlier, does not mitigate but only
2 exacerbates significant adverse impacts on historic
3 resources.

4 The proposed project flies in the face of the
5 draft facadism policy currently being considered
6 by the Historic Preservation Commission. That policy
7 states that quote, character-defining features need to be
8 retained to avoid an end product that looks more like a
9 hollow vestige than a public benefit. If approved, this
10 project will be the hollow vestige decried by the HPC's
11 facadism policy. It will mock, in our view,
12 the city's preservation protections. It is important to
13 distinguish this project from other facadism projects
14 that have come before you involving lesser buildings.

15 450 O'Farrell is in a different category because
16 it is both individually eligible for listing in the
17 California Register and is fully in tact, both inside
18 and out. Although Heritage strongly supports the full
19 preservation alternative, we are skeptical that
20 deficiencies in the EIR will allow for fair consideration
21 of preservation alternatives. First, the stated project
22 objectives that will be used to judge their potential
23 feasibility are vague and unquantifiable.

24 For example, one objective is to quote, construct
25 well-designed, financially feasible mixed-use

O-SFH 2-1
(cont'd.)

O-SFH 2-2

1 residential housing units that contribute to the
2 well-being of the community. There is no definition of
3 financially feasibility. Will any reduction in the
4 number of units built render preservation alternatives
5 infeasible? Who in the immediate community will
6 benefit?

O-SFH 2-2
(cont'd.)

7 Another stated objective is to quote, create a new
8 church facility that will enable it to fulfill its
9 mission. Even though the size of the congregation has
10 not been disclosed, nor has the number of students that
11 participate in the Sunday School program revealed. This
12 makes it difficult for the public to understand the actual
13 programmatic needs in minimum square footage requirements
14 to fulfill the church's mission on this site.

15 In assessing the financial feasibility of
16 preservation alternatives, Heritage believes that the
17 potential value of extending and enabling the sale of
18 TDRs should be taken into an account, as a proposed
19 project is located adjacent to the C-3 District. Also,
20 the cost-savings that would result from not having to prop
21 up and preserve the colonnade should be taken into
22 account. We understand that preservation of the
23 colonnade will add \$3 to \$5 million to the overall
24 project cost.

O-SFH 2-3

O-SFH 2-4

25 We understand that the developer is preparing an

O-SFH 2-5

1 economic feasibility study. But to our knowledge, that
2 has not been made available to the public for scrutiny.
3 Finally, it's important to emphasize Heritage supports
4 development on this site with preservation alternatives.
5 Thank you.

O-SFH 2-5
(cont'd.)

O-SFH 2-6

6 KATHRIN MOORE: Could you repeat the last
7 sentence because I couldn't hear you?

8 PUBLIC SPEAKER: Sorry. I just wanted to note
9 that we do not oppose redevelopment of this site,
10 we support preservation alternatives.

O-SFH 2-7

11 DENNIS RICHARDS: If you can stick around, we might
12 have a question or two.

13 PUBLIC SPEAKER: Yes.

14 DENNIS RICHARDS: Thank you. Next speaker,
15 please.

16 PUBLIC SPEAKER: Hi, I'm Richard Hack. I live at
17 535 Geary for quite a long time now. Many working people
18 live on 535, 565, 585 Geary and other buildings bordering
19 the site, and they would like to see regular construction
20 hours, like 8:00 to 6:00 and Sundays off. The proposed
21 project is unduly massive and asks for numerous
22 exemptions. If there were a proper alternative to the
23 project, which the HRC said there was, we could go for
24 that. It would be nice to replace the abandoned
25 properties on 474 O'Farrell.

I-HACK 5-1

I-HACK 5-2

I-HACK 5-3

1 Two other problems are the detached, rather
2 anti-social, behavior of the the moribund church and the
3 interference with busy traffic, including two bus lanes
4 that would result with the placing of bulldozers, cement
5 trucks, and backhoes in parking places on O'Farrell. No
6 one I've talked to -- oh, we oppose the destruction of the
7 popular Shalimar Restaurant and it's five apartments for
8 its workers.

9 No one I have talked to in the neighborhood have
10 ever noticed any community support or activity from the
11 church despite all the nice words in the proposal. They
12 claim religious exemption from zoning and landmarking.
13 I've read the cited statutes and case law which bare on
14 the issue of free exercise of religion, and they don't
15 apply to this project. The church will remain just as
16 free as it is now to practice its religion, even if the
17 project is entirely disapproved. They seem to have less
18 than 10 congregants. On Wednesday night, they had six
19 people yet refused entry to a clean and polite traveler.

20 On a recent Sunday, I saw three people leaving
21 the service. I asked the church lady if they had just
22 three people. She said yes. I asked what the big black
23 fences across the steps were for. She said they went up
24 after the 1989 earthquake to prevent anything falling
25 off of the facade, which one good look, I'll tell you

I-HACK 5-4

I-HACK 5-5

I-HACK 5-6

I-HACK 5-7

I-HACK 5-8

I-HACK 5-9

I-HACK 5-10

1 is impossible. We know this fencing went up much later
2 than that, when there was a homeless encampment on the
3 block, and people sleeping on the steps. When I mentioned
4 that as the reason, I got an mumbling, unitelligable
5 answer. The church, unfortunately, seems to have
6 prevaricated every opportunity as you see from their lack
7 of disclosure. They want to partially demolish a landmark
8 and build a new church seating 200 people. There's no way
9 in hell they will ever get 200 people.

I-HACK 5-10
(cont'd.)

10 There used to be tweleve Christian Science
11 Churchs in San Francisco, and now there may only be three
12 and by their own admission at the November 1st hearing,
13 they don't even help each other. Newer religions which
14 don't deny the existence of physical reality have taken
15 over the appeal they used to have.

16 Finally, I think it would be good for us to get it
17 through our heads that not all housing is good. Given the
18 almost infinite desire to reside here, there's no possible
19 way to build -- to lower rents through units. You can --
20 we can lower rents by designating units to certain rents or
21 strengthen the rent ordinance. Thank you.

I-HACK 5-11

22 DENNIS RICHARDS: If you could stick around as well,
23 I'll have a question for you. Thank you. Next speaker.

24 PUBLIC SPEAKER: Good evening, Commissioner. I
25 support Richard, and I think it's going to have a -- I

I-UNIDENTIFIED 1-1

1 lived in the neighborhood for many, many years, for 47
2 years. And this is gonna be an extremely development
3 impact on the society for people in the community who
4 lives there. There's so many homeless people who lives
5 over there, and church put the gates over there, and most
6 of them are African American homeless people there. And
7 they close the door. They don't even say hello to them,
8 and they are treating them like garbage, and I think the
9 church needs to reach out to those people to get the
10 support in order to make this work. I don't think
11 we need this high 13-story building in that neighborhood.

12 There's no sunshine. There's no air over there,
13 and, environmentally speaking, it is very, very dirty
14 and traffic congestion. Everything has created a
15 lot of problems. So before you grant them permission, I
16 ask this honorable body to go and inspect yourself and
17 then make a decision. Thank you very much.

18 DENNIS RICHARDS: Thank you. Next speaker,
19 please.

20 PUBLIC SPEAKER: My name is Amos Gregory, and I
21 am the director and founder of an arts project. It's a
22 nonprofit, we are an arts project and we are a social
23 services project. We first started off -- we occupy --
24 the space we occupy is Shannon Street. And so we first
25 started off our project as a mural project. Me and a

I-UNIDENTIFIED 1-1
(cont'd.)

I-UNIDENTIFIED 1-2

I-UNIDENTIFIED 1-3

I-UNIDENTIFIED 1-4

I-UNIDENTIFIED 1-5

I-UNIDENTIFIED 1-6

I-GREGORY 1

1 homeless veteren.

2 And so, over the years, we painted on the
3 properties of most of the buildings lining Shannon
4 Street, and we have morphed from doing killing artwork
5 with veterans and unhoused people to a social service
6 organization where we connect many of our unhoused folks
7 in the community with the different organizations that
8 provide those alternatives for them to find proper
9 housing. And so as a function of what we do in the
10 community, we have to have relationships with all of the
11 property owners because we paint on their properies and
12 with many of the community residents that are both housed
13 and unhoused.

14 What we found with this project is that it
15 doesn't really address the housing needs that we see
16 going forth for the community because if you are putting
17 up 176 units, and they're talking about 12 to 13 percent
18 affordable housing. There's also a displacement of
19 five rent controlled units within the community itself.
20 And what we've done is we've talked to the church. We've
21 talked to the developers and architects to see if they
22 can, you know, amend this proposal to allow for more
23 affordble housing. But then also for the church itself
24 to step up its game in providing services for those who
25 are most vulnerable in the community that actually sleep

I-GREGORY 1
(cont'd.)

I-GREGORY 2

I-GREGORY 3

1 right outside of their doorstep every night. As a matter
2 of fact, we have a partnership in the community with Glide
3 Memorial Church, that is two blocks over to help us
4 with some of the problems that we address in the
5 neighborhood.

I-GREGORY 3
(cont'd.)

6
7 So what we -- we oppose this project as it stands
8 today. We're not opposed to housing. We understand that
9 housing should be a priority in the city of San Francisco,
10 but we support equitable housing. Equitable housing for
11 people that are unhoused. We have a lot of students in
12 this community, and we have a lot of single families in
13 this community. And what we want to do is we want to
14 keep all of these folks in this community as it changes
15 and provide opportunities for people to exceed and excel
16 in their lives. And we would like to be able to see if,
17 quite possibly, one thing that we wanted to do was to
18 see if the church would sell this property to the city.
19 Because the crutch of their proposal is they want a new
20 church.

I-GREGORY 4

21 Well, we could get you a space for the new
22 church, but then how about put this development or put
23 this property into the hands of those who would come up
24 with a solution and take real serious hardcore community
25 input on to what changes would be positive for the

I-GREGORY 5

1 neighborhood and build those things. If we could get
2 to that, I think that there could be a positive impact
3 in the community. But first, I think that we have to
4 come to the realization that the church is not going to
5 be able to provide that in this proposal as it is today.
6 Thank you.

I-GREGORY 5
(cont'd.)

7 JONAS LONIN: Thank you. Any additional public
8 comment? I see none. This portion of the hearing is
9 closed. Commissioner Moore.

10 KATHRIN MOORE: After reading the historic
11 resource evaluation, parts 1 and 2, which is very
12 thorough and actually reaches very deep, it becomes
13 rather unsettling to basically read that the most
14 serious and unmitigable impact is, indeed, the
15 destruction of the building and simply living with
16 the potential of parts of the facade is, what are we
17 giving? And what we are getting? There is a serious
18 imbalance and just reading it at face value, I believe
19 that the summary of the proposed project and the project
20 report alternatives spell out very clearly what is
21 at stake.

A-MOORE 1

22 There is a developer who wants something despite
23 objectives. And the only alternative which meets his
24 objectives are his project. Everything else falls short.
25 That is of great concern to me because of what we give

A-MOORE 2

A-MOORE 3

1 and what we get is on many scores listening to the
2 public, both from the housing side. But more in detail
3 also from the historic preservation side, and everything
4 which comes with it. It is of serious concern. This
5 particular Draft EIR should put anybody on notice of
6 what is at stake here. This is not something that's
7 just going to be determined when we are looking at the
8 project. The project is spelled out in significant
9 enough detail to kind of sense there is something out
10 of balance here. I'm going to leave it with that.

A-MOORE 3
(cont'd.)

11 I'm in strong support of getting the more
12 detailed comments from the public, but I have heard
13 enough, including my own reading that this is something
14 that we should all pay great attention to.

15 DENNIS RICHARDS: Thank you. I guess quest --
16 overall question, Mr. Buhler. You might be the
17 only person here -- maybe Commissioner Moore might
18 underst -- know this. I read in the introduction, we
19 have a preservation element that has been sitting on
20 the shelf in draft form for something like 10 years.
21 Can you tell me as a layman, not a member of the
22 department what your impression of that is, and why
23 we don't have it adopted?

A-RICHARDS 1

24 MIKE BUHLER: I honestly don't know. There
25 were open public meetings held about that two years

1 ago on the element. And a lot of optimism that it
2 was going to finally be up for adoption. And so, I
3 haven't checked in on that recently.

A-RICHARDS 1
(cont'd.)

4 DENNIS RICHARDS: Is that responsibility of
5 the HPC or us?

6 MIKE BUHLER: I'm not sure.

7 DENNIS RICHARDS: Okay. I'm -- uh -- I'm --
8 Jonas, can you add that to the action item list?
9 Status of the preservation element. Whether it's
10 something we want to put on the schedule or it's an
11 HPC item that maybe they want to visit. If it's been
12 10 years, maybe it's something -- sometime we take a
13 look at it. Thank you.

A-RICHARDS 2

14 I piggyback on many of the concerns of the
15 public, and well as Commissioner Moore. I did read
16 this EIR. I took a special interest in it. I do agree
17 with the HPC that the project sponsors' objectives are
18 vague. Especially as it is to construct a well designed
19 financially feasible mixed unit building. What I read
20 is, maximize my profit. And I'm not sure that the trade
21 off between demolishing a historic resource and what we
22 get for it in the additional units for the community,
23 is worth it.

A-RICHARDS 3

A-RICHARDS 4

24 I do question the ability to meet sponsors
25 objectives on page S-23 that in the full preservation

A-RICHARDS 5

A-RICHARDS 5
(cont'd.)

A-RICHARDS 6

A-RICHARDS 7

1 alternative we can't figure out where to put a light
2 filled Christian Science reading room, a Sunday School
3 and up to date children's room, and et cetera, given the
4 fact that potentially the congregation doesn't number
5 the hundreds. So, I'm very concerned about that. I'm
6 also concerned that we are demolishing rent controlled
7 apartments. I don't think BMR units are equal to rent
8 controlled apartments. And I would not support that at
9 all.

10 I do have a question, Pacific Bay Inn residential
11 hotel. Is that an SRO? And it doesn't talk about the
12 number of rooms or units in there. I'll ask staff first.
13 It's listed here on page -- it was under potentiary of
14 concern, I think S-27. So, I take a residential hotel
15 is a SRO. But, I don't understand whether it is -- it
16 doesn't say tourist hotel, it says residential hotel.
17 Potential destruction of - - maybe you can comment as
18 to whether or not -- and I will ask you in a second,
19 Sarah. Wait, I will defer to staff first. Any --

20 JENNY DELUMO: Sorry, I'm not sure if it is an
21 SRO. But we will repond to it in Responses to Comments.

22 DENNIS RICHARDS: Thank you. Sir, If you could
23 come up and maybe just make a comment on that.

24 PUBLIC SPEAKER: Pacific Bay Inn. From what I know
25 of the Pacific Bay Inn and the residents that are there,

1 is that it is an SRO. And I do believe that it is run
2 by the Tenderloin Housing Clinic.

A-RICHARDS 7
(cont'd.)

3 DENNIS RICHARDS: Okay. Thank you. Interesting.
4 You know, I come from a neighborhood where we have a
5 Church of Christ Scientist that has been adaptatily
6 resused. It is on Dolores Street at 19th. I look
7 here at the preservation alternative, and I look at my
8 own neighborhood, and how we were able to actually get
9 housing in the existing Christian Science Church. And
10 I look at the number of difference in units and it
11 actually -- it makes me take pause that I'm even seeing
12 this in front of me, to be quite frank with you. Any
13 other comments? Commissioner Johnson.

A-RICHARDS 8

14 CHRISTINE JOHNSON: Thank you. This is an EIR
15 hearing. So there are many aspects of this project that
16 are not that great and are troubling, but they would
17 come up when we look at the project. I will mention
18 something about the issues with facadism and this
19 project. And I do think that there are issues with the
20 displacement in the housing and some other areas, which
21 will be duly gotten to with the project. But I think
22 the facadism has a direct impact on our analysis in
23 the EIR. I don't believe that the HPC has issued
24 there - - I think we are working on a report, or it is
25 in process or maybe there was one about guidelines on

A-JOHNSON 1

1 facadism looking at other urban areas. I'm thinking
2 of Seattle which actually did quite a bit of it and in
3 some other cities.

4 We don't have those same guidelines on what we
5 do and do not what with facadism and what we do or do
6 not consider an impact on historic and on how you can
7 use facadism to protect historic properties or to maintain
8 an essence of its historicness with it. We don't have
9 those guidelines. And therefore, I'm a little challenged
10 by what the EIR actually stated about the partial
11 preservation alternative, and how that actually does or
12 does not impact the historic resource with their idea
13 for facadism and keeping the colonnades. I think that
14 the person from the Historic Society came up and had
15 mentioned something along those lines.

A-JOHNSON 1
(cont'd.)

16 So, I would like the department to respond to that
17 in terms of what are our guidelines of facadism? And if
18 you do not have any, what are our thoughts on it thus
19 far and the impact of the historic process -- or historic
20 preservation of this building?

A-JOHNSON 2

21 I would just point out one thing that made me
22 really -- you know, I was thinking about it when I saw
23 -- when I read the alternative. But what really made me
24 think about it was former Planning Commissioner David
25 Prowler, who was around for awhile. He wrote a blog

1 post recently about preservation and he actually
2 juxtaposed a number of -- his post stated with the
3 'I' Hotel, but it talked about a number historic
4 buildings that have been redeveloped overtime and sort
5 of the before and after. And I'm kind of seeing that
6 this one can fit in as another one of those before and
7 afters. So I just want to make sure that -- facadism
8 can be done right, but I am not sure that that is what
9 is present in the project EIR here.

A-JOHNSON 2
(cont'd.)

10 As it relates to displacement, and some of the
11 other issues, I don't necessarily think that they meet
12 the level of making it to an analysis for an EIR in
13 terms of talking about those impacts and just because
14 of the way the law is written, but certainly when we
15 start talking about the project. Some of those things
16 are problematic in terms of design, in term of that
17 is, I think, the SRO. I think a person came up and
18 said that. In terms of demolition of that and
19 those issues will be dealt with when we circle back.

A-JOHNSON 3

20 DENNIS RICHARDS: Thank you. I think one other
21 thing and this is outside of CEQA. And thank you for
22 reminding me Commissioner Johnson. I would love to
23 understand is how this project would relate should we
24 have the preservation alternative adopted. So, there
25 was some -- I call it 'skinny language' around what we

A-RICHARDS 9

1 have existing on urban design and one of the temporary
2 planning elements, from Prop M but that is kind of it.
3 So, if it actually -- but it doesn't have to go into
4 the EIR, but maybe you can inform us when the project
5 comes. What would it be if we actually had drafted
6 -- aproved the preservation element.

7 JONAS LONIN: Commissioners, if there is nothing
8 further, we can move on.

9
10 (Proceedings concluded at 6:40 p.m.)
11
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25

1 STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

2
3 I, the undersigned, duly Qualified Shorthand
4 Reporter of the state of California, do hereby certify:

5 That the said proceeding was taken before me as
6 a Qualified Shorthand Reporter at the said time and
7 place and was taken down in shorthand writing by me;

8 That I am a Qualified Shorthand Reporter of the
9 State of California, that the said proceeding was
10 thereafter transcribed by means of computer-aided
11 transcription, and that the foregoing transcript
12 constitutes a full, true and correct report of the
13 proceedings which then took place; That I am a
14 disinterested person to the said action. IN
15 WITNESS WHEREOF, I have hereunto subscribed by my hand
16 this 15th day of January, 2018.

17
18  Krissy Moffett
19
20
21
22
23
24
25

Appendix B: Comment Letters



A-HISTORIC PRESERVATION COMMISSION

SAN FRANCISCO PLANNING DEPARTMENT

November 20, 2017

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
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San Francisco, CA 94103

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Dear Ms. Gibson,

On November 1, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed 450-474 O'Farrell Street/532 Jones Street Project (2013.1535ENV). After discussion, the HPC arrived at the comments below:

- The HPC concurred with the conclusions in the Draft EIR that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified individual historic resource at 450 O'Farrell Street. The HPC commented that the Fifth Church of Christ, Scientist is an important structure in the Uptown Tenderloin National Register District and that it is highly unfortunate that the building will be removed.
- The HPC stated that the project sponsors' Objectives should be further defined and be less subjective.
- The HPC agreed that the alternatives analyzed are adequate but the HPC generally disagreed with the assessment that the alternatives do not meet Objective #3 (*Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years*) as this objective is too vague and overly subjective; the HPC generally agreed that the project objectives should be less qualitative.
- Two HPC members provided input to the project team to provide massing diagrams for the preservation alternatives from, at minimum, the same vantage point as the proposed project massing diagram. In addition, the direction was to provide the same level of detail in the graphics as the proposed project, if possible.
- The HPC agreed that the full preservation alternative was the preferred alternative as it avoids significant impacts to the historic resource by retaining the majority of character defining features and allows the building to continue to convey its

A-HPC 1

A-HPC 2

A-HPC 3

A-HPC 4

A-HPC 5

significance while also allowing for adaptive use and new construction to accommodate many of the project objectives.

↑ **A-HPC 5
(cont'd.)**

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wolfram", with a long horizontal flourish extending to the right.

Andrew Wolfram, Chair
Historic Preservation Commission

O-NOMBA

From: [NorthofMarket BusinessAssociation](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450 to 474 O'Farrell & 532 Jones Sts EIR Community Comments
Date: Monday, December 11, 2017 10:31:12 AM

450–474 O'Farrell Street/532 Jones Street Final Environmental Impact Report Community Comments SF Planning Department File No 2013.1535ENV

December 11, 2017

Jenny Delumo & Planning Staff:

The North of Market Business Association has several comments at the project at 450 O'Farrell Street.

O-NOMBA 1

We see that the demolition of several store fronts and commercial spaces will be replaced with only one commercial space. This does not seem proper in a high traffic area near Union Square Business District.

The displacement of Shalimar Restaurant at 532 Jones Street and possible neighborhood loss of a contributing restaurant to our Little Delhi business district. Shalimar Restaurant provides a both tourists and neighborhood locals alternative less expensive cuisine that has become very popular with the community at large.

O-NOMBA 2

The North of Market Business Association is also very concerned about the possible lost of another tourist destination on Shannon Alley the years of dedication of painted murals by fellow community members to improve the environment. We not sure about the potential loss of walking tours, programming and other services that the organization Veterans Alley's has provided over the years to Shannon Alley and the nearby community members.

O-NOMBA 3

There are also concerns about the negative impacts (ie traffic, noise, air quality, loss of low income housing, sunlight, and other quality of life issues) this proposed project will have on the immediate neighborhood and the lack of community benefits being offered project sponsor.

O-NOMBA 4

With city agencies like the SFMTA coming up with policies and new formulas on how much the surge of parking prices will be in high parking areas of San Francisco we see the compound effects of projects like this where there is no special parking permits being offered to residents who live in the immediate area. And very little mitigation being offered to assist both tourist and residents with pedestrian safety hazards.

O-NOMBA 5

O-NOMBA 6

We hope these and other community concerns will be addressed.

Sincerely,

**Karim Rantisi
Founding Member
North of Market Business Association**

North of Market Business Association

(415) 937-1289-phone

(415) 820-1565-Fax

NOMBA is organizing to improve the commercial environment within North of Market

<http://nomba.cfsites.org/>

<https://www.facebook.com/NorthofMarketBusinessAssociation>

<https://www.facebook.com/groups/NorthofMarketBusinessAssociation/>

O-SAN FRANCISCO HERITAGE 1

From: [Mike Buhler](#)
To: [Delumo, Jenny \(CPC\)](#)
Cc: [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Rahaim, John \(CPC\)](#); [Frye, Tim \(CPC\)](#); [richhillissf@gmail.com](#); [Richards, Dennis \(CPC\)](#); [planning@rodnevfong.com](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [andrew@tefarch.com](#); [aaron.hyland.hpc@gmail.com](#); [ellen.hpc@ellenjohnckconsulting.com](#); [RSEJohns@yahoo.com](#); [dianematsuda@hotmail.com](#); [jonathan.pearlman.hpc@gmail.com](#); [Randy Shaw](#)
Subject: SF Heritage comments re 450-474 O'Farrell Street/532 Jones Street Project DEIR (Fifth Church of Christ, Scientist)
Date: Monday, December 11, 2017 10:19:39 PM
Attachments: [SF Heritage comments on Draft EIR for 450 O'Farrell Project \(12.11.17\).pdf](#)

Good evening, Ms. Delumo. Attached please find San Francisco Heritage's comments on the Draft EIR for the 450-474 O'Farrell Street/532 Jones Street Project. As we have previously testified at the Historic Preservation Commission and Planning Commission, Heritage is deeply troubled by the proposed demolition of the historic Fifth Church of Christ, Scientist building, which has been determined individually eligible for the California Register of Historic Resources.

O-SFH 1-1

In our view, the proposed project's token gesture to retain only the colonnade is not only contrary to the Planning Department's draft policy against facadism, but would exacerbate already significant adverse impacts on historic resources. Moreover, the stated project objectives in the Draft EIR are impossibly subjective, unquantifiable, and self-serving, falling far short of the EIR's core informational function to enable decision makers to weigh environmental impacts and assess the feasibility of less harmful project alternatives.

O-SFH 1-2

Please don't hesitate to contact me directly should you have any questions.

Mike



Mike Buhler
President & CEO

SAN FRANCISCO HERITAGE
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2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x15
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www.sfheritage.org
mbuhler@sfheritage.org

December 11, 2017

Submitted by email

Jenny Delumo
EIR Coordinator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: Jenny.Delumo@sfgov.org

RE: 450-474 O'Farrell Street/532 Jones Street Project DEIR
(Fifth Church of Christ, Scientist)

Dear Ms. Delumo:

On behalf of San Francisco Heritage, thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the 450-474 O'Farrell Street/532 Jones Street Project (Fifth Church of Christ, Scientist). These comments summarize feedback from Heritage's Projects & Policy Committee, which reviewed the project on August 30, 2017. As noted in our testimony to the Historic Preservation Commission and Planning Commission, Heritage is deeply troubled by the plan to demolish Fifth Church of Christ, Scientist, retain a piece of its facade, and relocate other historic features. We are equally frustrated by the DEIR's subjective and unquantifiable project objectives that inhibit meaningful consideration of preservation alternatives.

O-SFH 1-3

O-SFH 1-4

I. The proposed demolition of Fifth Church of Christ, Scientist, would result in significant adverse impacts on historic resources

The proposed project would demolish Fifth Church of Christ, Scientist, built in 1923 and found to be individually eligible for the California Register of Historic Resources. In an apparent effort to mitigate the damage, the church's colonnade would be partially retained and incorporated into the new building. Although well intentioned, Heritage feels that this token gesture would only exacerbate impacts on historic resources. The visually jarring pastiche of historic elements and contemporary glazing is not only confusing to the public, but inconsistent with the prevailing character of the surrounding Upper Tenderloin Historic District.

O-SFH 1-5

Amid San Francisco’s ongoing development boom, façade retention has increasingly been approved by the city as mitigation for projects that would otherwise fully demolish eligible historic resources (e.g., 1500 Mission Street Project, 1634-1690 Pine Street Project/The Rockwell). The practice of “facadism” is inconsistent with the *Secretary of the Interior’s Standards* and widely condemned by the national and international preservation community.¹

The alarming popularity of façade retention in San Francisco has prompted the Historic Preservation Commission to develop a facadism policy that discourages its practice, defines minimum preservation standards, and offers alternative, more meaningful mitigation strategies. The draft HPC policy states that “character-defining features need to be retained to avoid an end product that looks more like a hollow vestige than a public benefit.” If approved, the 450 O’Farrell Project would embody the “hollow vestige” decried by the HPC.²

O-SFH 1-5
(cont’d.)

II. The project objectives listed in the DEIR are vague, subjective, and unquantifiable

The DEIR fails to specify clear and quantifiable project objectives, undermining informed consideration of potentially feasible alternatives to demolition. For example, one project goal is to “construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community.” “Financially feasible” is not defined, nor is the “community” that would purportedly benefit. (Because the project is primarily market-rate housing, it is unclear how the proposed units would contribute to the well-being of the immediate Tenderloin community.)

Another goal listed in the DEIR is to “create a new church facility...that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin.” Yet the church has refused to disclose the size of the congregation or how many are

O-SFH 1-6

¹ “Stripped of everything but its façade, a building loses its integrity and significance, rendering it an architectural ornament with no relation to its history, function, use, construction method, or cultural heritage.” Woo, Eugenia. “What Price Facadism? Authenticity and Integrity in Historic Preservation,” ARCADE 33.2, Fall 2015. See <http://arcadenw.org/article/what-price-facadism>.

² It is important to distinguish the proposed project here from the vast majority of facadism projects in San Francisco. Rarely is an individually eligible resource slated for façade retention; facadism projects typically involve contributory resources or “character” buildings. By contrast, 450 O’Farrell is fully intact—inside and out—and is architecturally significant for both its exterior and interior features.

served by its programs.³ This lack of transparency makes it impossible to gauge the church's existing neighborhood constituency and how many more are likely to benefit from the proposed project. It also deprives the city of basic information needed to understand how modifications to the proposed project would impede the church's mission or free exercise of religion, or the likely burden on the church if the city were to adopt a preservation alternative.

O-SFH 1-6
(cont'd.)

III. The Full Preservation Alternative substantially lessens impacts on historic resources while achieving all but one of the project objectives

The California Environmental Quality Act (CEQA) "requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."⁴ The fact that an environmentally superior alternative fails to meet all project objectives does not necessarily render it infeasible under CEQA; reasonable alternatives must be considered "even if they substantially impede the project or are more costly."⁵ CEQA mandates that the lead agency deny the proposed project if less harmful alternatives would feasibly obtain *most* of the basic objectives.

O-SFH 1-7

Significantly, the DEIR for the 450 O'Farrell Project identifies the Full Preservation Alternative as the environmentally superior alternative, further concluding that it would meet five of the six project objectives. At the request of the Historic Preservation Commission, the building height and number of units were increased for this alternative, enhancing its potential feasibility. Heritage believes that the city also should consider the potential value of Transferable Development Rights, especially given the project site's proximity to the C-3 district. The city should also take into account the \$3 to \$5 million savings that would result from no longer having to prop up the colonnade during construction.⁶

O-SFH 1-8

O-SFH 1-9

Heritage recognizes that Fifth Church of Christ, Scientist and its immediate vicinity have long been a magnet for crime, drug use, and other illicit activity. Indeed, the church has

O-SFH 1-10

³ Public testimony at Planning Commission on November 30, 2017 suggests that the number of active congregants is very small, perhaps less than ten, with the church having a similarly low profile in the Tenderloin neighborhood.

⁴ *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41, italics added; also see PRC Secs. 21002, 21002.1.

⁵ *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).

⁶ During Heritage's initial review of the project on August 30, 2017, members of the project team estimated that it would cost between \$3 and \$5 million to retain and incorporate the colonnade into new construction.

been surrounded by a chain-link fence for several years. Heritage does not oppose the construction of new housing and church facilities on this block. However, we are adamant that the historic church building need not be destroyed in order to address these challenges, as evidenced by myriad adaptive reuse projects involving historic churches, theaters, and similar buildings in San Francisco and around the country.

↑ O-SFH 1-10
(cont'd.)
O-SFH 1-11

Thank you, again, for the opportunity to comment on the 450-474 O'Farrell Street/532 Jones Street Project. Should you have questions, please do not hesitate to contact me directly at mbuhler@sfheritage.org or 415/441-3000 x15.

Sincerely,



Mike Buhler
President & CEO

cc: Supervisor Jane Kim, District 6
San Francisco Planning Commission
San Francisco Historic Preservation Commission
John Rahaim, Planning Director
Tim Frye, Historic Preservation Officer
Randy Shaw, Executive Director, Tenderloin Housing Clinic

O-TENANT ASSOCIATIONS COALITION

From: [TAC](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450-474 O'Farrell Street EIR Report Responses
Date: Saturday, December 09, 2017 4:28:39 PM

Subject: 450–474 O'Farrell Street/532 Jones Street Project Response to
Final Environmental Impact Report
(Planning Department File No 2013.1535ENV)

Jenny Delumo:

Tenant Associations Coalition of San Francisco strongly opposes this project because it does not replace unit for unit of the removal of the five rent-controlled units in the Shalimar Building at 532 Jones Street. It also does not cater to the existing neighborhood population and provide between 20 to 40% AMI rental units which is urgently needed in the North of Market Area where this building is located. The building owners plan to market this building as being in the Union Square area which is incorrect and provide condos is an area where none exist nearby.

O-TAC 1

O-TAC 2

More lower income rental units need to be proposed before the Tenant Associations Coalition of San Francisco can even consider supporting this project. And more community benefits also need to be proposed.

O-TAC 3

O-TAC 4

Nearby residents are concerned about the blockage of sunlight and air circulation, and the increase wind gusts from a 150 foot building.

O-TAC 5
O-TAC 6
O-TAC 7

Additional issues is the loss of the Shalimar Restaurant at 532 Jones Street which is a contributing restaurant to our Little Delhi business district. Price-wise Shalimar Restaurant provides the cheapest Pakistani/Indian cuisine of the nearby restaurants in the one block stretch between Geary and O'Farrell Streets on Jones Street. Chutney at 511 Jones Street is about 15% more expensive and Palwan at 501 O'Farrell Street is about 30%. Also impressive is that Shalimar maintains a 4.0 start rating on Yelp whereas Chutney and Palwan have a 3.5 star rating on Yelp.

O-TAC 8

The loss of several store frontages is also alarming to the nearby community. Having no eyes and ears on huge segments of the sidewalk. The proposed project is removing four store fronts and putting in only one proposed commercial space. This design does not fit well the desires of the existing community members.

O-TAC 9

The massing of the site to 150 feet in a 80 foot NOMSUD again is out of character for the neighborhood. Preserving the North of Market SUD guidelines is very important to our community since no real community benefits are being provided by this project.

O-TAC 10

O-TAC 11

Then there is Shannon Alley which has been a hope for change through a number a community activists who have tried to make positive impacts on Shannon Alley. Only the upper half near Geary

O-TAC 12



Street is being attended to by the Union Square BID on a regular basis based on their management plan and services provided to business/property owners. The lower half of Shannon Alley near O'Farrell Street is visibly neglected by the Church or any other entity that may be charged with cleaning up the Alley. The sidewalks in San Francisco are the responsibility of the property owner.

0-TAC 12
(cont'd.)

There is also concern about the collection of murals that have been painted on Shannon Alley and the purposed increase of noise pollution, air pollution, and traffic which will deter tourists and visitors from enjoying the beautiful murals that have won countless recognition awards (Including San Francisco Beautiful). Also the future disruption of construction and traffic which will make it impossible for future projects, workshops, and walking tours to be held.

0-TAC 13

Since it is very clear to the community that the small congregation of less than 2 dozen members are not able to multiple into a proposed 200 new church facility, which then becomes a question about community benefit for whom.

0-TAC 14

We are also concern about the blocking off of the sidewalk during construction forcing pedestrians to walk into oncoming traffic, on both O'Farrell Street and Jones Streets which are highly traveled streets, now with more than 40,000 for hire cars on the streets of San Francisco with no real regulations pedestrian safety very important and measures are needed to protect safe passage during both day and night time hours.

0-TAC 15

There needs to be more promising talks with the developer, church, and nearby residents who will be impacted if this project is approved. Right now as proposed there are many outstanding concerns.

0-TAC 16

We also would like to point out we have held community meetings on 450 O'Farrell Street have had communications with many community members since 2005 about issues concerning this location.

0-TAC 17

In 2012 The Fifth Church of Christ Scientist assured community members that they would work on creating a drug free community along around their property. Over a three year period they had 343 police citations recorded. Today there still exists criminal activity problems.

0-TAC 18

Sincerely,

Michael Nulty
Co-Founder
Tenant Associations Coalition of San Francisco

Tenant Associations Coalition of San Francisco

P.O. Box 420846;

San Francisco, CA 94142-0846

415-339-8327 Voice / 415-820-1565 Fax

<http://15thanniversarytac.blogspot.com/>

<http://tenantassociationscoalition.blogspot.com/>

<http://groups.yahoo.com/group/TenantAssociationsCoalition/>

Serving San Francisco since September, 1997

O-Tenderloin Tenants

From: [Tenderloin Tenants](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: EIR Repsonse File No. 2013.1535ENV
Date: Sunday, December 10, 2017 1:16:25 PM

Tenderloin Tenants

December 10, 2017

Final Environmental Impact Report Response

450–474 O’Farrell Street/532 Jones Street

Planning Department File No 2013.1535ENV

Jenny Delumo:

Tenderloin Tenants is very concerned about this proposed project and the possible impacts and future ramifications to the immediate neighborhood's population and business environment.

O-TT 1

O-TT 2

We feel the Final EIR fall short in mitigating the purposed project and fails to provide any substantial community benefits to the existing community members.

O-TT 3

O-TT 4

The developer of this project fails provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

O-TT 5

There is no discussion on the relocation of the rent control units and their households currently at 532 Jones and their right to be come back to after the newly built build's completion.

O-TT 6

There is no specifics on how the nearby residents will be compensated or assisted by the developer to mitigate the noise, traffic, loss of sunlight, air pollution and other hardships during and after construction.

O-TT 7

We believe the purposed build is out of character of the neighborhood and is double the size of what the planning code allows. Without any real benefits to the community this project should not be granted any exemptions, conditional uses, or approvals until the developer makes further commitments to the whole community.

O-TT 8

O-TT 9

O-TT 10

Thank you.

Wilma Gurwork

Tenderloin Tenants

I-HACK 1

From: [RH](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450 O'Farrell Project
Date: Wednesday, November 15, 2017 1:37:23 PM

Nov. 15, 2017

Dear Jenny:

Here are two more reasons a number of us oppose the proposed project.

Sincerely,

Richard Hack

CHURCH NOT A FRIEND OF THE COMMUNITY

A fellow tenant at 535 Geary whom I've known for a number of years has told me of her experiences with the 5th Church of Christ, Scientist at 450 O'Farrell, and her story confirms for me the general opinion I've heard many times over the years that the church is not a good neighbor.

She attended a few services there when she was looking for a nearby church to attend. She is disabled and walks slowly with the help of a cane, and had a difficult time negotiating the steps leading in and out of the church. On a subsequent visit, a congregant said to her privately, "No one told you about the secret ramp?" She wondered why it was a secret and thinks maybe they were withholding the information until she donated money, or else they just didn't care. "They are not ADA-friendly," she said.

Then she told me about a service in which the church doors were wide open, but a visitor was refused entry. She noticed that the visitor was clean and casually dressed and bore a backpack. He was not a homeless person or a bum, but appeared to be a traveler. Then the service started, and there were only six people there.

Mostly the rest of us remember years of large black forbidding gates drawn across the wide steps in front so that the homeless could no longer sleep on the steps. Nor could anyone else sit there now and then if they had a mind to.

I-HACK 1-1

WORK ON SRO HOTELS IS FUNDED BY THE PROJECT

A longtime friend who is a building contractor and has spent years organizing work on behalf of the Tenderloin Housing Clinic (THC) told me when I mentioned 450 O'Farrell, "It's going to be built." The proposed project will pay for work on one or two of the SRO hotels on the block, a common feature of many such building projects.

The THC does much good work in the community. I know this from working there 14 years doing the legal word processing for their three full-time lawyers and similar work for the Executive Director, Randy Shaw. He's a good man, and I've never had a better boss; it was one of the few jobs where I felt positive energy on Sunday evenings instead of mild depression. But they have a direct financial interest in 450 O'Farrell, and I am sure they can do without this particularly massive and traffic-snarling project.

I-HACK 1-2

I-HACK 2

From: [RH](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450 O"Farrell project -- Three questios about the Draft EIR
Date: Monday, November 20, 2017 3:25:49 PM

Dear Jenny:

Did Planning reject the legal arguments for the Church's exemption from zoning and other regulations put forth in David Cincotta, Esq.'s July 27, 2015 memo to Brett Bollinger about the regs being a burden on religious exercise? I see that the Draft EIR does mention a number of laws and regulations applying to the project.

I-HACK 2-1

(There is very little religious exercise going on at the Church anyway; it is a moribund institution. On Sunday they had three people at their service.)

I-HACK 2-2

Second question is why does the Draft EIR's consideration of the project's shadow impact only apply to public open space and not also the existing dwellings in nearby buildings?

I-HACK 2-3

Finally, will all the other exemptions, PUDs, etc., that the developer wants be applied for and decided at the Nov. 30 meeting of the Planning Commission?

I-HACK 2-4

Sincerely,

Richard Hack

I-HACK 3

From: [RH](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450 O'Farrell Comment, Photos Coming
Date: Monday, December 11, 2017 4:12:44 PM

Dear Jenny,

I got a call from John Shah regarding photos he has just taken of the apts in back of 532 Jones.

I-HACK 3-1

He wants me to tell you he will be sending them along directly, if he hasn't already, for the Response to Comments document.

And that the Shalimar has been named a Legacy restaurant (though not yet granted) and was named one of the 50 Best restaurants in the U.S.

I-HACK 3-2

VTY,

Richard Hack

I-HACK 4

From: [RH](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: Final Statement for 450 O'Farrell Response to Comments
Date: Monday, December 11, 2017 12:36:21 PM

Dear Jenny,

Here is my last set of statements, questions, and objections to the Draft EIR and Initial Study. It is now 12:27 p.m. on Dec. 11, 2017.

Thank you for your kind assistance. I look forward to being informed of the production of the Response to Comments and receiving a copy.

Best regards,

Richard Hack

December 11, 2017

I've lived at 535 Geary (corner of Shannon) for many years. I like living downtown in the midst of so much action and productive activity. The 450-474 O'Farrell/532 Jones project proposed by the 5th Church of Christ, Scientist and a developer might be a fine idea in some ways if it weren't so tall and fat and so bland, another ill-drawn set of bright, high modern-like buildings that exude imitative mediocrity and facelessness—a whole procession of them for a decade and more, an extended hiatus or big busy hole in the history of San Francisco architecture.

The proposed project is unduly massive and asks for numerous exemptions. If there were a proper alternative to the full project, we might go for that. It would be nice to replace the abandoned properties at 474 O'Farrell.

Secondly and perhaps even more we oppose the wanton destruction of the popular Shalimar Restaurant and its five apartments for its workers.

Along with the mantra, "Beauty is too expensive to build," there seems to be a new PC code in some parts that all new housing is automatically good, that the enduring desire to reside here for a day or a year constitutes a "housing crisis," or that 5,000 or more new residential units per year streamlined by executive order will deflate the average rent regardless of the virtually infinite worldwide demand. But we're all used to hucksters.

Some of the Draft EIR's applications of noise, dust, air pollution, and vibration standards are inequitable. Different departments of the city use perceptive, nearby methods to measure such things, while others distance themselves from the ground-zero impact zone out to a certain radius and measure lower numbers that are legal. The citizens living on the block of the proposed project should have maximum assurance that the dangers of toxic poisons and masonry-disturbing vibration and impact are nonexistent and measured by methods that give a full accounting of effects. Shadow impact is only accounted for here by observing public, open spaces, some of them far away; equity would demand a full accounting of its impact on nearby dwelling spaces that already exist.

Two further problems are the detached, rather antisocial behavior of the moribund church, with its lawyers demanding religious exemption from zoning and landmarking in a memo from the developer's attorney to Brett Bollinger of Planning

I-HACK 4-1

I-HACK 4-2

I-HACK 4-3

I-HACK 4-4

I-HACK 4-5

I-HACK 4-6

I-HACK 4-7

I-HACK 4-8

I-HACK 4-9

I-HACK 4-10

in 2015. The cited statutes and case law, which bear on the issue of burdening the free exercise of religion, don't seem to relate to this project at all. The church will remain just as free as it is now to practice its religion whether the project is approved or disapproved. What it seems to need most is the partial conversion of its valuable land and building to residential and commercial property that produces income from new tenants.

I-HACK 4-10
(cont'd.)

Some people think that this project will stop the alley from being a dry W.C. for junkies, whacked-out bums, reckless individuals, and middle-class people in a hurry; but I think that may be a delusion. Spreading around some responsibility for keeping the alley in order will only last part of the day, when the proposed retail site is open. I suppose there will be more people at the new residence to make police complaints, which I haven't done yet even though I've been tempted. But it was the police, not the residents or the party-goers or the property-owners, who finally got the homeless encampment off the 400 block of O'Farrell, not the black gates still linked across the wide, low steps of the church, or any of the residential rental or other businesses operating around there all these years. And using this and other alleys as quick places to do their business is not the monopoly of lower classes. In any case the police may not have set themselves yet to curing the problem of four dour pipers who have monopolized the four seats at the O'Farrell-Shannon bus shelter for much of the day and night during the last several years. Most people waiting for the bus just stand up the block with frozen faces or their heads turned. I try to get one of the bums to give me their seat, like they used to, but no dice. Lately there have been a few vacancies.

I-HACK 4-11

The church says it's going to improve the area so the Tenderloin can reach its potential. I wonder if they know that it had a history of stability, and has been reaching for new histories and making some for decades. The Tenderloin is the city's dumping ground for poor, elderly, addicted, and disabled people. What has the church done to alleviate their problems or anyone else's? Neighbors feel that the church holds itself aloof, despite all the nice words in this proposal. They produce a small open space in the project drawings, but it's only for those who will live within the main residence, which claims to need an exalted height of 150 feet. The fact is the church almost doesn't exist.

I've said that no one I've talked to in the neighborhood has ever noticed any regular or rare community support, outreach, or welcoming from the church. But at our annual tree-trimming last week, someone said, "Yes, they do sweep in front of the church before their gatherings on Wednesday night and Sunday."

I-HACK 4-12

On Nov. 1 and 30 Historic Preservation and Planning Commissioners expressed apparent displeasure at the lack of disclosure by the church. They didn't know the number of congregants or the number of students at the Sunday school.

The church appears to have less than ten members. On a Wednesday night they had six people, and yet refused entry to a clean and polite traveller. On a recent Sunday I saw three people leaving the service and asked a church lady if they had just three people, and she said yes. I asked what the big black fences across the steps were for; she said they went up after the 1989 earthquake to prevent anything falling off the facade, which one good look will tell you is impossible. We know this fencing went up much later than that, when there was a homeless encampment on the block and people sleeping on the steps. When I mentioned that as the reason, I got a mumbling, unintelligible answer. Unfortunately, the church seems to prevaricate at every opportunity, big or small.

They want to partially demolish a landmark and build a new church down the block seating 200 people, to provide light and health to the spirit of the community. That number 200 is just an embarrassing joke, I suppose. Newer religions, like the

Unity Church, the Church of Religious Science and others which don't deny the existence of physical reality, have taken over the appeal Christian Science may once have had. It reached its peak in the 1930s, with about 268,000 to more than 300,000 adherents nationally; now it's about a third of that. Twelve churches in San Francisco have become three, and this one could meet in a very small room somewhere. Sydney Ahlstrom wrote in his magisterial *A Religious History of the American People* (Yale, 1972), "Because of its cultic sobriety and nonemotional concern with health and well-being, its status, character, and size are not likely to change rapidly."

I-HACK 4-12
(cont'd.)

I don't believe the Draft EIR deals with certain factors of great interference with the busy traffic on an important artery conducting vehicles to Union Square and Market Street east of there. On a recent Friday night I saw a simple 6-wheel truck with a lighted sign on the back parked across the street from the parking places the 450-474/532 project intends to use for construction and demolition equipment, and even this simple truck was parked partly on the bus and taxi lane heading east on O'Farrell. The 27 Bryant bus comes down Jones and turns right onto O'Farrell, while the 38 Geary glides down O'Farrell about every 8 or 10 minutes. The project will attempt to jam its bulldozers, cement trucks, backhoes, etc., in the parking places on the north side of O'Farrell, east of Jones, for the duration.

I-HACK 4-13

Many working people live at 535, 565, and 585 Geary, among other buildings bordering the site, and if they have to, would like to live not just safely, but also with what we would call normal hours of demolition and construction, like 8:00 a.m. to 6:00 p.m., with Sundays quiet.

I-HACK 4-14

Sincerely yours,

Richard Hack

I-HONG

From: [Dennis Hong](#)
To: [Delumo, Jenny \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Rahaim, John \(CPC\)](#); [Kim, Jane \(BOS\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Lee, Mayor \(MYR\)](#); [Board of Supervisors, \(BOS\)](#); [Rose, Paul \(MTA\)](#)
Subject: DEIR Case 3013.1535ENV - 450-474 Ofarrell Street
Date: Monday, December 11, 2017 3:55:00 PM

Good afternoon Miss Jenny Delumo, Miss Lisa Gibson, Honorable members of the San Francisco Planning Commission, Honorable members of the Board of Supervisors and Honorable Mayor Edwin Lee,

I have been a resident of San Francisco for more than 70 Plus years and as a resident of this City and as suggested I'm submitting my comments to this above DEIR / 450 Ofarrell Street project.

First of all I fully support this project. This DEIR is very comprehensive and covers just about all the issues that I have. The DEIR has done an excellent job for this Project. In designing this project the sponsor has taken in to consideration the existing environment and has done an excellent job in designing around the existing historical buildings. They have done their community out reach.

I-HONG 1

Housing: Would it be possible to see a few three bedroom units?

I-HONG 2

Projects Architectural Design and Aesthetics: color and materials are personal. But I studied and practiced both architecture and urban design, but, now retired. I would like to see more information as to the type of materials and colors being proposed for the buildings

I-HONG 3

exterior.

- a. The Project elevation drawings does an excellent job with communicating what this may look like, vs black and white elevations. (Just a simple CEQA issue. I believe this issue is being currently reviewed with CEQA and may soon be a requirement down the road - project description may need more detail).
- b. The proposed open space is another positive to this project and the added trees, including the roof top open space.
- c. I would like to see in the final EIR - a Visual Simulation of the project? A poorly designed and or the use of materials/color could have an major impact on the project.

I-HONG 3
(cont'd.)

TRAFFIC and Vision 0:

- a. Keeping Vision 0 in mind, I was unable to reconcile the pedestrian and the vehicle traffic issue, was this issue considered?

I-HONG 4

The Cumulative Land Use:

Can the following projects be added to Table 2 - 500 Turk Street and the Asian Art Museum? I also believe

I-HONG 5

that there may be several other upcoming projects that UCSF has under the radar.

I-HONG 5
(cont'd.)

Construction work:

One of my major concerns with these ongoing projects has been the use of "Best Practices" with the construction work as it not only impacts the project itself but impacts the environment during the construction of the project. All too often the "mediation" fails. For example all the work being done with the Central Subway Project, the Transit Center with the - Dust control, hours of construction operation, noise, control of traffic, pedestrian safety, staging of material, the list goes on.

I-HONG 6

These construction issues need to be better controlled. Small business are being impacted by this issue. Can there be more oversight and accountability with this issue? How is this monitored?

Case in point: A point of contact phone number to call with these issues would be very beneficial, including communicating (a current website to visit with updates, etc., not as grand as the Muni-MTA's BRT project) for the local business and residents to access and as to what is happening with info such as street closures, delivery of construction material, staging of construction material, after hour work, pile driving and etc.. I think

I-HONG 7

this would go a long way.

I-HONG 7
(cont'd.)

7. In conclusion:

As I see it; with the our current limited supply of housing, what the city has projected that what we need and what the city can provide - we can't keep opposing these projects. As I see it and others as well, these Sponsors and their Projects seem to be a good answer to our housing issues. Projects like this one hopefully will continue to add the much needed housing. These sponsors and their projects are bending over backwards at little or no cost to the city. We continue to lose a number of wonderful projects to other cities, only because we are rejecting and opposing them.

I-HONG 8

As mentioned earlier, I fully support this project. These blighted areas need these projects and other projects like this one. With our support it will convince our sponsors to continue to develop in our city. We have already lost too many of them to other city's.

I-HONG 9

Once again, it was a pleasure and thanks again for the opportunity to review and comment on another most exciting project. I trust I have met your deadline of December 11, 2017 to submit my comments for consideration. I'm sorry for the disorganization of my comments.

Please add my comments to the RTC document and I look forward to the RTC, send me a hard copy of the

I-NAGEL 1

From: [Barbara Nagel](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: Re: Fifth Church of Christ Scientist
Date: Thursday, November 30, 2017 1:25:45 PM
Attachments: [image001.png](#)
[image004.png](#)
[image002.png](#)
[image005.png](#)
[image003.png](#)

Same situation last night. their so-called Wednesday night service. both sides of o'farrell blocked to pedestrians. church does not even call it it. as opted before, Shannon alley has been approved for a speed hump bump because of narrow width, speed and frequency of travel, danger to walkers. you want to add a parking lot entrance and store there? Church cares nothing about neighborhood.

I-NAGEL 1-1

On Tue, Nov 28, 2017 at 4:07 PM, Delumo, Jenny (CPC) <jenny.delumo@sfgov.org> wrote:

Hello Ms. Nagel,

Thank you for sharing your comments about the [450 O'Farrell Street](#) project. We will respond to your comments in the Responses to Comments document that the Planning Department will be prepare after the public review period closes.

You will be included on the list for future notices.

Kind regards,

Jenny Delumo
Environmental Planner

Planning Department, City and County of San Francisco
[1650 Mission Street, Suite 400, San Francisco, CA 94103](#)
Direct: 415.575.9146 **Fax:** [415-558-6409](#)

Email: Jenny.Delumo@sfgov.org

Web: www.sfplanning.org



From: Barbara Nagel [mailto:barbaranagel1947@gmail.com]
Sent: Monday, November 27, 2017 7:46 PM
To: Delumo, Jenny (CPC)
Subject: Fifth Church of Christ Scientist

1. Any decision on this should be postponed until there is a public meeting with the new Tenderloin Police station captain. He does not even have a web page set up yet. We need his input and to find out if there will be better law enforcement from the station than the negligence from the last captain.	I-NAGEL 1-2
2. Shannon Alley has been approved for a speed hump (bump), which shows it is already dangerous with too much traffic and speeding. This should be Installed before any decision.	I-NAGEL 1-3
3. Again, the sidewalks are too narrow (as is the street) for any parking or store entrance there. The church will be responsible for anyone who is walking and is hit after having to step into the street. These entrances should be on Jones or "O'Farrell, where the sidewalks are wider. Do you even know the dimensions of the sidewalk/street? Why not?	I-NAGEL 1-4
4. The campers who keep returning to this area are encouraged to sit on the step of the emergency fire exit of the church. ANYONE could redesign this better. The church does not care at all about the neighborhood and never has.	I-NAGEL 1-5
5. This decision should be postponed to give the church time to do some good works in the community, stop turning away people, stop keeping the disabled out by hiding their "special secret ramp,". They do not function as a church now. They do not even see their parking area or sidewalk area clean or safe. This will only get worse.	I-NAGEL 1-6
Also, this church has NEVER CALLED IN A POLICE OR CLEANLINESS PROBLEM. It is doubtful they even know how	I-NAGEL 1-7

Please put me on the list for future notices.

I-NAGEL 2

From: Barbara Nagel
To: Delumo, Jenny (CPC)
Subject: Church
Date: Monday, December 11, 2017 2:10:50 PM

Once again people passed out camped in front of fire exit steps junk all over. Fighting and screaming day and night. Human waste.

People cannot safely walk by.

Church will say congregation gone for holidays but there is no congregation

We were told the disabled ramp is on Jones. Is it even opened? Ever? If I try to go on crutches will they tell me about it or open it? Or laugh again and hide it?

This church is not a church.

If they treat the neighborhood like this now, what will happen later?

The street light right by their parking has been out for a long time and they have NEVER CALLED IT IN.
DO THEY KNOW HOW?

I-NAGEL 2-1

I-PATTERSON 1

From: [Ryan Patterson](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 450-474 O'Farrell Street/532 Jones Street - CASE NO. 2013.1535ENV - Comments on DEIR
Date: Monday, December 11, 2017 3:59:22 PM
Attachments: [540 Jones Street Comments Letter with Attachment 12.11.17.pdf](#)

Dear Ms. Delumo:

Attached, please find comments on the above-captioned DEIR, submitted on behalf of 540 Jones Street Hotel, LLC, the owner of 540 Jones Street.

Thank you,

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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December 11, 2017

Mr. Ryan Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
ryan@zfplaw.com

Reference: **540 Jones Street**
Peer Review of Adjacent Construction at 450 O'Farrell Street
San Francisco, California
[Degenkolb Job Number B7425014.00]

Dear Mr. Patterson,

We are pleased to present this Structural Engineering Peer Review letter of the proposed development at 450 O'Farrell Street in San Francisco, California. This Peer Review is being conducted on behalf of the Owner of the adjacent building at 540 Jones Street.

We have prepared this letter in general accordance with our experience on similar and typical projects in San Francisco, California. We have a broad range of expertise and experience related to excavation shoring, structural foundation design, preservation of existing structures, compliance with the SF Slope Protection Act and property line construction adjacency issues. While the particular shoring and excavation details of the Project have not been developed to-date, the recommendations herein are typical and usual for similar projects and thus we believe are appropriate to consider in the course of upcoming development. The attached CV for Andrew Scott, Principal, provides a general outline of our relevant experience.

This letter presents preliminary opinions related to property line construction considerations based on our present understanding of the proposed development. We have included a list of requested documents (see Documents Requested) that we believe should be provided to us to further refine our understanding of the Project.

I-PATTERSON 1-1

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Project Description

450 O'Farrell is a new multi-story residential development replacing the existing Church of Christ Scientist. The project has main frontage on O'Farrell with secondary frontage and a parking garage entrance on Shannon Street. A narrow portion of the building extends to Jones Street with a commercial space at street level and living units above. The details of the Jones frontage are not well defined in the materials reviewed to-date. Due to the parking garage and ramp, we envision the project will require excavation shoring along the property line with 540 Jones.

**I-PATTERSON 1-1
(cont'd.)**

540 Jones is a 6-story reinforced concrete Single Resident Occupancy (SRO) residential building constructed circa 1926. The building does not have a basement.

We believe the 450 O'Farrell project will undermine 540 Jones and the Developer must design and construct a competent shoring system that provides reasonable protection to 540 Jones. We envision that tiebacks under 540 Jones may be required to facilitate efficient and effective excavation shoring. If tiebacks are used, a Licensing Agreement will be required by SF DBI in order to approve the excavation shoring project.

I-PATTERSON 1-2

Documents Reviewed

We have reviewed the following documents:

- A. Design Progress submittal, titled 450 O'Farrell Street, dated October 4, 2016.
- B. Preliminary Project Assessment prepared by the SF Planning Department, dated December 20, 2013.
- C. Site plan and O'Farrell and Shannon Building elevations, dated March 1, 2016.
- D. Draft Environmental Impact Report, dated October 25, 2017.

Peer Review Comments and Recommendations

Based on our review of the information provided and our experience with similar projects with property line excavation adjacent to existing improvements, we have the following Peer Review comments. Our comments endeavor to develop a project approach and implementation that will provide reasonable and diligent protection of existing adjacent structures and improvements:

I-PATTERSON 1-3

1. Existing Conditions
 - a. Investigate and document existing conditions, including building foundations, site retaining walls and utility lines as necessary to prevent conflicts, design changes and unforeseen conditions during installation of elements at/near/across the property line. Coordinate construction detailing, e.g. tiebacks, with existing conditions.

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2. Temporary Shoring Design

- a. Forces. Restrained walls shall be designed for at-rest pressures. Surcharges from adjacent structures shall be included.
- b. Seismic. Seismic forces shall be considered where the failure plane is such that a Life-Safety hazard is created for adjacent properties if an earthquake-induced failure were to occur.
- c. Deflections. Shoring shall be designed to limit differential movement of adjacent structures and improvements per California Civil Code Section 832.
- d. Construction stages. Design shall consider forces and deflections at interim construction stages (i.e. the stages of construction corresponding to excavation depths between existing and final grades), the final excavation stage and stages associated with decommissioning of temporary shoring and transition to permanent retention systems.
- e. Underpinning. Underpinning of existing adjacent structures shall consider lateral stability associated with lateral soil pressures and surcharges.

I-PATTERSON 1-4

3. Temporary Shoring Construction Documents

- a. Water. Provide surface drainage, dewatering (as required) and shoring wall back-drainage.
- b. Construction Stages. Drawings shall clearly indicate the stages of construction across the entirety of the site.
- c. Raveling and Over-break. The Construction Documents shall include requirements associated with preventing and immediately addressing sloughing and over-break during excavation along the property line.
- d. Underpinning. Underpinning of adjacent structure shall be done in a sequential installation of underpinning piers. Underpinning pier excavations shall be lagged and over-break shall be immediately backfilled behind lagging. Underpinning piers shall be pre-loaded with jacking prior to proceeding to the subsequent pier in the sequence.

I-PATTERSON 1-5

4. Permanent Structure Design & Construction Documents

- a. Water. Provide surface drainage and wall back-drainage.
- b. Permanent soil and surcharge pressures. Permanent structure shall be designed to resist permanent soil and structure surcharges, including MCE seismic increment.

I-PATTERSON 1-6

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5. Construction Period Monitoring

- a. **Monitoring Program.** Provide a Monitoring Program consistent with the Standard of Care for a property line excavation adjacent an occupied historic multi-story residential structure.
 - i. **Survey Monitoring.** Specify location and frequency of survey monitoring, including points on existing building, site walls and utilities. Survey monitoring points shall be fixed repeatable targets located such that they will be accessible throughout construction.
 - ii. **Inclinometer.** Consider installation of an inclinometer in the site alley at 540 Jones.
 - iii. **Noise.** Consider noise monitoring during excavation activities. If used, specify noise monitoring locations and equipment specifications.
 - iv. **Vibration Monitoring.** Consider vibration monitoring during excavation activities. If used, specify vibration monitoring locations and equipment specifications.
- b. **Distribution of Monitoring Programs.** Distribute monitoring reports within 24 hours of monitoring. Include adjacent Owner and their Engineer in distribution.
- c. **Monitoring Triggers.**
 - i. **Meeting Trigger.** Specify movement that corresponds to triggering a meeting between technical teams to assess performance of shoring and determine next steps. We propose 3/8-inch movement for Meeting Trigger.
 - ii. **Stop Work Trigger.** Specify movement that corresponds to triggering a stop work in the vicinity of the movement until remediation is determined and implemented. We propose 1/2-inch movement for Stop Work Trigger.

I-PATTERSON 1-7

6. Repair of Damage

- a. **Establish expectations for repair of damage caused by the adjacent construction activities that includes all items in buildings or other structures.** Some items should be repaired immediately (e.g. disruption to utilities, function of doors), whereas others may wait until the end of construction (e.g. moderate cracking of concrete).

I-PATTERSON 1-8

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Potential Impacts to Adjacent Property

We believe a properly designed, constructed and monitored Project can provide reasonable protection to the existing adjacent structure. We believe, however, the proposed excavations create significant risk for disruption to adjacent structures if not properly designed, constructed or monitored. Potential impacts include (1) horizontal and vertical earth movement that disrupts the safety and stability of the areas around the Project, (2) structural distress to adjacent structures that creates safety hazards and may restrict occupancy and functionality, and (3) creation of seismic vulnerabilities that may not manifest until a future earthquake.

I-PATTERSON 1-9

As such, we believe careful consideration and implementation of our findings and recommendations, in conjunction with the requirements of the Project Design and Construction Professionals and the Governing Jurisdiction, is prudent to minimize potential impacts.

I-PATTERSON 1-10

The project documents we have reviewed do not presently document the measures to protect 540 Jones Street. Mitigation measure CR-3a of the Draft Environmental Impact Report requires a vibration monitoring and management plan, but the plan is not clearly defined and left to be worked out in the future. Additionally, mitigation measure CR-3b requires construction best practices for historical architectural resources. This mitigation measure is also presently undefined, which could result in significant damage to 540 Jones Street. These measures should be defined and added to the Project documents, consistent with the recommendations contained in this letter.

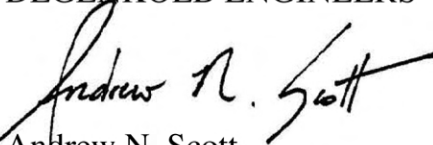
I-PATTERSON 1-11

Disclaimer and Limitations

Degenkolb Engineers is not taking responsibility for the design, installation, construction or monitoring of the excavation shoring system. It shall not be construed that we are supplanting or joining with the Shoring Engineer of Record in their professional responsibility for the design and adequacy of the excavation shoring system. The opinions we've expressed shall not be construed as warranties or guarantees.

It is our pleasure to be of service. If you have any questions or need additional information, please do not hesitate to contact us.

Respectfully submitted,
DEGENKOLB ENGINEERS



Andrew N. Scott
Principal, SE 4809



RESUME



Andrew N. Scott, SE Principal

Education

B.S., Magna Cum Laude Structural Engineering, University of California, San Diego, 1997

M.S. Structural Engineering, University of California, San Diego, 1998

Professional Registration

California Structural Engineer, 2004 License No. 4809

California Civil Engineer, 2001 License No. 61655

Utah — Structural Engineer, 2009 License No. 7272327-2203

Qualifications

Andrew Scott joined Degenkolb in 1999 after receiving his Master of Science degree in Structural Engineering from the University of California, San Diego. Andrew's portfolio represents an interest in complex and challenging projects spanning the broad range of Degenkolb market sectors. He has particular interests in seismic strengthening and renovation of existing buildings, as well as excavation shoring, construction means and methods engineering, and construction phase project support. He has additional experience in new design, complex analysis, and peer review of concrete, steel, timber, masonry structural systems and excavation shoring systems. Andrew was also a member of the Degenkolb post-earthquake reconnaissance team that surveyed L'Aquila, Italy in April 2009.

Andrew N. Scott, SE

Principal

Licensing Agreements / Peer Review of Adjacent Construction

390 Fremont, Adjacent Construction at 340 Fremont, San Francisco CA

Consulted to Owner of 390 Fremont, an existing historic concrete structure, relative to protection of existing improvements and negotiation of a Licensing Agreement with the adjacent construction project. Provided Peer Review of adjacent excavation shoring, developed Monitoring Program and worked directly with Owner's Attorney to finalize Licensing Agreement. Project resulted in successful execution of an Agreement, a productive working relationship between adjacent Owners, minimal damage to 390 Fremont and completed construction of the adjacent residential tower at 340 Fremont.

1525 Pine Street, Adjacent Construction at 1545 Pine Street, San Francisco, CA

Consulted to HOA of 430 Hayes Street, an existing multi-unit residential structure during enforcement of a previously executed Licensing Agreement. Provided construction period monitoring of construction and consultation related to repair of minor damage.

430 Hayes Street, Adjacent Construction at 450 Hayes, San Francisco CA

Consulted to HOA of 430 Hayes Street, an existing multi-unit residential structure during enforcement of a previously executed Licensing Agreement. Provided construction period monitoring of construction and consultation related to repair of minor damage.

915 Folsom Street, Adjacent Construction at 923 Folsom Street, San Francisco, CA

Consulted to Owner of 915 Folsom, an existing multi-unit residential building constructed circa 1920, relative to protection of existing improvements and negotiation of a Licensing Agreement with the adjacent construction project. Project resulted in execution of a Licensing Agreement, successful protection of 915 Folsom and completed construction of the adjacent structure.

3986 20th Street, Adjacent Construction at 3984 20th Street, San Francisco CA

Consulted to Owner of 3986 20th Street, an existing single family home, relative to adjacent construction on a steep sloping site. Project included replacement of existing shallow foundations along the property line with a retaining wall for basement expansion. Project resulted in successful protection of 3986 20th Street and completed construction of the adjacent structure.

14 Laidley, Slope Protection Act Review, San Francisco

Performed third-party review of proposed construction as required by San Francisco Department of Building Inspection relative to the Slope Protection Act for this steep hillside residential development

Highland Hospital, Acute Tower Replacement Project, Oakland CA

Developed Monitoring Program for historic structures adjacent to Acute Tower Replacement Project in response to EIR-required Cultural Resources Mitigation Measures. Program include a Vibration Control Plan, a Crack Control Plan and Pre-Construction Condition Survey. The program was implemented and the adjacent Tower project was completed with minimal impacts to the adjacent historic structures.



Andrew N. Scott, SE

Principal

945 Bryant, Adjacent Construction at 975 Bryant, San Francisco, California

Performed an evaluation along the property line with 945 Bryant. 945 Bryant is a 3-story commercial building with a surrounding surface parking lot and a drive aisle along the property line with 975 Bryant. 975 Bryant is a new multi-story residential development.

180 Grand Garage, Adjacent Construction at 2300 Valdez, Oakland, California

Conducted a primary Peer Review of all available documents for adjacent construction with an itemized list of comments, as appropriate, and periodic observation of construction progress during critical stages of construction, with a focus on below-grade construction adjacent to the Garage footings

2520 Regent Street, Adjacent Construction at 2539 Telegraph, Berkeley, California

Reviewed the excavation shoring, construction logistics, new building, and advising regarding design and construction for a 70-unit multi-story development. Work included observing the construction to monitor progress and advise regarding any follow-up items, such as repairs to the adjacent 3-story residential structure.

Promenade Apartments, 1455 4th Street, Santa Monica, California

Peer reviewed the shoring and structural documents related to the shoring of an adjacent building.

Old Tavern and Presbyterian Church, Adjacent Construction at Sutter Hospital, Sacramento, California

Provided structural protection of two existing buildings due to construction at the adjacent medical center.

San Francisco PUC Bay Division Pipeline Reliability Upgrade Project,

San Francisco Bay Area, CA

Historic Resource Protection for existing historic resources along 20 miles of new large-diameter pipeline placement, including adjacent cut/cover and tunneling operations. Scope included Peer Review of adjacent construction and development of vibration and deformation monitoring plans for existing historic structures.

Andrew N. Scott, SE

Principal

Litigation Support/Expert Witness

1043 Electric Ave, Insurance Claim

Perform Peer Review on documents available to-date, including report prepared by underwriter's Structural Engineer, Thornton Tomasetti. Attend meeting in-person in Virginia.

Jackson Rancheria Casino and Hotel, Litigation Support

The project began with the discovery of mold in several exterior walls. Soon after, one-third of the casino was closed due to concerns for long-span laterally- unbraced ceiling support beams. We joined the team and provided a second opinion that the ceiling beams were potentially hazardous and their design was deficient. We were subsequently hired to lead the continuing structural investigation that discovered numerous construction and design deficiencies. Over the next 3 years, we provided design services to correct these structural deficiencies along with litigation support services. Some programmatic upgrades were also incorporated to improve casino operations.

Confidential Multi-Housing Units

We were asked to join the Plaintiff's expert team after significant work had been performed to assess a materials deficiency. Materials used on the project were degrading at an unexpected rate, though degradation was hidden from view and Plaintiffs were not incurring present-day costs. We collaborated with the diverse expert team to perform a Structural Assessment of the conditions of the 300,000 square-foot facility, to clarify the Life-Safety implications of the degradation, and to establish a timeframe for potential Life-Safety hazards. In this regard, we processed the complex technical work of the expert team into a tangible, Code-based understanding of the claim. The claim subsequently settled after deposition.

Confidential Post-Tensioned Concrete Parking Garage

We supplanted prior engineering firms to bring closure to a number of outstanding issues related to the structural integrity of the existing 140,000 square-foot structure. The issues were potential Life-Safety hazards and needed to be addressed prior to selling the building. We performed an independent assessment, developed innovative testing and observation approaches, and then prepared a comprehensive expert report. We subsequently developed construction documents, to mitigate the deficiencies which were transferred to the new owners and we're hired by the new owners to implement the mitigation work.

1211 Embarcadero, Litigation Support

Provided full service litigation support related to failure of the stucco skin system on this recently completed structure.

Calisle v. Norris, Litigation Support

Provided litigation support and structural design related to property line support issues due to an adjacent construction project.

Azevedo v. Thomas Ward, Litigation Support

Provided litigation support for defense against construction defect claims for a recently completed custom residence.

2433 Franklin, Litigation Support

Providing litigation support for plaintiff against the landlord related to a garage expansion project in this existing building.

655 Sutter, Academy of Art, Litigation Support

Provided litigation support related to an adjacent excavation shoring project.

Strata Development, Peer Review and Litigation Support

Provided peer review and litigation support related to the excavation support for this new building adjacent to an existing hotel.

Law Offices of George W. Nowell

Expert Witness services related to structural damage and repair of an existing structure (pier).

Equity Residential

Renovation of existing buildings, including investigation and mitigation of fire damage and investigation and mitigation of Contractor-related foundation damage.

McNear's Beach Pier, Litigation Support

Provided full service litigation support, including Expert Witness deposition, related to the repair of an existing structure damaged by marine vessel impact. The case settled in favor of our client.



Andrew N. Scott, SE

Principal

Relevant Experience

Bishops Central Storage

Salt Lake City, Utah

New design of the 500,000 SF LDS Bishop Central Storehouse with a focus on seismic design. Facility includes bulk storage bays, racked storage bays, refrigeration/freezer bays, and administrative building.

Beehive Clothing

Salt Lake City, Utah

Seismic evaluation and strengthening of an existing 300,000 SF manufacturing facility. Including both Structural and Non-Structural elements using ASCE 31 and 41. The Performance Objective for the project is to return to operation shortly after a major seismic event.

VA San Francisco, Building 203

San Francisco, California

Seismic retrofit of the existing 336,000 square foot main medical center building to an Immediate Occupancy performance level. The building is four stories plus a basement and sub-basement.

VA San Francisco, Building 22

San Francisco, California

Design of new 14,000 square foot building. The structural system is light gauge metal.

VA San Juan, Seismic Corrections

San Juan, Puerto Rico

Seismic evaluation and upgrade of this existing 1960s acute care hospital. The building will remain occupied during construction.

Piilani Village

Kihei, Maui, Hawaii

Designed a panelized roofing system and provided construction administration support for 10 single story CMU buildings in a new commercial development.

UC Berkeley, Berkeley Art Museum and Pacific Film

Archive Berkeley, California

Provide construction means and methods engineering for the renovation of the University of California Press Building and the demolition of the Statewide Office Building parking structure, both located on the block bounded by Oxford, Addison, and Center Streets. Use elements of the new structure, installed in an appropriate sequence, to facilitate the construction means and methods. Work with BIM (Revit) to maximize our collaboration with the design team and will make our Revit model available for coordination.

Stanford Hospital + Clinics Lucile Packard Children's

Hospital Stanford, California

Provide a multi-phase approach to complex shoring design project. The first phase will be a Schematic Design study to understand the project constraints, establish the design criteria, and identify the potential shoring systems. The second phase will proceed with development of Construction Documents in close collaboration with the Design Assist Contractor. The third phase will support the construction project with Construction Administration services during construction.

Highland Hospital

County of Alameda, California

Currently a member of the design team for the rebuild of Highland Hospital, including development of structural drawings and calculations to comply with the applicable Codes of the County of Alameda.

Andrew N. Scott, SE

Principal

690 Market, Ritz-Carlton, Shoring and Means & Methods San Francisco, California

Provided construction means and methods engineering services related to partial demolition and adaptive reuse of this historic San Francisco structure. Prepared Construction Documents for temporary shoring and sequencing to remove all but the facade of this 12 and 16 story structure, excavate a new basement level and mat foundation, and build a modern steel frame building behind the existing facade. This challenging project required close coordination with the design team for the new structure as well as the construction team, and required safe support of both gravity and lateral loads at all stages of demolition and new construction. The project is a 2006 SEAOC award winner.

Presidio PHS Adaptive Re-use, Construction Means & Methods

San Francisco, California

Provided construction means and methods engineering services for the adaptive re-use of the Public Health Service Hospital in the Presidio.

Old Tavern and Presbyterian Church Adjacent to Sutter Medical Center

Sacramento, California

Structural protection of two existing buildings due to construction at the adjacent medical center.

942 Market Street

San Francisco, California

Provided structural design and construction administration for the residential conversion of this historic office building, as well as construction means and methods engineering.

Carnegie Mellon University, Moffet Field Sunnyvale, California

Seismic strengthening and adoptive re-use of an existing historic structure for use as a branch campus for the university of this existing building.

Walt Disney Museum, Seismic Strengthening San Francisco, California

Design strengthening schemes for four historic buildings located in the Presidio National Park land. The four buildings will be used as a museum to Walt Disney and supporting functions for the museum.

Historic Bank Building Salt Lake City, Utah

Seismic evaluation and strengthening of this classic downtown Salt Lake City structure. Advanced analysis was used, in accordance with ASCE 31 and 41, to minimize the work necessary to achieve the desired performance objective. The structural costs, which were initially cost-prohibitive, were sufficiently reduced to allow the project to move forward.

Beresford Hotel, 635 Sutter St.

San Francisco, California

Performed a seismic evaluation and prepared construction documents to bring this unreinforced masonry building, located in San Francisco's historic hotel district, into compliance with the City's Unreinforced Masonry (URM) Ordinance.

40 Gold Street

San Francisco, California

Prepared a structural evaluation and designed the seismic strengthening and structural renovations of a four-story concrete building that was originally constructed around 1910. The scheme brought the building into compliance with the City of San Francisco requirements for existing buildings.

Andrew N. Scott, SE

Principal

St. Patrick's Seminary Menlo Park, California

Served as lead engineer for the Phase III construction, consisting of the Chapel and A wing buildings. This unique project consisted of seismically strengthening complicated historic unreinforced masonry buildings. Work consisted of adding a supplemental steel diaphragm in the Chapel attic, a series of new multistory shotcrete shearwalls, and anchorage connections throughout the buildings.

The Church of Jesus Christ Latter-day Saints, Granite Mountain Vault, Seismic Evaluation Alta, Utah

Seismically evaluate the Granite Mountain Vault complex. The evaluation includes structural, nonstructural, geological and geotechnical considerations. The complex is a series of lined tunnels excavated into the granite formation on the north side of a canyon. The complex contains large quantities of important information on a variety of storage media. There are corrosion issues at isolated locations on the tunnel lining.

800 Market Street, Means & Methods Engineering San Francisco, California

Provided construction means and methods engineering for temporary shoring and demolition work during the renovation and seismic strengthening of the existing building.

UC Berkeley CITRIS Building, Shoring Revisions Berkeley, California

Review and revise designs for shoring with regards to the redesigned building to proceed into construction.

Arpeggio of Berkeley, Peer Review Berkeley, California

Peer review of shoring and underpinning with a focus on protection of existing adjacent structures.

Davis Hall North University of California, Berkeley Berkeley, California

Provided full service structural engineering services related to the demolition of the existing Davis Hall North and excavation shoring for the new Davis Hall North Replacement. Prepared construction documents for temporary shoring bulkheads including both soldier beam and tieback systems and soil nail systems. This required close coordination with existing construction, including the building to be demolished, the existing adjacent buildings to remain, existing campus and City utilities, as well as the new building. Provided full service support to the project during construction.

Terrabay Condominiums South San Francisco, California

Structural design of a 50-foot tall permanent retaining wall to facilitate a flat building foundation on this steep hillside site.

Berkeley YMCA - Complete Seismic Upgrade Berkeley, California

Degenkolb Engineers has been providing consulting services to the Berkeley YMCA for the County of Alameda since the 1970s. The YMCA consists of a historic turn of the century unreinforced masonry building and a 1959 precast concrete structure. In the late 1980s, the YMCA embarked on a large scale improvement project for the complex that included seismic retrofit and construction of a new building. Degenkolb provided the consulting services for the seismic retrofit project, completed in 2001, and for various tenant improvement projects in the older buildings.

VA San Francisco, Building 22 San Francisco, California

Design of new 14,000 square foot addition. The structural system is light gauge metal.

Andrew N. Scott, SE

Principal

Berkeley YMCA - Complete Seismic Upgrade Berkeley, California

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First Church of Christ, Scientist, Renovations and Seismic Strengthening

Berkeley, California

Degenkolb performed a seismic evaluation of this famous Bernard Maybeck structure in accordance with the State Historic Building Code (SHBC) and recommended seismic strengthening. The goal of our seismic strengthening scheme was to improve the life-safety performance of the building in a major earthquake. We implemented our scheme through phased design and construction administration services for the seismic strengthening of the First Church of Christ, Scientist.

St. Michael's Parish Livermore, California

Performed seismic strengthening design and construction administration for the retrofit of the Parish's large reinforced concrete church, as well as two smaller classroom buildings.

Church of Jesus Christ of Latter-day Saints Temple Oakland, California

Performed a detailed seismic evaluation using advanced analysis techniques and performance based earthquake engineering to minimize the required seismic strengthening.

Church of Jesus Christ of Latter-day Saints Temple Jordan River, Utah

Performed a detailed seismic evaluation using advanced analysis techniques and performance based earthquake engineering to minimize the required seismic strengthening.

Church of Jesus Christ of Latter-day Saints Temple Bern, Switzerland

Performed a seismic evaluation of the structural and nonstructural systems to assess the seismic risk of the building.

Church of Jesus Christ of Latter-day Saints Manufacturing Facility

Salt Lake City, Utah

Seismic evaluation and recommended strengthening of an existing manufacturing facility, including both Structural and Non-Structural elements using ASCE 31 and 41. The Performance Objective for the project is to return to operation shortly after a major seismic event. We are working with the client to understand the overall vision of "operational" performance for the facility, including utility service, outside infrastructure, and workforce issues.

Department of Veterans Affairs (VA), Buildings 9,10,13 San Francisco, California

Seismic retrofit of multiple existing buildings on the campus.

A San Francisco, Building 203 San Francisco, California

Seismic retrofit of the existing 336,000 square foot main medical center building to an Immediate Occupancy performance level. The building is four stories plus a basement and sub-basement.

Andrew N. Scott, SE

Principal

VA San Juan, Seismic Corrections San Juan, Puerto Rico

Seismic evaluation and upgrade of this existing 1960's acute care hospital. The building will remain occupied during construction.

First Church of Christ Scientist, 1700 Franklin Street San Francisco, California

Feasibility study of seismic strengthening concepts of an unreinforced masonry building to comply with the City's UMB Ordinance.

UC Merced Sierra Terraces, Structural Peer Review Merced, California

Peer reviewed the structural design and construction documents of a residential complex for the UC Merced campus.

Metropolis Development, Peer Review Los Angeles, California

Peer Reviewed a 34 story high rise building to comply with the City of LA requirements for alternative design procedures.

Sunrise of Torrance, 25535 Hawthorne Boulevard, Peer Review Torrance, California

Peer reviewed the design of a four-story assisted living facility.

San Jose Civic Center Peer Review San Jose, California

Peer reviewed the San Jose Civic Center. The building program included an 18 story, 400,000 sq ft office building, a 13,000 sq. ft Rotunda dome, 93,000 sq. ft of council space and 160,000 sq. ft of parking. The structural systems include concrete and steel framing with steel moment resisting frames, steel eccentrically braced frames and concrete shear walls to resist seismic loads.

2770 Green Street, San Francisco, California

Provided consulting for the owners of a property to inspect whether the building was damaged.

1455 Market, Adjacent Construction at 1411 Market Street, San Francisco, California

Provided a review for the excavation shoring at the new condo project adjacent to the owner's building. The adjacent property includes shoring along the shared property line.

1693 Market Street, Adjacent Construction at 1699 Market Street, San Francisco, California

Supported client in developing and negotiating Licensing Agreement between two structures for temporary easement to install tiebacks under the building. Performed a technical review of the available documents as it related to excavation shoring along the property line between the two buildings.

221 Main Street, Adjacent Construction at 160 Folsom Street, San Francisco, California

Supported a client team in developing and negotiating a License Agreement to add a third building, which is a high-rise adjacent to 221 Main Street, which required excavation shoring that included tiebacks under 221 Main Street. Performed a technical review of the available documents related to excavation shoring along the property line. The review focused on protecting the existing structure at 221 Main Street, giving consideration to excavation, tiebacks, dewatering, vulnerability of exterior site and the unique challenges of the soils in the area.

I-STEARNNS

From: [Jared Stearns](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: Objection to 450-474 O'Farrell Street/532 Jones Street Project
Date: Tuesday, November 07, 2017 6:20:16 PM

Dear Jenny,

I hope this email finds you well. I am writing in **objection** to the proposed project at 450-474 O'Farrell Street.

I-STEARNNS 1

As an 11-year resident of 535 Geary St., I'm deeply troubled by some of the impacts of the project. As the tenant of the second-floor SW corner apartment I live in the unit closest to the church that currently stands at the O'Farrell address.

I-STEARNNS 2

I understand the desire to evolve as a city and while I'm not opposed to more housing I am opposed to a project that will result in increased traffic, increased noise and air pollution, and the demolition of an historic building without proper consideration, among other things. This is such a project.

I-STEARNNS 3

One of the wonderful things about the 535 Geary building is the sunlight that shines through my windows every day and with this new 13-story building all sunlight would be completely cut off. Chapter 5 of the Environmental Impact Report supports this and says this project will result in increased traffic, noise and emissions; affect air quality; and contamination of soil and groundwater.

I-STEARNNS 4

I-STEARNNS 5

O'Farrell Street is already a busy and congested street; this additional concentration of traffic and roadside parking will cause innumerable traffic problems, particularly for the 38 bus, and create a safety hazard for other motorists and bicyclists. There are no on-site loading spaces and no road in and out of the construction area. The applicants have sought an exemption to Planning Code sec. 152, which requires two on-site loading spaces during construction. (Initial Study, p. 9.) Two parking spaces at O'Farrell and Jones, which the applicants believe will be sufficient, will add to the congestion and traffic problems.

I-STEARNNS 6

I-STEARNNS 7

I-STEARNNS 8

What's more, the proposed housing units will not be affordable. Affordable housing at this site must be prioritized. A project of mostly luxury-priced housing will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, etc. This proposed project would exacerbate a critical crisis of unaffordable housing that's been facing the city of San Francisco for years.

I-STEARNNS 9

Should you require any additional information or clarification of any comments made, please do not hesitate to contact me at this email address or 781-354-8667.

Thanks for your time,
Jared

Jared Stearns
535 Geary St. #210
San Francisco, CA 94102
jared.stearns56@gmail.com

I-WANZER

From: Delumo, Jenny (CPC)
To: ["L Wanzer"](#)
Subject: RE: Case 2013, 1535ENV
Date: Monday, November 06, 2017 8:45:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Ms. Wanzer,

Are you referring to the physical connection between these spaces? If so, the church, restaurant/retail spaces, and residential units would be within the same building, but would be physically separated with separate entrances.

Regards,

Jenny Delumo
Environmental Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9146 **Fax:** 415-558-6409
Email: Jenny.Delumo@sfgov.org
Web: www.sfplanning.org



From: L Wanzer [mailto:cms.guru2016@gmail.com]
Sent: Tuesday, October 31, 2017 8:27 AM
To: Delumo, Jenny (CPC)
Subject: Re: Case 2013, 1535ENV

<<[What's the proposed connection among the Church of Christ Scientist, the restaurant, and the residential units?](#)>>

I-WANZER 1

On Mon, Oct 30, 2017 at 8:20 AM Delumo, Jenny (CPC) <jenny.delumo@sfgov.org> wrote:

Hello Ms. Wanzer,

The proposed project would include all of the proposed uses within one building that would span the three lots that constitute the project site (although the lots would be merged as part of the project). Attached is the massing for the proposed project.

Please let me know if you have additional questions.

Regards,

Jenny Delumo
Environmental Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9146 **Fax:** 415-558-6409

Email: Jenny.Delumo@sfgov.org

Web: www.sfplanning.org



From: L Wanzer [mailto:cms.guru2016@gmail.com]

Sent: Friday, October 27, 2017 6:59 PM

To: Delumo, Jenny (CPC)

Subject: Case 2013, 1535ENV

Good evening. Do you have an artist's rendering of what the new 13-story structure will look like? Are we talking a residential, retail, and church all in one building? What's the proposed connection among the Church of Christ Scientist, the restaurant, and the residential units?

I-WANZER 2

The most efficient way to reach me is e-mail.

Lizette Wanzer, MFA

Freelance Web & Print Copy Editor

www.linkedin.com/in/EditorProofreader



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