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MITIGATED NEGATIVE DECLARATION

Date of Publication of Preliminary Negative Declaration: December 2, 2006

Lead Agency: Planning Department, City and County of San Francisco
1660 Mission Street, 5th Floor, San Francisco, CA 94103

Agency Contact Person: Rachel Schohn **Telephone:** (415) 558-5985

Project Title: 2004.1245E – 300 Grant Avenue, Residential and Retail Project

Project Sponsor: 290 Sutter Limited Partnership

Project Contact Person: Steve Atkinson **Telephone:** (415) 788-0900

Project Address: 300 Grant Avenue (aka 272-290 Sutter Street)

Assessor's Block(s) and lot(s): 0287-013, 014

City and County: San Francisco

Project Description: The proposed project would demolish two existing buildings (35,600 square feet [sq.ft.] of retail space) and construct a 130-foot, 12-story over two-level basement building of approximately 114,354 sq.ft. that would contain up to 56 residential units (approximately 60,000 sq.ft.), about 15,000 sq.ft. of retail space, and approximately 18,900 sq.ft. of parking space in a two-level underground garage consisting of 34 to 40 independently accessible parking spaces, of which up to 15 would be accessory commercial spaces. The remaining square footage would be comprised of mechanical and circulatory uses. There would be approximately two studios, 22 one-bedroom units, and 32 two-bedroom units. The retail entrance to the proposed project would be at the corner of Grant Avenue and Sutter Street, while the residential lobby entrance would be at the corner of Grant Avenue and Harlan Place. Access to the parking garage would be from Harlan Place off Grant Avenue.

The 10,500-square-foot site is located in downtown San Francisco on the northeast corner of Grant Avenue and Sutter Street, on the western edge of the Financial District. The site is zoned C-3-R (Downtown Retail) within an 80-130-F height and bulk district, and the Downtown Area Plan of the *General Plan*. The proposed project would require approval by the Planning Commission under *Planning Code* Section 309 for exceptions for height above 80 feet, bulk, rear yard, and parking (above 0.25 space per unit); approval of a variance for exposure (Section 140); approval of a variance of standards governing inner courtyard area credit toward common usable open space (Section 135(g)(2)); approval by the Department of Building Inspection for demolition and site permits; and approval of a condominium map and related permits by Department of Public Works.

Building Permit Application Number(s), if Applicable: Not Applicable

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance) and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

Mitigation measures, if any, included in this project to avoid potentially significant effects: Pages 76 to 81.

Final Mitigated Negative Declaration certified on: January 3, 2007

Paul Maltzer
Environmental Review Officer

cc: 290 Sutter Limited Partnership, Project Sponsor; Jim Miller, Neighborhood Planner Northeast Quadrant; Distribution List; Supervisor Aaron Peskin, District 3; Bulletin Board; Master Decision File

2004.1245E

LIST OF ABBREVIATIONS AND ACRONYMS

ABAG	Association of Bay Area Governments
ACM	asbestos-containing materials
ADRP	archeological data recovery plan
aka	also known as
AMP	archeological monitoring program
ARDTP	archeological research design and treatment plan
ATP	archeological testing plan
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BMP	Best Management Practices
<i>Building Code</i>	<i>San Francisco Building Code</i>
c.	circa
CCR	California Code of Regulations
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CMP	Congestion Management Plan
CO	carbon monoxide
CRHR	California Register of Historic Resources
dBa	decibels, A-weighted scale
DBI	Department of Building Inspection
DPT	Department of Parking and Traffic
DPW	Department of Public Works
ERO	Environmental Review Officer
ESA	Environmental Site Assessment
FAR	floor area ratio
FARR	Final Archeological Resources Report
<i>Fire Code</i>	<i>San Francisco Fire Code</i>
fl.	flourished
<i>General Plan</i>	<i>San Francisco General Plan</i>
HC	hydrocarbons
HMUPA	Hazardous Material Unified Program Agency
HRE	Historical Resource Evaluation (HRE) Response
HRER	Historic Resources Evaluation Report
ISCOTT	Interdepartmental Staff Committee on Traffic and Transportation
LOS	Level of Service
LUST	Leaking Underground Storage Tank
MLD	Most Likely Descendant
mph	miles per hour
MRZ	Mineral Resource Zone
MTS	Metropolitan Transportation System
MUNI	San Francisco Municipal Railway
Mw	moment magnitude
NAHC	California State Native American Heritage Commission
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NWIC	California Archeological Site Survey Northwest Information Center
OSHA	Occupational Safety and Health Administration

PIC	San Francisco Planning Information Center
<i>Planning Code</i>	<i>San Francisco Planning Code</i>
<i>Police Code</i>	<i>San Francisco Police Code</i>
PM	particulate matter
PM _{2.5}	particulate matter 2.5 microns across
PM ₁₀	particulate matter 10 microns across
RHND	Regional Housing Needs Determination
ROG	reactive organic gases
SF Heritage	Foundation for San Francisco's Architectural Heritage
SFDPH	City and County of San Francisco Department of Public Health
SFFD	San Francisco Fire Department
SFPD	San Francisco Police Department
SFUSD	San Francisco Unified School District
SO ₂	sulphur dioxide
SoMa	South of Market
sq.ft.	square feet
TDR	transferable development rights
TPHd	Total Petroleum Hydrocarbons as diesel
UST	underground storage tank

INITIAL STUDY

2004.1245E – 300 Grant Avenue Residential and Retail Project

A. PROJECT DESCRIPTION

The L-shaped 10,500-square-foot project site is located in downtown San Francisco on the northeast corner of Grant Avenue and Sutter Street (Assessor's Block 0287 Lots 013 and 014) within San Francisco's Financial District (see Figure 1, page 3). The project block is bounded by Bush Street on the north, Kearny Street on the east, Sutter Street on the south, and Grant Avenue on the west. The one-block-long Harlan Place bounds the project site mid-block to the north. The project site slopes downwards to the southeast from Harlan Place toward Sutter and Kearny Streets.

The proposed project would include the demolition of the two existing buildings—a one-story, 3,600-square-foot building at 272 Sutter and a four-story, 32,000-square-foot building at 290 Sutter Street/300 Grant Avenue—that contain a total of 35,600 square feet (sq.ft.) of retail space. The commercial building at 272 Sutter Street is vacant. The four-story corner building at 290 Sutter Street/300 Grant Avenue houses an antique business on the ground level. There are retail uses on the upper floors, a discount eyewear establishment in the basement, and a clothing store in a small ground floor space.

The proposed project also would include construction of a 114,354-square-foot, 130-foot-tall, 12-story-over-two-level basement building. (See Figures 2 through 13, pages 4 to 15). The building would contain up to 56 residential units (approximately 60,000 sq.ft.) with about 15,000 sq.ft. of ground floor and mezzanine retail space. The third through the twelfth floors would contain approximately two studios, 22 one-bedroom residential units, and 32 two-bedroom residential units, which would be accessed via elevators from the lobby.

Open space for the residential units would be provided through a combination of outdoor common and private areas, including a clubhouse and terrace, and private balconies. A 655-square-foot clubhouse and 1,750-square-foot terrace would be located on the first residential level, for a total of 2,405 sq.ft. of common usable open space. The building would also include 26 private balconies totaling 1,055 sq.ft. of private usable open space. The combined open space would be approximately 3,460 sq.ft.

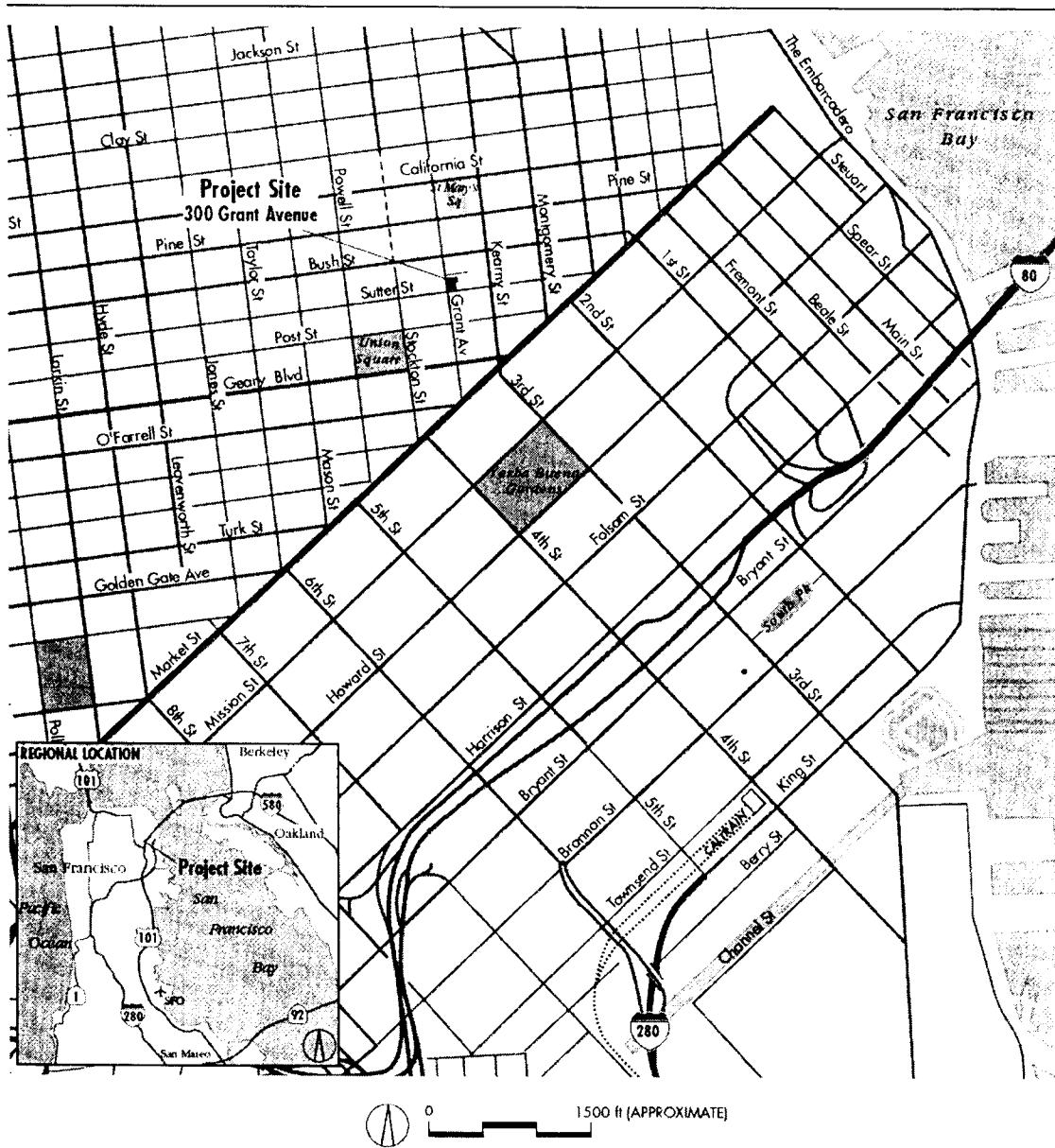
The residential lobby entrance would be located at the corner of Grant Avenue and Harlan Place, and (due to the slope of the project site) the retail entrance would be located downhill at the corner of Grant Avenue and Sutter Street. The residential lobby would include two

elevators, a concierge desk, an office and package storage area, mailboxes, a utility control room, and stairs. Two elevators and a staircase would provide access from the residential lobby to the upper levels and underground parking. This lobby would be located uphill of the retail/service entrance due to the slope of the site, and would include a concierge desk, an office and package store area, mailboxes, and a utility room. A separate entrance on Harlan Place would provide access to the trash room. An interior loading area, a storage room, an electrical room, and a gas meter room would span these two floors. The retail/service level entrance would be accessible on Sutter Street, and stairs would provide access to the retail mezzanine level from the main retail/service level.

There would be a two-level underground parking garage, approximately 18,900 sq.ft. in area, containing 34 to 40 independently accessible parking spaces, which would be accessed from Harlan Place. The garage would include at least one handicapped parking space, at least five compact spaces, and the remainder would be full-size spaces. At most 15 spaces would be dedicated to the accessory retail uses of the project; the remainder would be for the residential units. One car-share space would be located in the parking garage or nearby off-site. The first parking level (Level B1) would contain a residential bicycle-storage area and a pump room, and the second, lower parking level (Level B2) would contain a water storage tank.

The articulation on the Grant Avenue and Sutter Street façades from levels four through twelve would create an alternating pattern of narrower and wider columns. The retail/service and the residential lobby/retail mezzanine levels would have flatter façades than the residential levels and thereby distinguish the retail from residential uses. The elevation facing Sutter Street (see Figure 12) would be more narrow than the Grant Avenue façade (see Figure 11), and it would feature seven vertical columns of windows and balconies beginning at the third floor terrace. The Harlan Place façade would have two distinct vertical bands without windows alternating between vertical bands of windows.

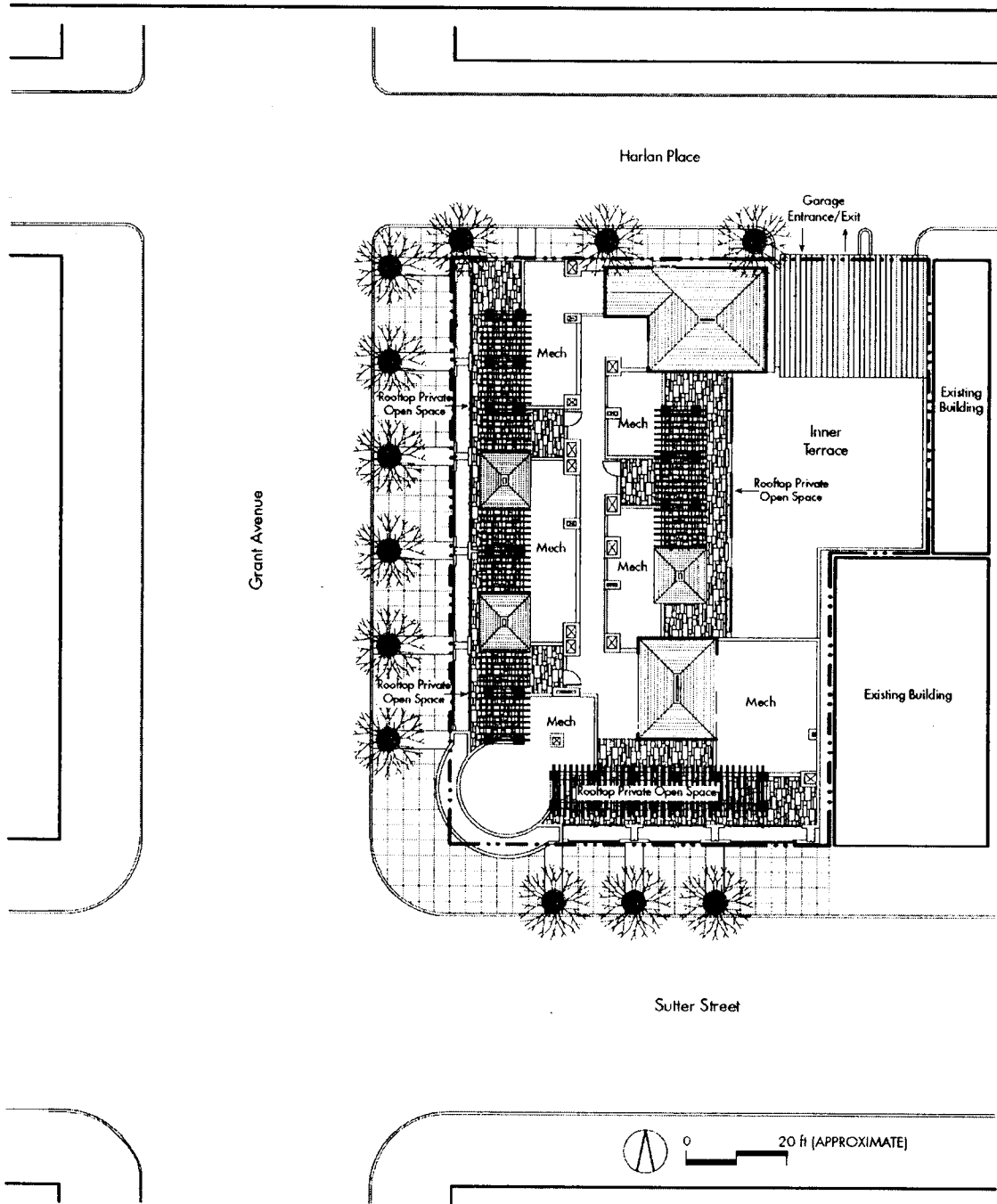
The project site does not include any existing trees; however, trees are proposed to be planted along the perimeter of the site. Construction of the proposed project would involve excavation to a depth of approximately 10 to 15 feet below the existing basement levels, approximately 24 feet below ground level on Sutter Street. Construction of the underground parking garage would require excavation of approximately 4,000 to 6,000 cubic yards of soil and its removal from the project site. Construction of the proposed project would continue for approximately 18 months. Assuming that construction would begin in mid 2007, the proposed project would be ready for occupancy by late 2008 or early 2009.



Source: During Associates

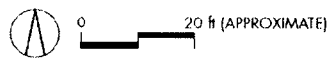
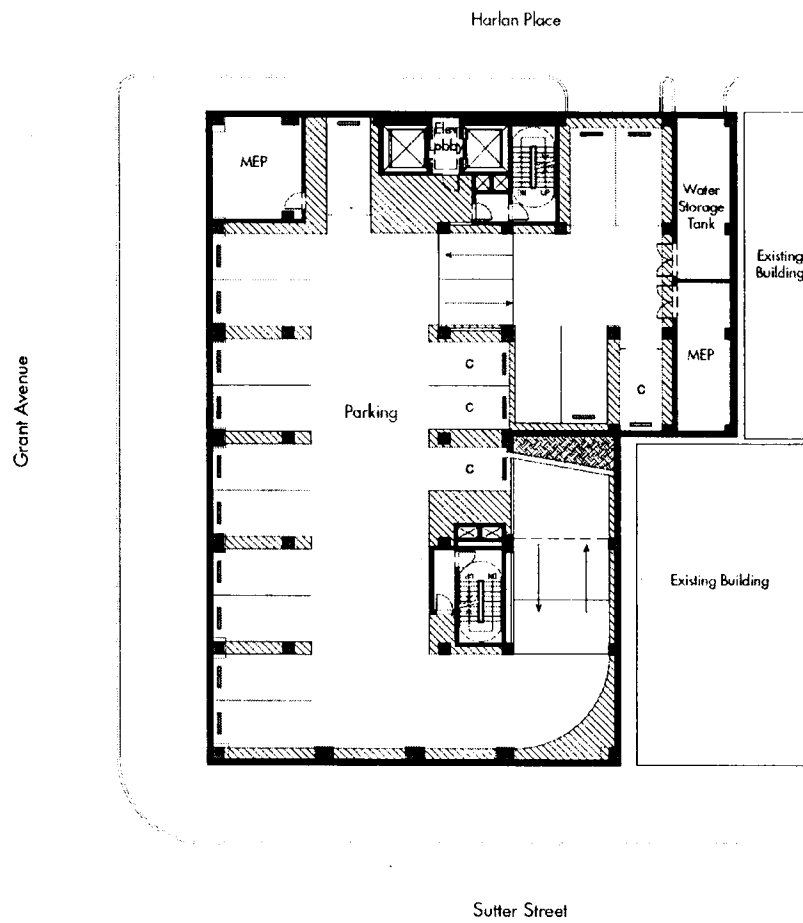
7-21-06

Proposed Project Location Figure 1



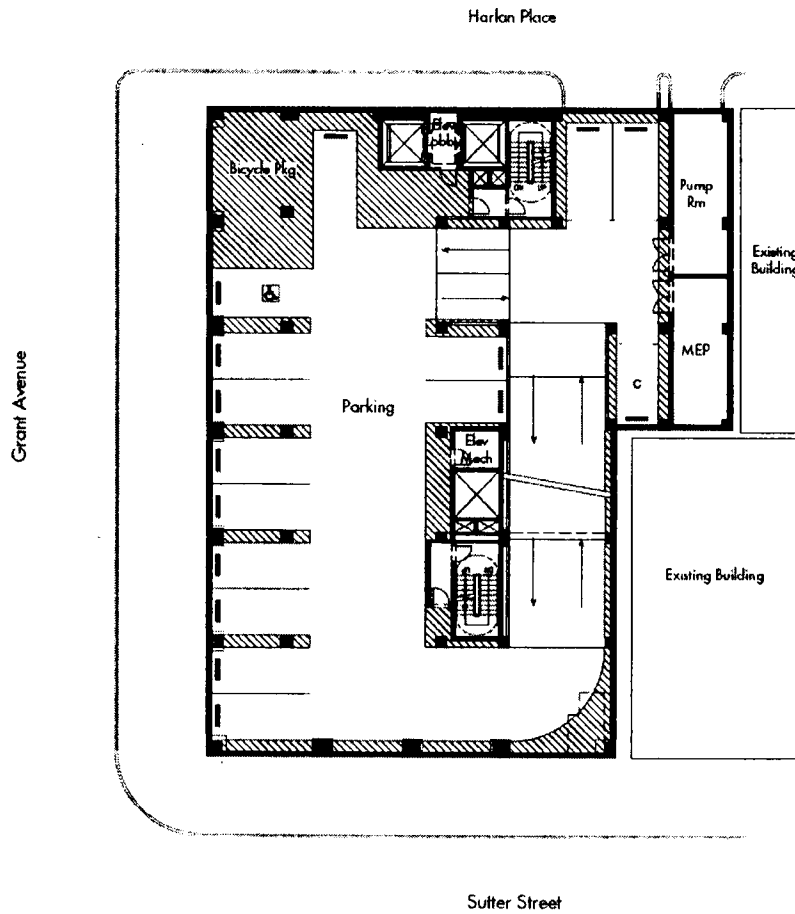
Source: MBH Architects
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Proposed Site Plan Figure 2



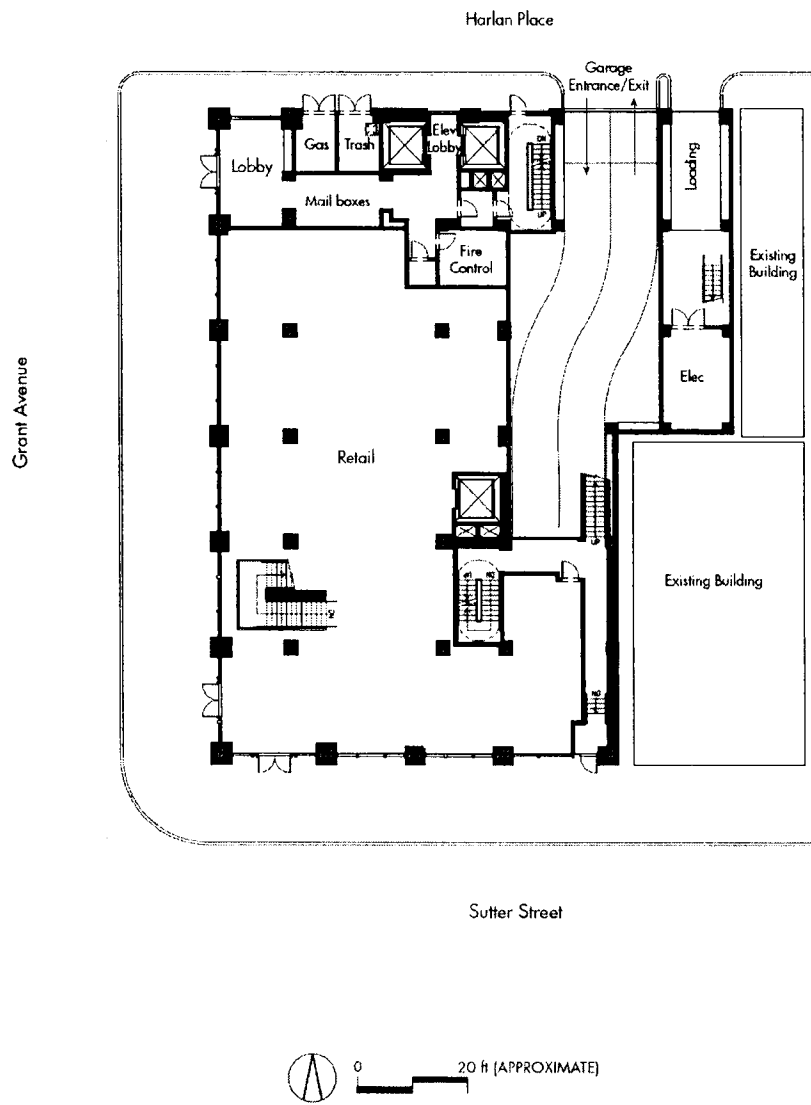
Source: MBH Architects
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Proposed Parking Level B2 Parking Plan Figure 3



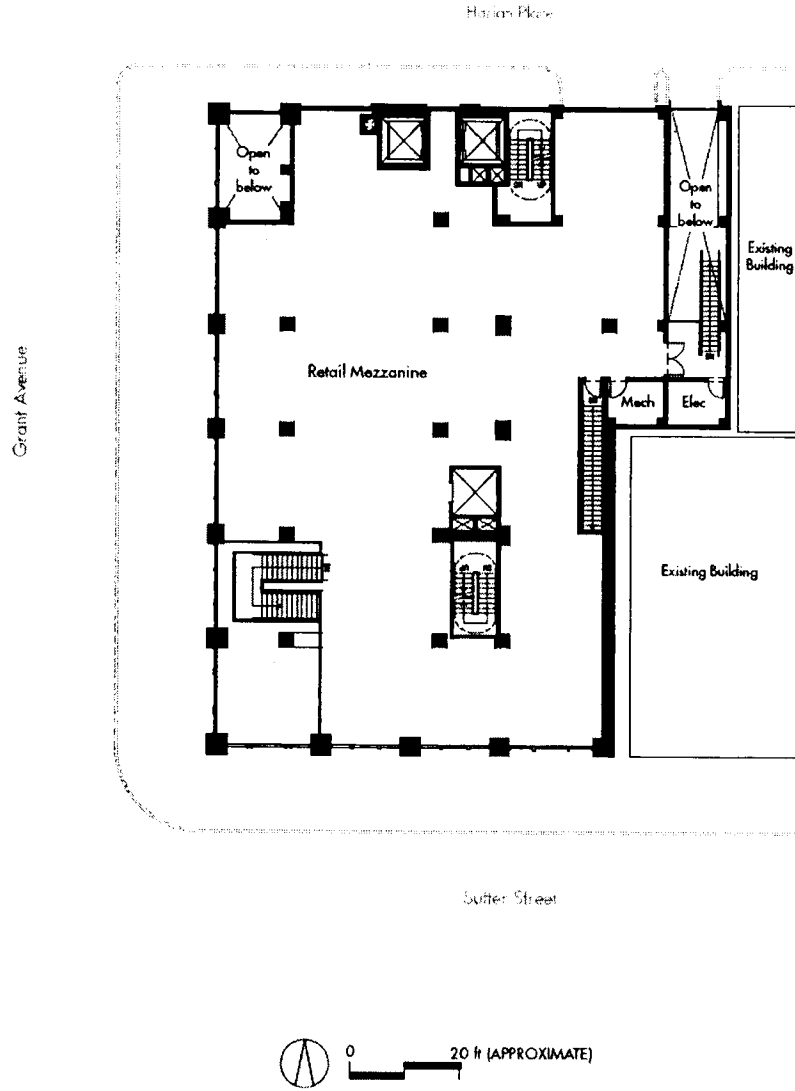
Source: MBH Architects
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Proposed Parking Level B1 Parking Plan Figure 4



Source: MBH Architects
9/28/06

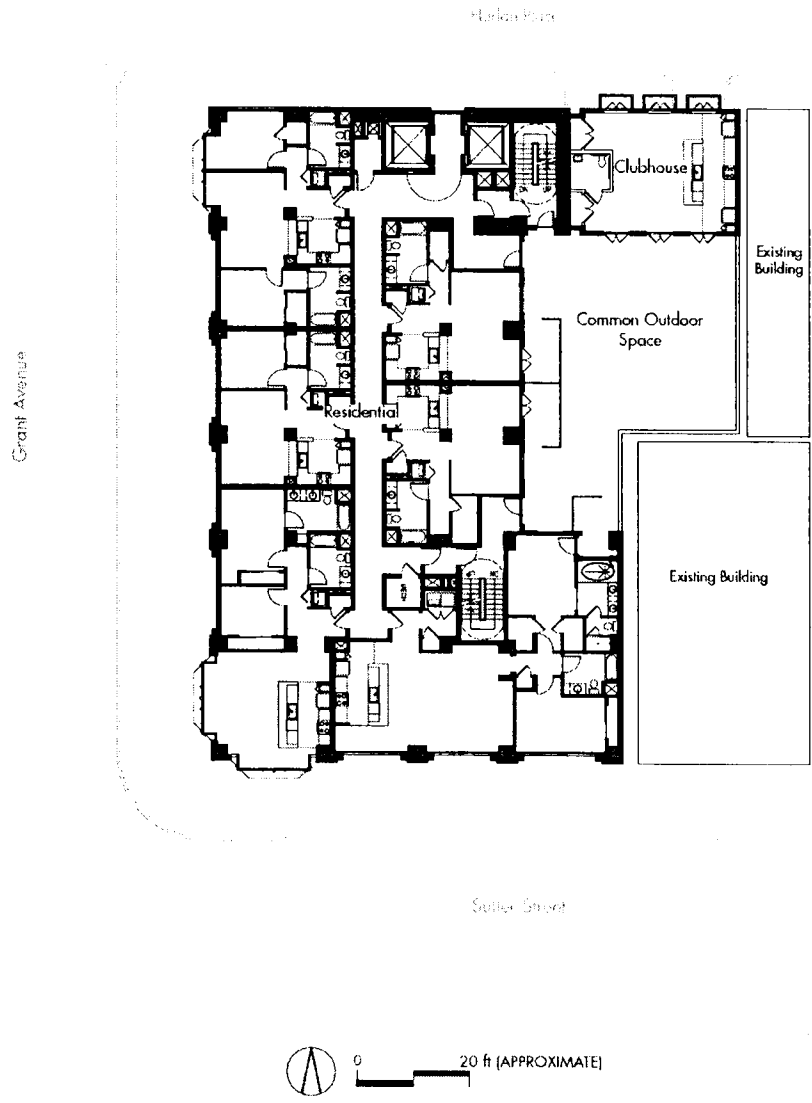
Proposed First Floor Plan Figure 5



Source: MBH Architects

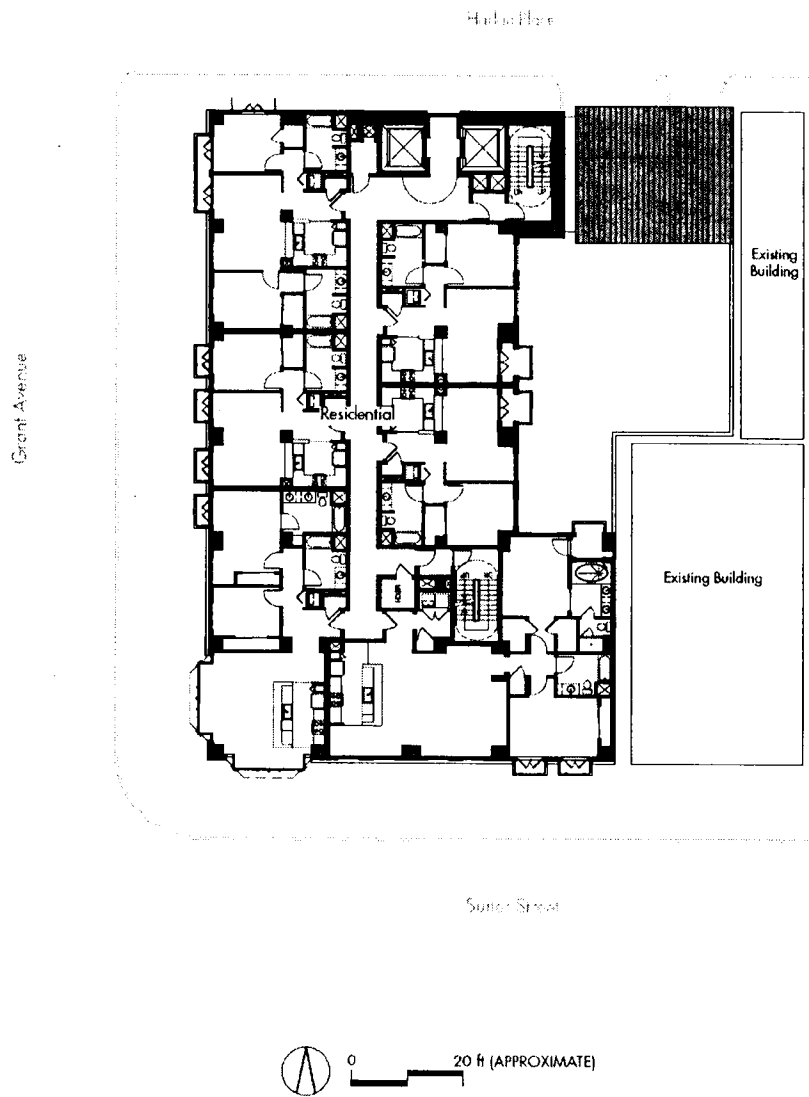
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Proposed Second Floor Plan Figure 6



Source: MBH Architects
9/28/08

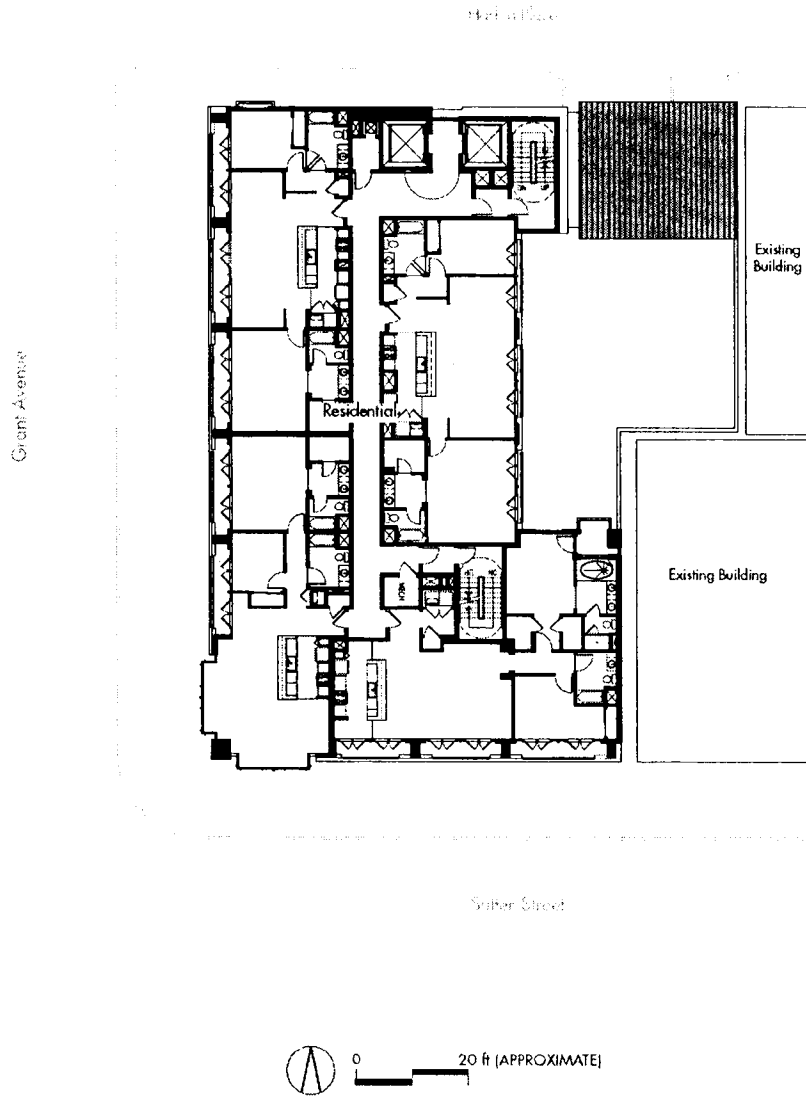
Proposed Third Floor Plan Figure 7



Source: MBH Architects

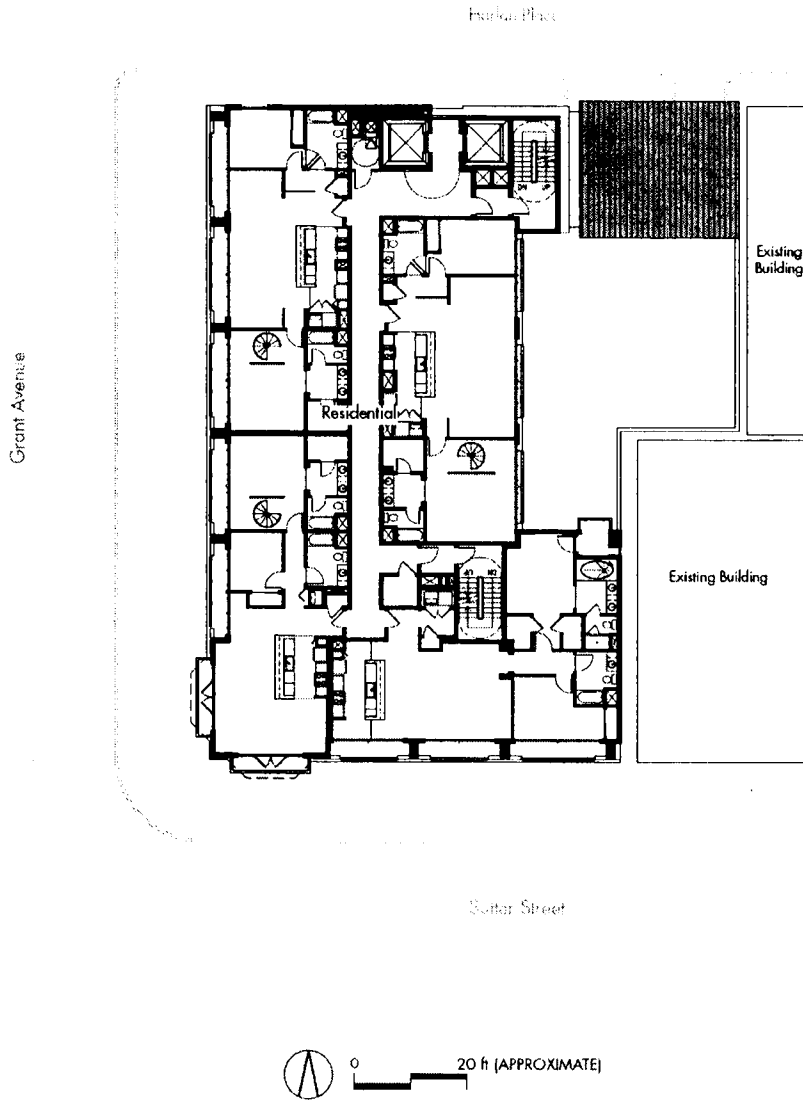
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Proposed Floor Plans—Levels Four to Ten Figure 8



Source: MBH Architects
 11-28-10

Proposed Eleventh Floor Plan Figure 9



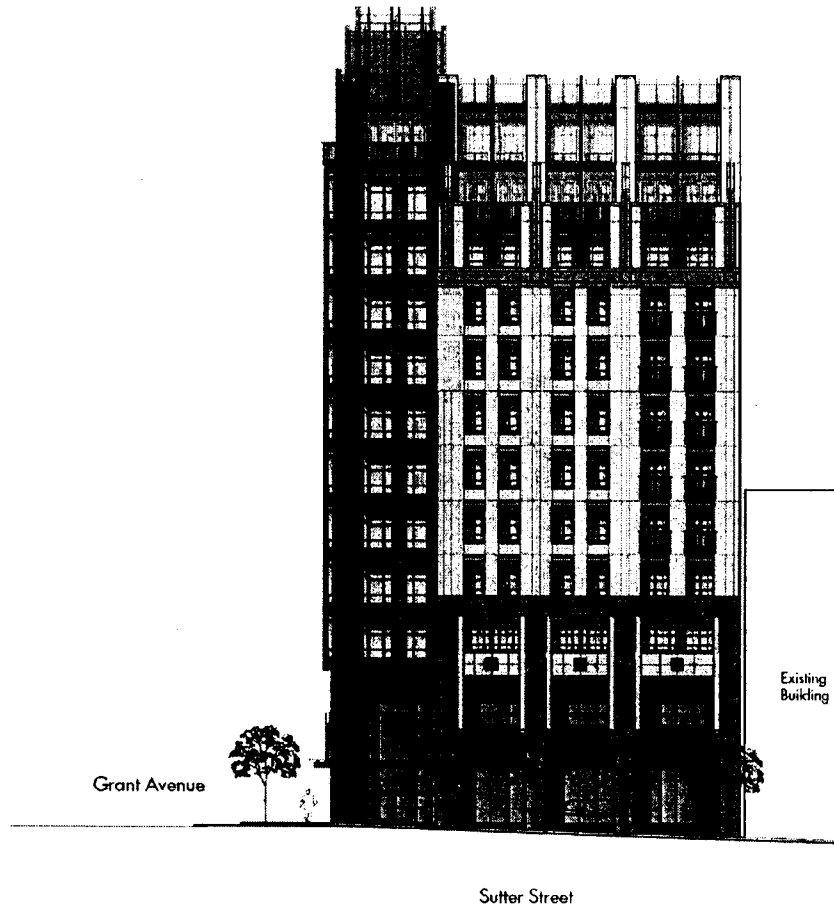
Source: MBH Architects
9/28/06

Proposed Twelfth Floor Plan Figure 10



Source: MBH Architects
9-28-06

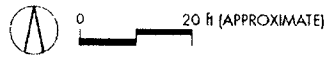
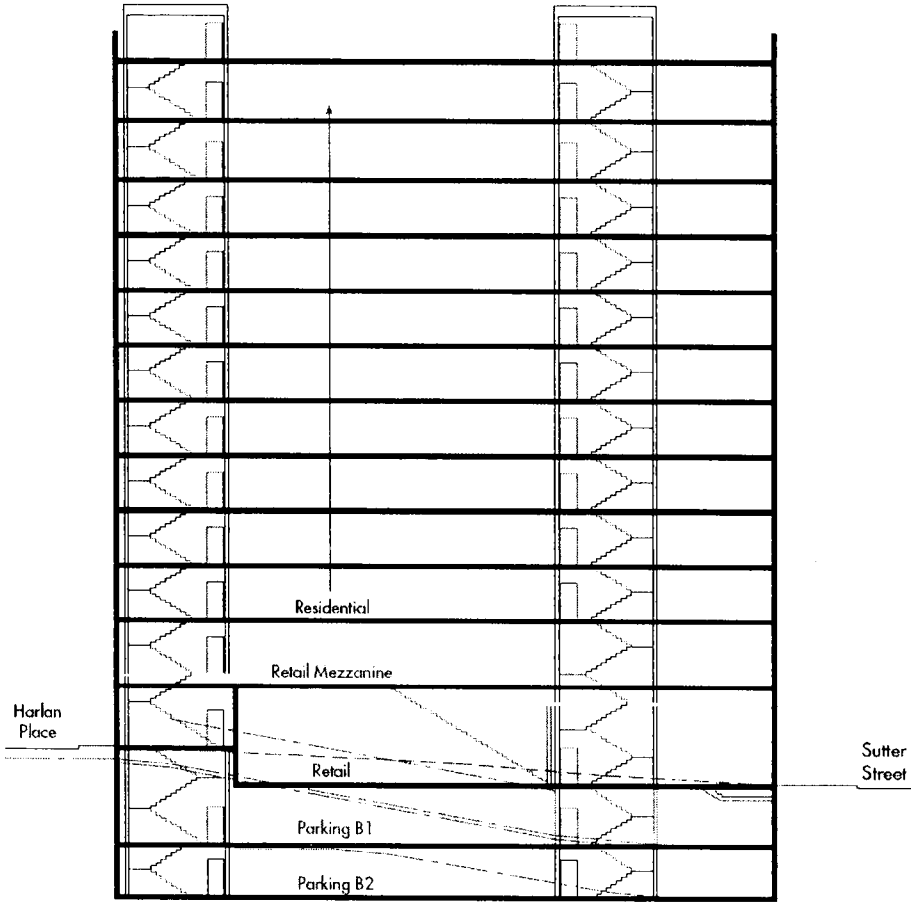
Proposed Grant Avenue Elevation Figure 11



Source: MBH Architects

9/28/06

Proposed Sutter Street Elevation Figure 12



Source: MBH Architects

12-28-06

Proposed Project Section Figure 13

The project sponsor is 290 Sutter Limited Partnership and the project architect is MBH Architects.

B. PROJECT SETTING

The area surrounding the project site slopes two to three percent downhill in the southeasterly direction. There are a variety of building types, sizes, and ages, with building heights varying from one to nine stories on the project block and up to eleven stories within a two-block vicinity, with high-rise office and hotel buildings beginning two blocks to the east and west, respectively, along Sutter Street. The block is generally characterized by buildings three to five stories tall.

The project site is located in the C-3-R (Downtown Retail) zoning district, which is a regional shopping and consumer services center. It is a compact, pedestrian-oriented, urban area well served by City and regional transit. Surrounding zoning districts include C-3-G (Downtown General Commercial) to the west, C-3-O (Downtown Office) to the east, and RC-4 (Residential-Commercial, High Density) and RM-4 (Residential-Mixed, High Density) to the west and north.

The project site is located in an 80-130-F height and bulk district. Height and bulk districts within a three-block radius vary from 50-N to 450-S. The taller districts are generally to the east in the downtown office C-3-O district and to the south in the South of Market (SoMa) neighborhood across Market Street. The shorter districts are located north and west in the Nob Hill and Chinatown neighborhoods.

The project site is located within the Downtown Area Plan of the *General Plan*, which contains objectives to provide adequate spaces for commerce, retail, offices, and other professional activity. Land uses on the project block reflect this pattern and include mainly retail stores, restaurants, and bars on the ground floor, with offices, residences, and hotels on the upper floors. Ground floor uses also consist of a limited number of salons, art and jewelry stores, and clothing retail.

Union Square, one of San Francisco's main retail and culture centers surrounding a park of the same name, is located two blocks southwest of the project site, while St. Mary's Square, a newly renovated park on top of an underground parking garage in the Chinatown neighborhood, is located two blocks to the north.

C. COMPATIBILITY WITH ZONING, PLANS, AND POLICIES

	<i>Applicable</i>	<i>Not Applicable</i>
Discuss any variances, special authorizations, or changes proposed to the Planning Code or Zoning Map, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discuss any conflicts with any adopted plans and goals of the City or Region, if applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discuss any approvals and/or permits from City departments other than the Planning Department or the Department of Building Inspection, or from Regional, State, or Federal Agencies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

San Francisco Planning Code

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

The project site is zoned C-3-R (Downtown Retail). The C-3-R zoning district is designed as a compact, pedestrian oriented, regional center for comparison shopper retailing and direct consumer services. It is well served by city and regional transit. Anticipated future development includes buildings that combine retailing with other functions. The Downtown Commercial districts permit a wide range of uses beyond retail, including residential, institutional, office, entertainment, home, and business services, parking garages, some wholesaling and light manufacturing, non laboratory research, and arts activities.

The project site is located within the Kearny-Market-Mason-Sutter Conservation District. While this district covers a large area, it is primarily characterized by small-scaled light-colored buildings four to eight stories in height. Within the district exist many sub areas that increase its variety and complexity while retaining its essential architectural character. This district is discussed in further detail in the Historic Architectural Resources section, page 31.

Required Approvals

The proposed project would require review and approval by the Planning Commission, pursuant to *Planning Code* Section 309, as a new building in a C-3 zoning district in excess of 50,000 square feet of gross floor area and 75 feet in height. Included in this review would be a request for exceptions to certain provisions of the *Planning Code*, including those for height above 80 feet, building bulk, rear yard, and off-street parking (above 0.25 space per unit). Also sought, as part of the project, are a variance for dwelling-unit exposure (Section 140), and a variance from the rules governing inner courtyard substitution for common usable

open space (Section 135(g)(2)). In addition, the project would require approval by the Department of Building Inspection (DBI) of demolition and site permits; and approval by the Department of Public Works (DPW) for a condominium map and related permits.

The total floor area of the project (i.e., usable floor area) would be 94,500 gross square feet, and the Floor Area Ratio (FAR) would be about 9:1. In the C-3-R zoning district, a 6:1 FAR is allowed by right, with a maximum allowable FAR of 9:1 through the use of transferable development rights (TDRs) under Section 128 of the *Planning Code*. TDRs are transferred from unused FAR from a site containing a Significant or Contributory building under Article 11. According to Section 128c(1)(i) of the *Planning Code* for development lots in the C-3-R zoning districts, the credits must originate from a transfer lot in the C-3-R zoning district as well. The project sponsor, who will purchase the needed TDR, will file an application seeking to apply this TDR to the subject site.

Plans and Policies

The *San Francisco General Plan* provides general policies and objectives to guide land use decisions. Any conflict between the proposed project and policies that relate to physical environmental issues are discussed in Section E. Evaluation of Environmental Effects. The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the proposed project.

The Downtown Area Plan contains objectives and policies to guide land use decisions that must mediate the often-conflicting civic objectives between fostering a vital economy on the one hand and retaining the physical urban patterns and structures that collectively shape San Francisco's unique identity, functioning, and place on the other hand. The Area Plan's physical land use objectives and policies support a compact mix of activities, historical values, and distinctive architecture and urban forms that allow downtown San Francisco to continue to be a stimulating center of ideas, services, trade, and urban experience.¹

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the City's *Planning Code* to establish eight Priority Policies. These policies, and the sections of this Environmental Evaluation addressing the environmental issues associated with the policies, are: (1) preservation and

¹ City and County of San Francisco, *General Plan*, introduction to the Downtown Area Plan. This plan is available online at: http://www.sfgov.org/site/planning_index.asp?id=41405 and at the Planning Information Center (PIC) at 1660 Mission Street, San Francisco.

enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character (Question 1c, Land Use); (3) preservation and enhancement of affordable housing (Question 3b, Population and Housing, with regard to housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a, b, f, and g, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership (Question 1c, Land Use); (6) maximization of earthquake preparedness (Questions 13 a-d, Geology, Soils, and Seismicity); (7) landmark and historic building preservation (Question 4a, Cultural Resources); and (8) protection of open space (Questions 8 a and b, Wind and Shadow, and Questions 9a and c, Recreation and Public Space). Prior to issuing a permit for any project which requires an Initial Study under the California Environmental Quality Act (CEQA), and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation is consistent with the Priority Policies. As noted above, the consistency of the proposed project with the environmental topics associated with the Priority Policies is discussed in the Evaluation of Environmental Effects, providing information for use in the case report for the proposed project. The case report and approval motions for the project will contain the Department's comprehensive project analysis and findings regarding consistency of the proposed project with the Priority Policies.

A "Notification of Project Receiving Environmental Review" was sent out on November 18, 2005, to the owners and occupants of properties adjacent to the project site and interested parties. A few individuals responded to the Neighborhood Notification and either requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Members of the public raised the following concerns regarding the proposed project: (1) the construction noise may disturb nearby hotel guests; and (2) current retail tenants of the 290 Sutter Street building were interested in knowing when their leases would terminate.

Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into the Initial Study as appropriate for CEQA analysis. Comments regarding the merits of the project and those that expressed support for or opposition to the project are not relevant to CEQA analysis but may be taken into account by the Planning Commission and other decision-makers as part of the project approval process. While local concerns or other planning considerations may be grounds for modification or denial of the proposal, in the independent judgment of the Planning Department, no significant, unmitigable impacts have been identified.

D. SUMMARY OF ENVIRONMENTAL EFFECTS

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Wind and Shadow | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Hazards/Hazardous Materials |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mineral/Energy Resources |
| <input type="checkbox"/> Transportation and Circulation | <input type="checkbox"/> Public Services | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mandatory Findings of Signif. |

The following pages present a more detailed checklist and discussion of each environmental factor.

E. EVALUATION OF ENVIRONMENTAL EFFECTS

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
1. LAND USE AND LAND USE PLANNING – Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The 10,500-square-foot project site is located in downtown San Francisco, on the northeast corner of Grant Avenue and Sutter Street. The project site is currently occupied by two buildings: a four-story building (290 Sutter/300 Grant) containing an antique business on the ground floor, with retail uses on the upper floors, a discount eyewear establishment in the basement, and a clothing store in a small ground-floor space, and a vacant one-story building (272 Sutter Street) which previously held retail. The proposed project would demolish the two buildings containing a total of 35,600 sq.ft. of retail or vacant space and construct a building with approximately 15,000 sq.ft. of retail space and approximately 60,000 sq.ft. of residential space.

Land uses in the vicinity vary and include the following uses: residential, office, retail, café, restaurant, bar, hotel, and parking uses. There are various building types, sizes, and ages, with building heights varying from one to 26 stories within a two-block vicinity. Building type is mixed, varying from older to more modern buildings with office, retail, and residential uses.

While the proposed project would add residential uses to the area and result in a substantially larger development at the site than what currently exists, it would not cause a significant adverse land use impact. Because the in-fill project would be constructed within the existing lot configuration, it would not physically divide the arrangement of existing uses and activities that surround it. Immediately north of the project site across Harlan Place is a wine bar and card shop with a hotel in the upper levels. Ground-floor retail with office uses on the upper levels characterize the building adjacent to the project site to the east on Sutter Street, as well as the buildings immediately south of the project site across Sutter Street. Immediately west of the project site across Grant Avenue are a hair salon, an antique business, a photography business, a hotel with a ground-floor restaurant, and a landmark building that houses condominiums and ground-floor retail. Those surrounding uses and

activities would be expected to continue in operation and to be able to interrelate with each other as they do presently, without disruption from the proposed project.

Land use plans and policies are those which directly address physical environmental issues and/or contain targets or standards and which must be met in order to preserve or improve characteristics of San Francisco's physical environment. As described in Section C. Compatibility with Existing Zoning and Plans, the proposed project would not obviously or substantially conflict with any such adopted environmental plan or policy.

The proposed project would be compatible with the dense, urban, regional retail, mixed-use character of the project vicinity. It would replace the existing retail uses on the project site with a primarily residential building that would contain ground-floor and mezzanine-level retail space and below-grade parking. The proposed project would not introduce new land uses to the project vicinity, since high-density multi-family residential, retail, and parking uses are already present and permitted as of right. Although the project would intensify use of the project site, it would be compatible with the existing character of the project vicinity and the size, character, and uses of existing structures in the area. Therefore, the proposed project would not have a substantial adverse impact on the land use character of the vicinity.

The proposed project's impacts relating to land use are considered less than significant under CEQA, for the reasons discussed above.

<i>Topics:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Not Applicable</i>
2. AESTHETICS – Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

