



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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

Case No.: 2016-010589ENV
Project Address: 2300 Harrison Street/3101 19th Street
Zoning: UMU (Urban Mixed-Use)
68-X Height & Bulk District
Block/Lot: 3593/001
Lot Size: 38,676 square feet
Plan Area: Eastern Neighborhoods Area Plan (Mission Area Plan)
Project Sponsor: Tuija Catalano, Reuben, Junius & Rose, LLP, (415) 567-9000
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PROJECT DESCRIPTION

The approximately 38,676-square-foot project site is located on the west side of Harrison Street, on the southwest corner of the intersection of Harrison and 19th Streets in the Mission neighborhood. The project site is bounded by 19th Street to the north, Harrison Street to the east, Mistral Street to the south, and Treat Avenue to the west. The site is currently occupied by a 42-foot-tall, three-story, 68,538-square-foot office building, constructed in 1913, and a 14,000-square-foot surface parking lot with 61 parking spaces. The existing office building has a 1,300 square foot roof deck. There are currently five additional on-site parking spaces along the Harrison Street exterior of the existing office building, for a total of 66 off-street vehicle parking spaces. The existing office building provides a bicycle room with 48 Class 1 bicycle spaces, and two showers and a locker room with existing bicycle racks for 27 bicycles. There are nine Class 2 bicycle parking spaces in the existing parking lot. Adjacent to the project site, there are an additional 14 Class 2 bicycle parking spaces on the east side of Treat Avenue (five bicycle racks in an on-street bicycle corral and two bicycle racks on the sidewalk).

(Continued on next page.)

CEQA DETERMINATION

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

DETERMINATION

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

for 

Lisa Gibson
Environmental Review Officer

4/30/19

Date

cc: Tuija Catalano, Project Sponsor; Supervisor Hillary Ronen, District 9; Linda Ajello Hoagland, Current Planning Division; Monica Huggins, Environmental Planning Division; Project Distribution

PROJECT DESCRIPTION (continued)

The proposed project would include a horizontal and vertical addition to the existing building that would replace the surface parking lot with new construction of a 75-foot-tall (up to 85-foot-tall for the elevator penthouse), six-story-over-basement, 77,365-square-foot mixed-use building. The new building would be connected to the existing building at the second and third levels to expand the existing office use on those floors. An office lobby fronting Mistral Street would provide access to an elevator serving the basement garage through floor 3 of the new building. Other than for the connections at the second and third levels to expand the existing office use, no changes are proposed to the existing building.

The residential lobby would be at the corner of Treat Avenue and Mistral Street, fronting Mistral Street, with access to an elevator serving floors 1 and 4 through 6. Existing access to office uses would continue to be available at the ground floor from 19th and Harrison streets as well as from a new elevator serving the office space accessible from the basement garage and an office lobby fronting Mistral Street. Two arts activity or retail spaces would front Mistral Street, and the retail space would front Harrison Street.

The proposed addition would consist of 12,331 square feet of below-grade parking, a new bike room with lockers and two showers for office employees at the site¹; 1,117 square feet of arts activity or retail uses, 2,483 square feet of retail, and 5,183 square feet of parking at the ground floor; 27,017 square feet of office use on floors 2 and 3; and 29,234 square feet of residential use on floors 4, 5, and 6. The project would include 24 dwelling units consisting of 14 one-bedroom and 10 two-bedroom units.

Open space for retail (112 square feet) would be provided on the Harrison Street frontage of the building, in front of the retail space. Approximately 545 total square feet of open space for office use would be provided on floors 2 and 3 as 272 square foot balconies, each facing Mistral Street. Approximately 2,722 square feet of residential common open space would be provided on the fourth and fifth floors in the form of terraces. In addition, approximately 1,405 square feet of private open space would be provided for some of the residential units as private balconies for five residential units.

The proposed project would remove the existing surface parking lot. It would provide 41 vehicle parking spaces: 31 for office and 10 for residential use as follows. Twenty-eight parking spaces for the office use would be located in the basement garage accessed from a proposed 14-foot-wide curb cut on Treat Avenue. Additionally, three of the five existing parking spaces located on the Harrison Street exterior of the building would be retained for the office use and would continue to be accessed from Harrison Street via the existing 20-foot-wide curb cut. Ten vehicle spaces for the residential use would be located in a ground floor parking garage accessed from a proposed 14-foot-wide curb cut on Mistral Street.

The proposed project would add 30 Class 1 bicycle parking spaces at the basement and ground floor levels—24 for residential use, five for office employees, and one for retail employees. Following implementation of these improvements, the project site would provide 105 Class 1 bicycle parking spaces and five Class 2 bicycle parking spaces on the sidewalks surrounding the site. The proposal also includes the addition of 15 street trees: one on Treat Avenue, 12 on Mistral Street, and two on Harrison Street.

The project sponsor would widen the sidewalk along the north side of Mistral Street, between Harrison Street and Treat Avenue, from 5 feet to 8-feet-8-inches, to improve access to the site for people walking, and would request that all on-street parking along the south side of Mistral Street be removed to provide clearance for fire department vehicles. Additionally, a bulb out at the corner of Harrison and Mistral streets would extend 9 feet into Harrison Street. North/south crosswalk striping across Mistral Street at the

¹ For compliance with Planning Code sections 155.1-155.4, Bicycle Parking, Showers, and Lockers in New and Expanded Buildings.

southeast corner of the project site is also proposed. Following development, the land uses onsite would consist of 95,555 square feet of office use, 29,234 square feet of residential use, 1,117 square feet of ground floor arts activity or retail uses, 2,483 square feet of retail, 17,514 square feet of parking, and 6,176 square feet of open space.

The project would use the state density bonus law (California Government Code sections 65915-65918), which allows waivers, concessions, and modifications from local development standards for projects. Under the state density bonus law, the project would seek modifications and concessions for active ground floor uses, narrow street height limit, ground floor height, and rear yard setback. The project also seeks a waiver to add one additional floor over the existing height limit to permit development up to 75 feet in height.

APPROVAL ACTION

Pursuant to Planning Code section 329, the proposed project requires a Large Project Authorization from the City Planning Commission. The approval of the large project authorization would be the *approval action* for the project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code. A list of other approvals required for the project is provided in the project's Initial Study Checklist.

COMMUNITY PLAN EVALUATION OVERVIEW

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

This determination evaluates the potential project-specific environmental effects of the 2300 Harrison Street/3101 19th Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).² Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses.

² Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 2300 Harrison Street/3101 19th Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{3,4}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site was rezoned to UMU (Urban Mixed Use) District from M-1 (Light Industrial). The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects are discussed further in the Community Plan Evaluation (CPE) Checklist, under Land Use. The 2300 Harrison Street/3101 19th Street site, which is located in the Mission District of the Eastern Neighborhoods, was designated as a site allowing buildings up to 68 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 2300 Harrison Street/3101 19th Street is consistent with and was encompassed within the analysis

³ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

⁴ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2300 Harrison Street/3101 19th Street project, and identified the mitigation measures applicable to the 2300 Harrison Street/3101 19th Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 2300 Harrison Street/3101 19th Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on the west side of Harrison Street, on the southwest corner of the intersection of Harrison and 19th streets in the Mission neighborhood. Harrison and 19th streets are both two-way streets with one travel lane in each direction. In addition, there is a bicycle lane in each direction on Harrison Street. Treat Avenue is also a two-way street with one travel lane in each direction, and it ends just beyond its intersection with Mistral Street at the property line of John O'Connell Technical High School. Mistral Street is a one-way alley with traffic flowing to the east. Due to the existing curb cuts at the site, there is no parking on the west side of Harrison Street adjacent to the site. All other streets surrounding the site include parking on both sides of the street.

South of the project site across Mistral Street is a recreational area for John O'Connell Technical High School consisting of hardtop courts for basketball and other sports. Across 19th Street north of the project site is a Pacific Gas & Electric service center and equipment yard. To the west across Treat Avenue from the project site, the properties are a one-story industrial building (600 Treat Ave; constructed in 1962), a two-story warehouse brewery (620 Treat Ave; constructed in 1900), and a single-story industrial building (630 Treat Ave; constructed in 1920). Across Harrison Street, the properties to the east of the project site are a two-story industrial building (constructed in 1914) and a three-story live-work condominium (constructed in 1993).

The area surrounding the project site is characterized by commercial, residential, and production, distribution, and repair (PDR) buildings, and institutional uses, in buildings ranging from one- to four-stories in height. The immediately surrounding parcels are either within the Urban Mixed Use, Production Distribution and Repair, or Public zoning districts. North of 19th Street is a mix of PDR, mixed-use with and without residential use, and office land uses. The closest residential uses are directly across Harrison Street south of 19th Street. Further to the southwest, south of 20th Street and west of Harrison Street, the zoning includes Residential-House, Two Family (RH-2), Residential-House, Three Family (RH-3), and Residential-Mixed, Low Density (RM-1). South of 20th Street, the land uses are largely residential, with some commercial and institutional/educational uses. In addition, there are office uses within ½ mile of the project site. Height and bulk districts within a one-block radius of the project site include 45-X, 58-X, 65-X, and 68-X.

Within one-quarter mile of the project site, the San Francisco Municipal Railway (Muni) operates the following bus lines: 12 and 27. The nearest bus stop, which serves the 27 bus line, is approximately 760 feet

⁵ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2300 Harrison Street/3101 19th Street, October 4, 2018. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2016-010589ENV.

⁶ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 2300 Harrison Street/3101 19th Street, February 12, 2018.

east of the project site at the intersection of 19th and Bryant streets. Both routes provide service to 24th Street Mission BART Station. Additionally, the 22-Filmore, 33-Ashbury/18th Street, and 55-16th Street bus routes are within 0.35 miles of the project site along 16th Street. These routes provide service to the 16th Street Mission BART Station. The 14-Mission, 14R-Mission Rapid, and 49-Van Ness/Mission routes are also within 0.35 miles of the project site, which provide service to the 16th Street and 24th Street Mission BART stations. There are Class II bicycle lanes in the north and south directions on Harrison Street.⁷

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 2300 Harrison Street/3101 19th Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2300 Harrison Street/3101 19th Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. Development of the proposed project may preclude development of PDR on this site. The loss of 14,000-square-foot of PDR would indirectly contribute to the significant cumulative land use impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR because it would occur in an area that was anticipated to allow for some PDR use. However, this loss would not result in new or more severe impacts than were disclosed in the PEIR. As such, the project’s contribution to this cumulative impact does not require any additional environmental review beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study. The proposed project would not contribute to any of the historical architectural resources, transportation and circulation, or shadow significant and unavoidable impacts identified in the PEIR.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		

⁷ Class II bikeways are bike lanes established along streets and are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel. Bike lanes are one-way facilities, typically striped adjacent to motor traffic travelling in the same direction. Contraflow bike lanes can be provided on one-way streets for bicyclists travelling in the opposite direction. Source: California Department of Transportation, A Guide to Bikeway Classification, July 2017, accessed on February 13, 2019 at http://www.dot.ca.gov/d4/bikeplan/docs/caltrans-d4-bike-plan_bikeway-classification-brochure_072517.pdf.

Mitigation Measure	Applicability	Compliance
F-1: Construction Noise (Pile Driving)	Not applicable: pile driving is not proposed for foundation work.	Not applicable.
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of construction noise attenuation measures (Project Mitigation Measure 2).
F-3: Interior Noise Levels	Not applicable: CEQA no longer requires consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	Not applicable
F-4: Siting of Noise-Sensitive Uses	Not applicable: CEQA no longer requires consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	Not applicable
F-5: Siting of Noise-Generating Uses	Not Applicable: the project does not include any noise generating uses.	Not applicable
F-6: Open Space in Noisy Environments	Not applicable: CEQA no longer requires consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	Not applicable
G. Air Quality		
G-1: Construction Air Quality	Not applicable: the project site is not located within an Air Pollutant Exposure Zone and the requirements of the Dust	Not applicable

Mitigation Measure	Applicability	Compliance
	Control Ordinance supersede the dust control provisions of PEIR Mitigation Measure G-1.	
G-2: Air Quality for Sensitive Land Uses	Not applicable: superseded by applicable Article 38 requirements.	Not applicable
G-3: Siting of Uses that Emit DPM	Not applicable: the project would not include uses that would emit substantial levels of DPM.	Not applicable
G-4: Siting of Uses that Emit other TACs	Not applicable: the project would not include uses that would emit substantial levels of other TACs.	Not applicable
J. Archeological Resources		
J-1: Properties with Previous Studies	Not applicable: no previous studies have been performed on the project site.	Not applicable
J-2: Properties with no Previous Studies	Applicable: Preliminary Archeological Review by the Planning Department indicates the potential to adversely affect archeological resources and archeological testing is warranted.	The project sponsor has agreed to implement an archeological testing mitigation measure (Project Mitigation Measure 1).
J-3: Mission Dolores Archeological District	Not Applicable: the project site is not located within the Mission Dolores Archeological District.	Not applicable
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	Not applicable
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	Not applicable

Mitigation Measure	Applicability	Compliance
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	Not applicable
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: the proposal involves removal of building walls on a structure constructed in 1913.	The project sponsor has agreed to dispose of demolition debris in accordance with applicable regulations (Project Mitigation Measure 3).
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	Not applicable
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	Not applicable
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	Not applicable
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	Not applicable
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	Not applicable
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	Not applicable
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	Not applicable
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	Not applicable
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	Not applicable
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	Not applicable

Mitigation Measure	Applicability	Compliance
E-11: Transportation Demand Management	Not Applicable: superseded by the Transportation Demand Management Ordinance.	Not applicable

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

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on October 26, 2018, to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Three members of the community requested a copy of the final environmental document, and one member of the community commented on the proposed project. The comments included concerns about traffic congestion and potential conflicts between an on-street commercial loading area on Treat Avenue and the proposed driveway for the office parking also on Treat Avenue. Please see Section 4. Transportation and Circulation of this Community Plan Evaluation’s Initial Study Checklist. Additional concerns related to the proposed building’s height and potential shadows that would be cast on nearby businesses. These concerns are addressed in Section 8. Wind and Shadow of the associated CPE Initial Study Checklist. Another concern raised by the commenter regarded noise conflicts between an existing business and the proposed residential uses; these concerns are addressed in Section 5. Noise of the Initial Study Checklist. Lastly, the commenter suggested that the proposed ground floor retail space front Treat Avenue instead of Harrison Street. This is a comment on the project’s merit and may be considered by the decision-makers as part of their review for project approvals. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the Initial Study Checklist⁸:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;

⁸ The Initial Study Checklist for this project is available for review on the Planning Department’s website, under Case File No. 2016-010589ENV. <https://sf-planning.org/community-plan-evaluations>.

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

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

Attachment A: MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL				
MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
MITIGATION MEASURES FROM THE EASTERN NEIGHBORHOODS AREA PLAN EIR				
<p>Project Mitigation Measure 1: Archeological Testing (Mitigation Measure J-2 of the Eastern Neighborhoods PEIR). The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant’s work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans, the</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction activities.</p>	<p>Project sponsor/archeological consultant and ERO.</p>	<p>Considered complete upon ERO’s approval of FARR.</p>

¹ The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

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<p>Overseas Chinese, or other potentially interested descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources</p>				

² An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

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<p>may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p style="margin-left: 40px;">A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p style="margin-left: 40px;">B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), 				

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<p>site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> ▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; ▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; ▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; ▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the 				

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<p>ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. 				

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<ul style="list-style-type: none"> ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable</p>				

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<p>efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinterment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a</p>				

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copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.				
<p>Project Mitigation Measure F-2: Construction Noise (Mitigation Measure F-2 from Initial Study). Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by 	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	During construction	Each Project Sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.

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taking noise measurements; and <ul style="list-style-type: none"> • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 				
Project Mitigation Measure 3: Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods PEIR). The project sponsor shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project sponsor, contractor(s).	Prior to demolition of structures.	Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.	Considered complete when equipment containing PCBs or DEHP or other hazardous materials is properly disposed.