



# SAN FRANCISCO PLANNING DEPARTMENT

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## Addendum to Mitigated Negative Declaration

*Date of Publication of the Addendum:* October 10, 2018

*Case No.:* 2015-016243ENV

*Project Title:* 611 Jones Street

*Final MND:* 611 Jones Street  
Case No. 2000.497E

*Date of Final MND:* Adopted and issued on March 26, 2001

*Zoning:* RC-4 (Residential: Commercial, High Density) District  
North of Market Residential 1 Special Use District  
80-T-130-T Height and Bulk District

*Block/Lot:* 0304/003

*Project Sponsor:* William Mollard, Workshop1, (415) 523-0304 x1, [will@workshop1.com](mailto:will@workshop1.com)

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## 1.0 Background

The 2,186-square-foot project site is located on the west side of Jones Street in the block bound by Jones, Geary, Leavenworth and Post streets in the Downtown/Civic Center neighborhood of San Francisco.

On March 26, 2001, the San Francisco Planning Department adopted and issued the 611 Jones Street Final Negative Declaration (FND).<sup>1</sup> The adopted FND analyzed a project that proposed to demolish an existing two-story single-family residential building and construct a new 90-foot-tall (103-foot-tall with penthouse), eight-story-over-basement condominium building with seven dwelling units, two ground-level parking spaces and a below-grade utility basement. After the project approval, the project sponsor did not develop the site as planned. The project sponsor and proposed project have changed since the adoption of the FND; Workshop1 is the current project sponsor (project sponsor).

## 2.0 Proposed Modifications to the Project

The project sponsor has submitted a revised application for the project ("2001 project") evaluated in the FND. The modified project ("proposed project") would also construct a new 90-foot-tall (100-foot-tall with penthouse), eight-story residential building with seven dwelling units; however, it would provide no off-street parking and seven class 1 bicycle parking spaces.<sup>2</sup> Table 1 summarizes the differences between the proposed project and the 2001 project analyzed in the FND.

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<sup>1</sup> San Francisco Planning Department, Final Negative Declaration, 611 Jones Street, March 26, 2001. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case No. 2000.497E.

<sup>2</sup> Planning Code section 155.1(a) defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees."

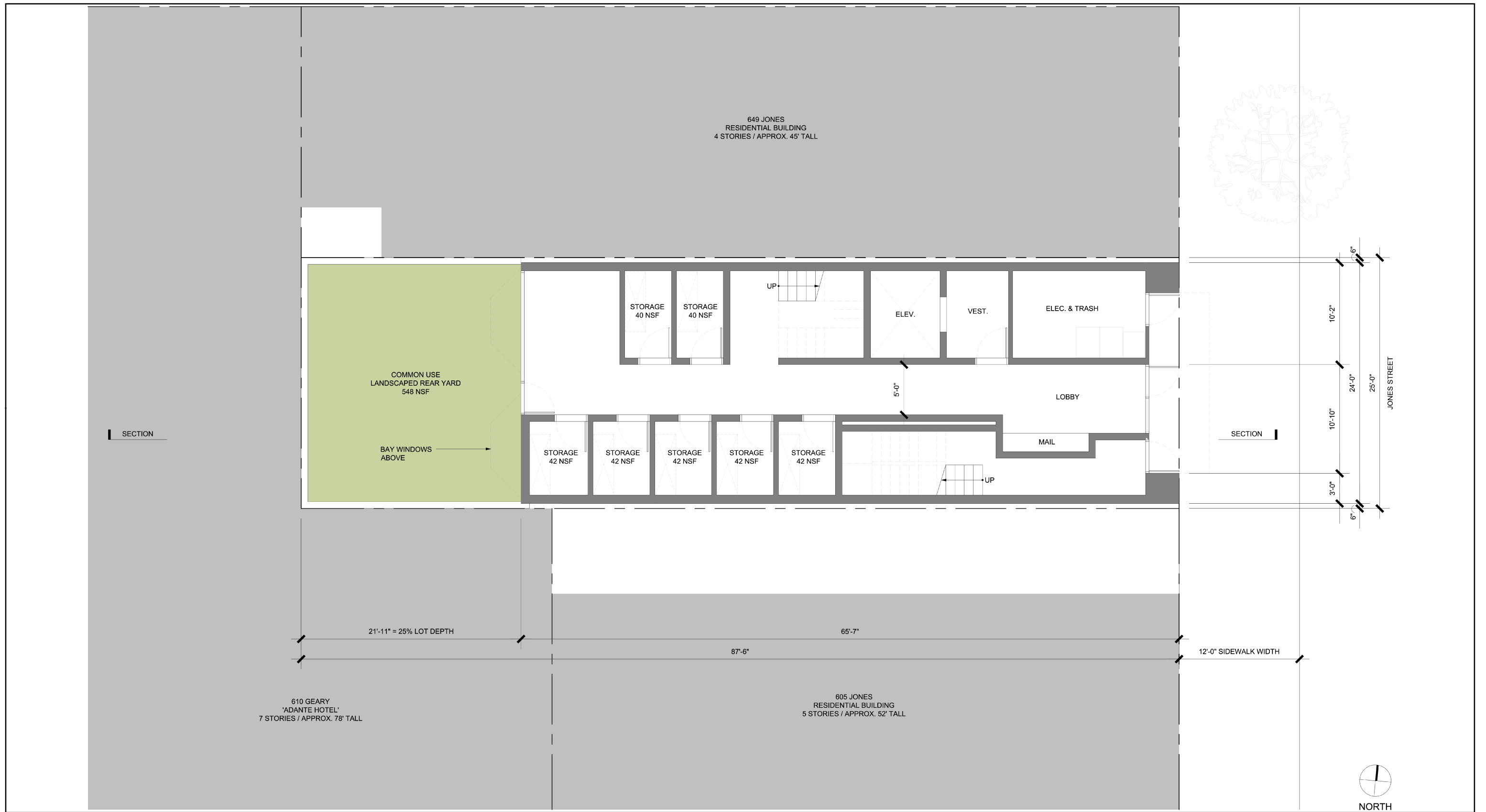
**Table 1: Proposed Modifications to the Project**

	<b>2001 Approved Project (2000.497E)</b>	<b>2018 Proposed Project (2015-016243ENV)</b>	<b>Change</b>
Number of Buildings Demolished	1	1	None
Number of Buildings Constructed	1	1	None
Stories	8	8	None
Height (feet)	90 (103 with elevator penthouse)	90 feet (100 with elevator penthouse)	None (-3 feet)
Residential Units	7 (two-bedroom)	7 (two-bedroom)	None
Residential Area (gross square feet)	13,125	13,132	+7
Parking Area (gross square feet)	2,100	0	-2,100
<b>Total Floor Area (gross square feet)</b>	<b>15,225</b>	<b>13,132</b>	<b>-2,093</b>
Vehicle Parking (spaces)	2	0	-2
Bicycle Parking (spaces) <sup>a</sup>	0	7 class 1	+7
<b>Excavation<sup>b</sup>:</b>			
Depth below ground surface (feet)	8.5 (foundation/elevator pit)	4-8 (foundation/elevator pit)	-0.5 to -4.5 (foundation/elevator pit)
	28 (drilled piers)	40 (drilled piers)	+12 (drilled piers)
Area (square feet)	2,186	2,186	0
Volume (cubic yards)	858	533	-325

- a Planning Code section 155.1(a) defines class 1 bicycle spaces as “spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees.”
- b The FND specified the depths of excavation that would be required to construct the 2001 project, but did not provide the total area of excavation and total volume of excavation that would be required. As shown in Table 1, the project sponsor has estimated the total excavation area and total excavation volume that would have been required to construct the 2001 project on the basis of project plans included in the 611 Jones Street (Case No. 2000.497CV) Planning Commission Case Report. This case report, which included and relied upon the findings of the FND, was reviewed and approved by the Planning Commission at a public hearing on October 11, 2001(Planning Commission Motion No. 16256).

As shown in Table 1, the proposed project would develop the same number of residential units (seven units) as was previously proposed, but the overall height of the new building (including penthouse) would be reduced from approximately 103 feet to 100 feet. The proposed project's building footprint and construction area would also be approximately the same as the previously approved 2001 project, with construction activities taking place over the entire lot. In addition, while the residential area of the proposed project would increase by seven gross square feet (gsf), the total floor area of the proposed new building would decrease by 2,093 gsf, due to the elimination of the vehicle parking spaces previously proposed in the 2001 project (Table 1). Furthermore, although the depth of the drilled piers required to support the currently proposed building would extend 12 feet further below ground surface (an increase from 28 feet to 40 feet below ground surface), the total volume of excavation required for the proposed project compared to the 2001 project would be reduced by 325 cubic yards (see Table 1). Overall, although the proposed project would require deeper excavation (an additional 12 feet) for installation of the drilled piers, the depth of excavation required for the foundation/elevator pit work would decrease by about 0.5 to 4.5 feet. Thus, the proposed project would be constructed within approximately the same envelope as the 2001 project, with only minor changes in the building design.

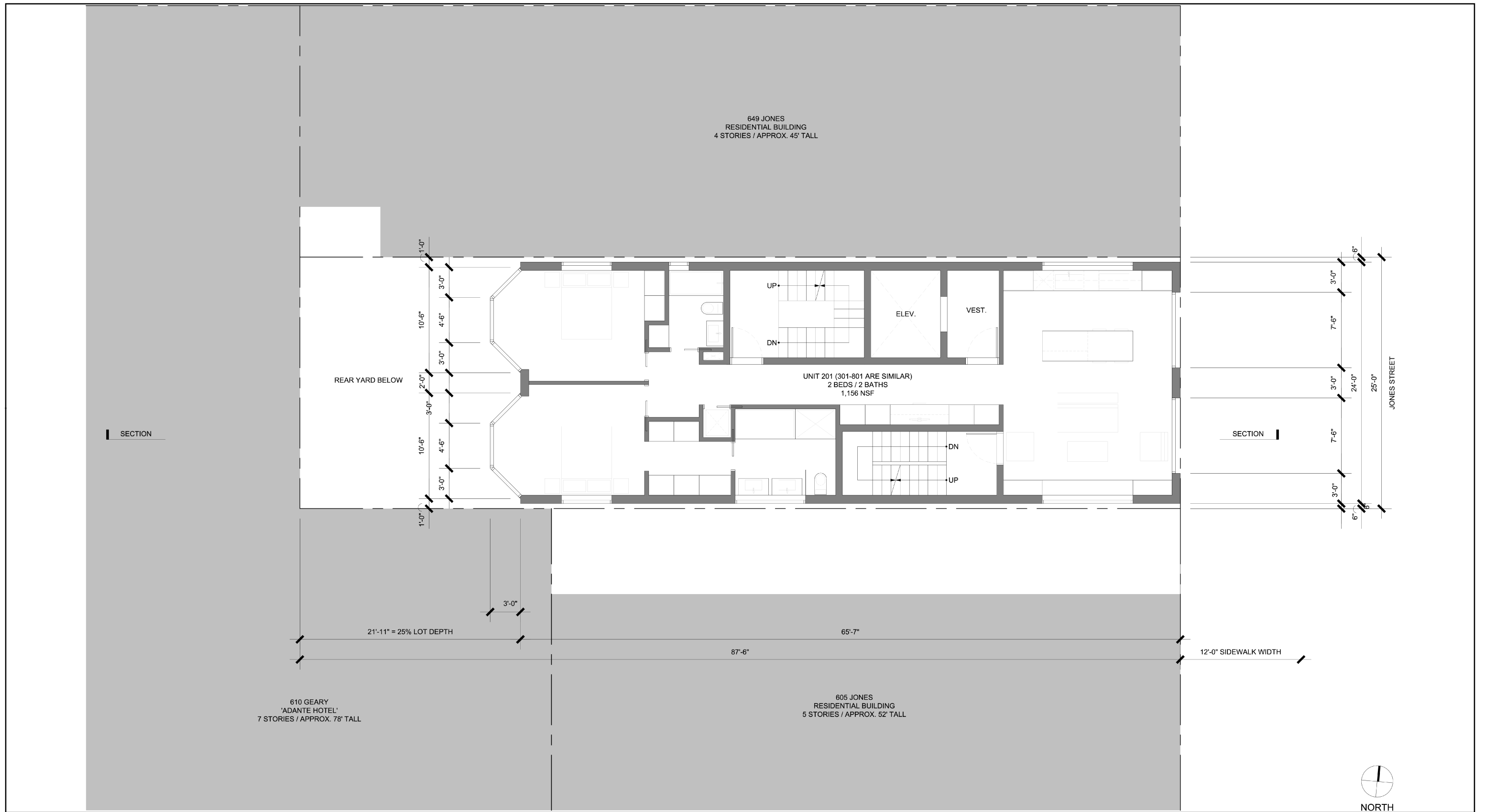
**Figure 1: Site Plan, Ground Level** shows the proposed ground-floor plan and **Figure 2: Second Level** shows the proposed second-floor plan, which is representative of the six floors above. **Figure 3: Roof Level** shows the proposed project's roof plan. **Figure 4: Building Elevations** shows the proposed project elevations. **Figure 5 Building Section** shows a section of the proposed project from the north property line.



source: workshop1

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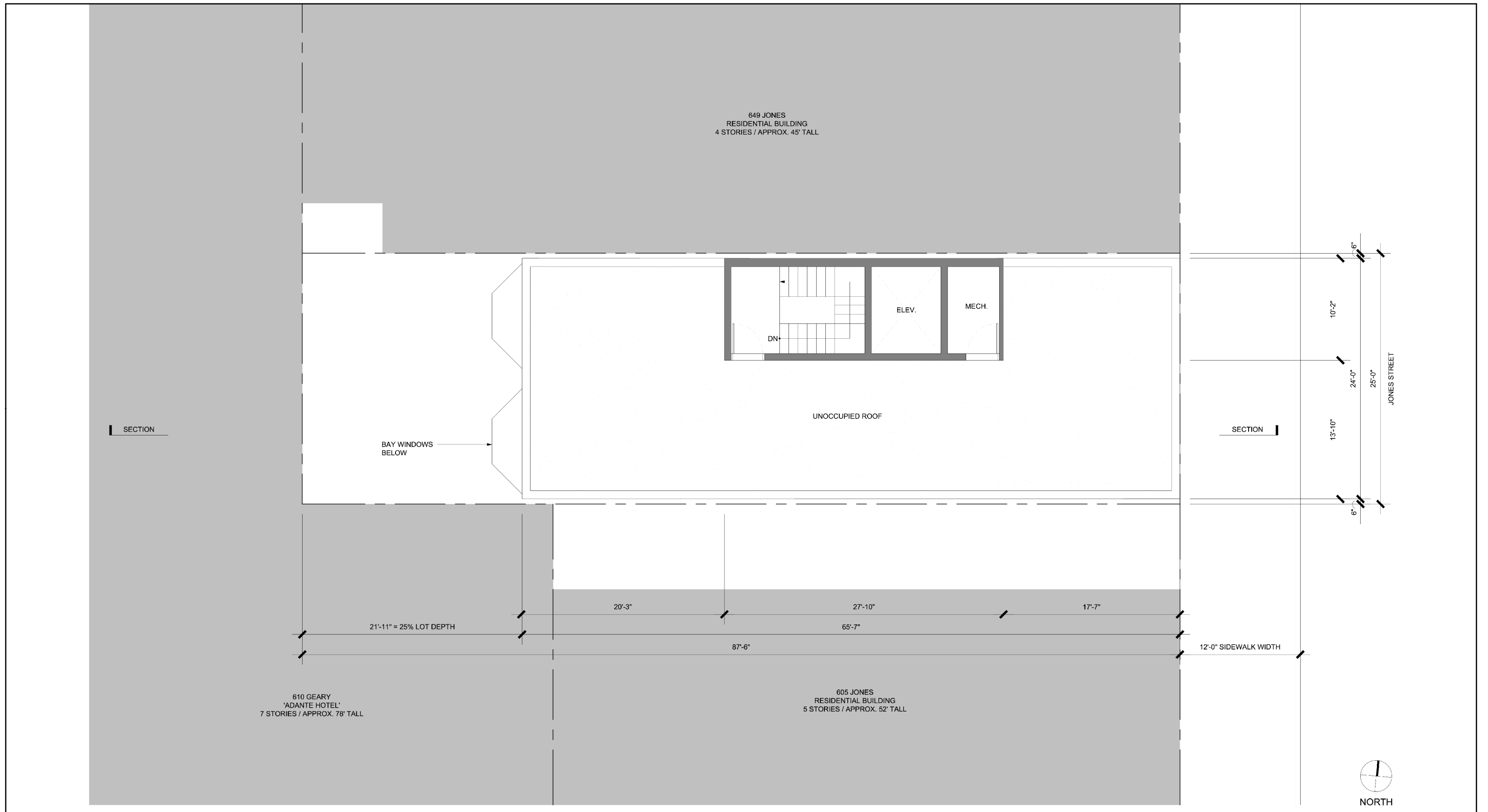
**FIGURE 1: SITE PLAN, GROUND LEVEL**



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Levels 3 through 8 are similar to the 2nd Level

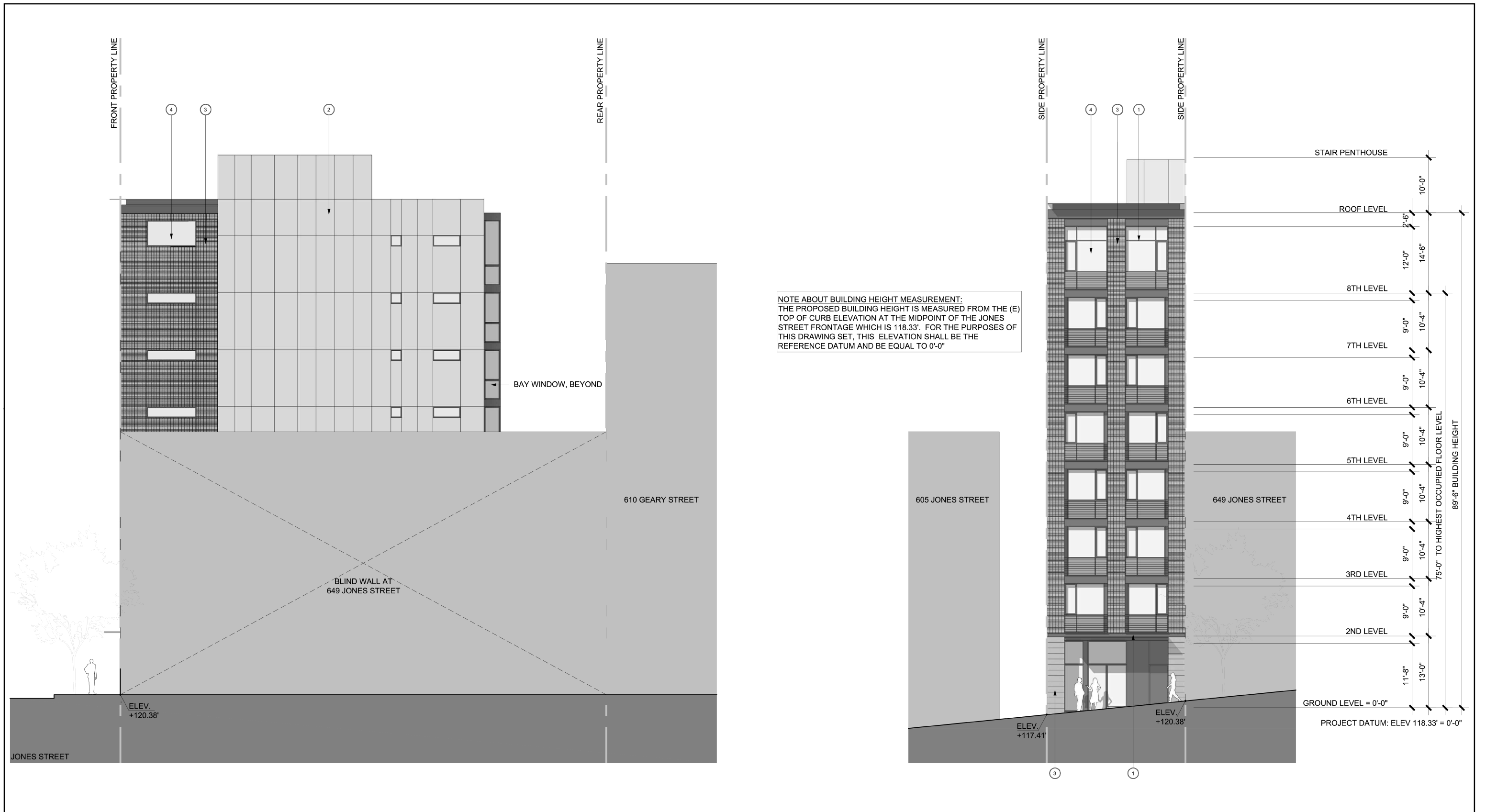
**FIGURE 2: SECOND LEVEL**



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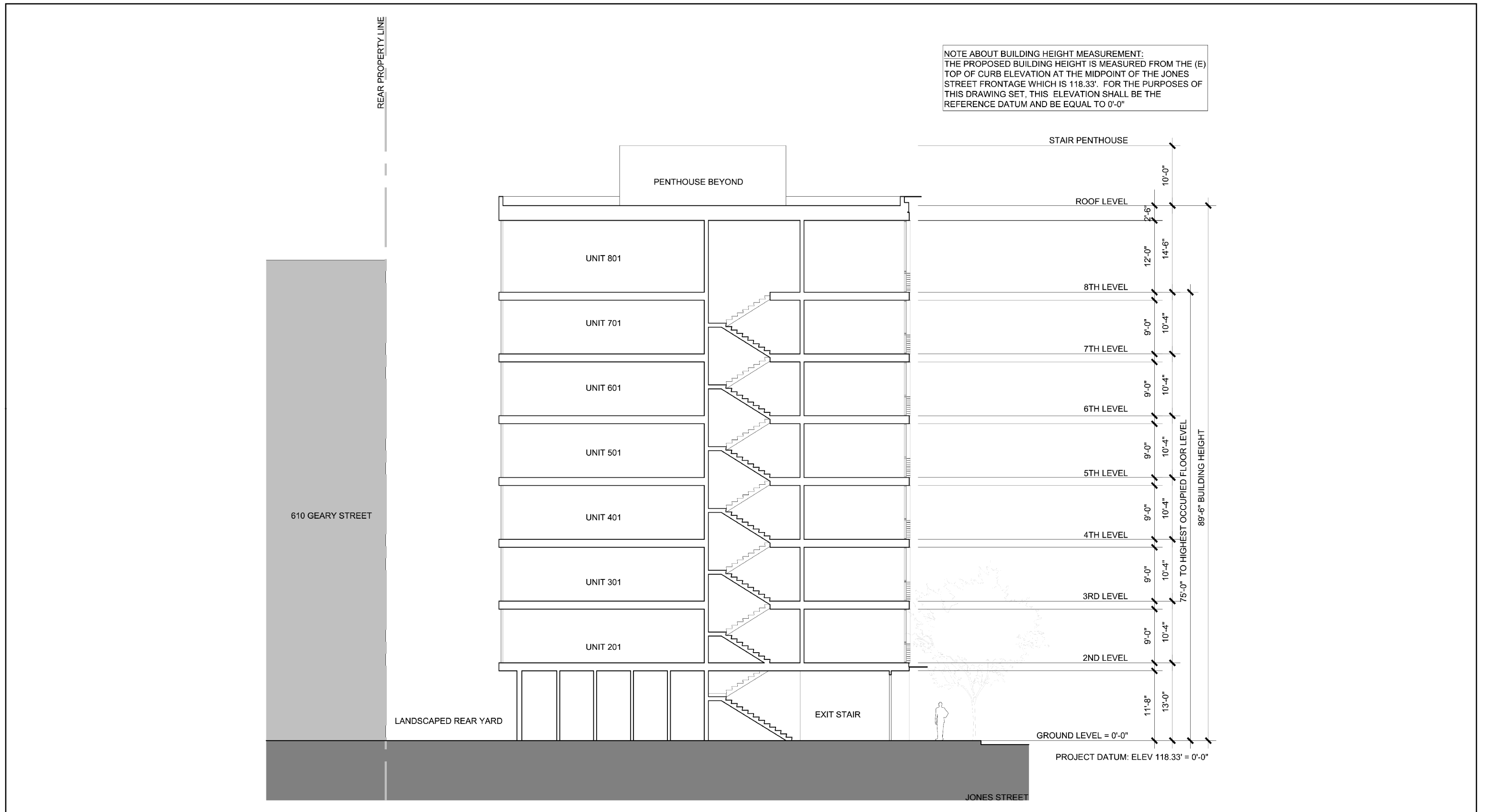
**FIGURE 3: ROOF LEVEL**



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**FIGURE 4: BUILDING ELEVATIONS**



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**FIGURE 5: BUILDING SECTION**



### 3.0 Purpose of the Addendum

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, “[i]f, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of the California Environmental Quality Act (CEQA), that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter.” In addition, CEQA section 21166 and CEQA Guidelines sections 15162-15164 provide that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be required unless one or more of the following events occurs: (1) substantial changes are proposed in the project, which will require major revisions of the negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occur with respect to the circumstances under which the project is being undertaken, which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) new information of substantial importance, which was not known and could not have been known at the time the negative declaration was adopted, becomes available. The lead agency shall prepare an addendum to a previously adopted negative declaration if some changes or additions are necessary, but none of these conditions has occurred.

Since adoption of the FND, no changes have occurred in the circumstances under which the 611 Jones Street project as currently proposed would be implemented. No new information has emerged that would materially change the analyses or conclusions set forth in the FND. Therefore, these issues are not discussed further in the addendum.

This addendum evaluates the potential environmental effects of the proposed project modifications for 611 Jones Street described above. This addendum also analyzes two mitigation measures that were imposed at the time of project approval. These mitigation measures have either been revised or eliminated to align with current City guidelines and/or ordinances that supersede them.

This addendum will be used to support the following project approvals by City agencies needed for implementation of the proposed 611 Jones Street project.

- Conditional Use Authorization per Planning Code section 253 for the new construction of a building greater than 50 feet in height in an RC District and per sections 317 and 249.5(c)(10) for the demolition of a single-family home located within the North of Market Residential Special Use District (Planning Commission); and
- Building permits for demolition and new construction (Department of Building Inspection).

### 4.0 Analysis of Potential Environmental Effects

The FND evaluated the potential physical environmental impacts of the 2001 project with respect to the following environmental topics: land use; visual quality; population; transportation/circulation; noise; air quality/climate; utilities/public services; biology; geology/topography; water; energy/natural resources; hazards; and cultural resources. The FND found that the 2001 project would result in either no impacts, less-than-significant impacts, or impacts that would be less than significant with mitigation. This addendum evaluates the proposed project against each of the aforementioned environmental topics

discussed in the FND. Since the proposed project is similar to the 2001 project evaluated in the FND, only those environmental topics requiring further analysis are discussed in further detail below. The environmental topics discussed in further detail include land use, plans and policies; transportation/circulation; noise; air quality/climate; geology/topography; hazards and cultural resources. The remaining environmental topics are addressed in the “Other Environmental Topics” section.

The proposed project would not result in new or different environmental impacts, substantially increase the severity of the previously identified environmental impacts, or require new mitigation measures. In addition, no new information has emerged that would materially change the analyses or conclusions set forth in the FND. Therefore, the proposed project would not change the analyses or conclusions in the FND. The following discussion provides the basis for this conclusion.

Since adoption of the FND, the Planning Department has revised its approach to CEQA analysis to align with regulatory and statutory changes that have occurred since 2001. These changes, insofar as they relate to analysis of the proposed project, are discussed below.

### *Public Resources Code Section 21099*

In 2013, Senate Bill 743 was signed into law. SB 743 added Chapter 2.7, Modernization of Transportation Analysis for Transit-Oriented Infill Projects, to Division 13 (Section 21099) of the Public Resources Code. Public Resources Code section 21099(d) provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

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

The proposed project meets each of the previously listed criteria<sup>3</sup>, and thus, this addendum does not consider aesthetics and the adequacy of parking in determining the significance of the proposed project impacts under CEQA.

### *Land Use, Plans and Policies*

The FND discussed the 2001 project’s compliance with the planning code and its potential to result in land use impacts and determined that it could not result in a significant adverse environmental effect related to land use, either at the project level or cumulative level.

The proposed project would be a permitted use in an RC-4 district. (Residential-Commercial Combined Districts, High Density). The RC-4 district encourages a combination of high-density dwellings with

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<sup>3</sup> San Francisco Planning Department, Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 611 Jones Street, Case No.2015-016243ENV, July 16, 2018. This document is available for public review at the Planning Department, 1650 Mission Street, suite 400.

compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character. The proposed project would be within the height requirements of the 80-130-T Height and Bulk District, but would require a conditional use authorization for the new construction of a building greater than 50 feet in height in an RC District (Planning Code section 253) and the demolition of a single-family home (Planning Code sections 317 and 249.5(c)(10)).

Environmental plans and policies, such as the Bay Area Air Quality Plan, are those which directly address physical environmental issues and/or contain targets or standards which must be met in order to preserve or improve characteristics of the City's physical environment. The proposed residential development at 611 Jones Street would not obviously or substantially conflict with any such adopted environmental plan or policy. The City's General Plan, which provides general policies and objectives to guide land use decisions, contains some policies which relate to physical environmental issues. The current project would not obviously or substantially conflict with any such policy. In general, potential conflicts with the general plan are considered by decision makers independently of the environmental review process, as part of the decision whether to approve or disapprove a proposed project. Any potential conflict not identified here could be considered in that context, and would not alter the physical environmental effects of the proposed project.

The proposed project, similar to the 2001 project, would not disrupt or divide the physical arrangement of the neighborhood because the project would be constructed within the boundaries of the existing site.

Overall, the proposed project would develop the site with land uses and building heights similar to the 2001 project. Thus, the proposed project would not result in a significant impact related to land use, plans and policies, at the project or cumulative level, which is consistent with the analysis and conclusions reached in the FND.

### *Transportation/Circulation*

The FND found that the 2001 project would have less-than-significant impacts on traffic conditions, transit trips, and parking demand. Since the proposed project would include the same number of residential units as the 2001 project, the FND conclusions regarding transportation impacts related to construction, transit, pedestrians, and person-trips would not change. The 2001 project included two off-street vehicle parking spaces. Planning Code section 209.3, RC (Residential Commercial) Districts, does not require any vehicle parking for residential uses, but permits up to one vehicle space for every two dwelling units. The proposed project would not include any off-street vehicle parking and would remove the existing curb cut on Jones Street; however, as noted above, the parking impacts of a residential project on an infill site within a transit priority area would not be considered significant impacts on the environment.<sup>4</sup> The addition of seven bicycle parking spaces with the proposed project could add new bicycle trips to the project vicinity, but the number of trips would be too small to substantially affect bicycle travel in the area or result in conflicts between bicycles and vehicles. Thus, consistent with the analysis and conclusions reached in the FND, the proposed project would not result in any significant project-level or cumulative impacts related to transportation and circulation.

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<sup>4</sup> San Francisco Planning Department, Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis, 611 Jones Street, Case No.2015-016243ENV, July 16, 2018. This document is available for public review at the Planning Department, 1650 Mission Street, suite 400.

## *Noise*

The proposed project would be subject to and regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The noise ordinance, sections 2907 and 2908, limits noise from powered non-impact construction equipment to a level of 80 dBA at a distance of 100 feet. Construction activities may not exceed 5 dB above ambient noise levels at the nearest property line between the hours of 8:00 p.m. and 7:00 a.m. Permits to allow work during these hours are issued by the Director of Public Works or the Director of Building Inspection. The proposed project would include new fixed noise sources that would produce operational noise at the project site. The proposed heating, ventilation, and air conditioning (HVAC) equipment would be located in a mechanical penthouse on the roof. Rooftop enclosures would provide acoustical shielding. Operation of mechanical equipment, including the HVAC would be subject to section 2909(a)(1) of the noise ordinance, which regulates noise from mechanical equipment and other similar sources on residential property. Mechanical equipment operating on residential property must not produce a noise level more than 5 dBA above the ambient noise level at the property boundary. Section 2909(d) states that no fixed noise source may cause the noise level measured inside any sleeping or living room in a dwelling unit on residential property to exceed 45 dBA between 10 pm and 7 am or 55 dBA between 7 am and 10 pm with windows open, except where building ventilation is achieved through mechanical systems that allow windows to remain closed. The project sponsor also anticipates the use of heat pumps throughout the proposed new building and potentially, electric solar panels for electricity or thermal solar for hot water. However, these types of equipment would not generate mechanical noise. The proposed project would be required to comply with these regulations and would not exceed limits for fixed noise sources set forth in the noise ordinance.

The FND reviewed noise generated by the 2001 project and concluded that it would not be considered a significant impact. The noise associated with residential development is common and expected in urban areas. The FND noted that an approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people, and determined that the 2001 project would not cause a doubling in traffic volumes. Therefore, the 2001 project would not cause a noticeable increase in the ambient noise level in the project vicinity. Since the proposed project would construct the same number of residential units as the 2001 project, the noise generated with occupancy of the proposed project would be similar.

Thus, noise associated with the construction, operation and occupancy of the proposed project would not be considered a significant impact, either at the project level or cumulative level. Therefore, the proposed project would not change the conclusions of the FND regarding noise.

## *Air Quality/Climate*

### *Air Quality*

The FND found that the 2001 project's construction air quality impacts from fugitive dust would be less than significant with implementation of Mitigation Measure 1: Construction Air Quality. The proposed project would not change this analysis or conclusion. However, the proposed project would be required to comply with the San Francisco Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), which supersedes Mitigation Measure 1: Construction Air Quality in the FND. The San Francisco Construction Dust Control Ordinance was implemented with the intent of reducing the quantity of dust generated during site preparation, demolition and construction activities in order to

protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Therefore, Mitigation Measure 1: Construction Air Quality is no longer required as compliance with the San Francisco Dust Control Ordinance would ensure that the proposed project would have less-than-significant construction-related air quality impacts.

In addition, the FND found that the number of vehicle trips associated with the 2001 project would not result in significant air quality impacts related to vehicular emissions. Since the number of proposed residential units would be the same as those previously analyzed for the 2001 project, the proposed project would not change the analysis or conclusions reached in the 2001 FND regarding air quality impacts related to vehicle emissions.

Therefore, the proposed project would not result in significant project level or cumulative impacts related to air quality.

#### *Wind*

Planning Code section 148, Reduction of Ground-level Wind Currents in C-3 Districts, generally requires new buildings to be shaped so as not to cause ground-level wind currents to exceed, more than 10 percent of the time, pedestrian comfort criteria of 11 miles per hour (mph) in substantial pedestrian use areas, and 7 mph in public seating areas. Similarly, the Planning Code requires that buildings not cause equivalent wind speeds to reach or exceed the hazard level of 26 mph for a single full hour of the year. While the project site is within a RC-4 district, the Planning Department uses this hazard criterion to determine the significance of wind-related environmental impacts as part of its CEQA environmental review.

The 2001 FND did not evaluate wind impacts. As described above, analysis of the wind hazard potential of the proposed project is required because: 1) there is a known potential for hazardous winds, as defined in Planning Code section 148, to occur in the general vicinity of the project site; and, 2) at 90 feet in height (100 feet in height with elevator penthouse), the building would have potential to adversely affect ground-level winds. Two wind memoranda analyzed the proposed project potential wind impacts<sup>5,6</sup> The following discussion relies on the information in those reports.

The proposed project would construct an eight-story, 90-foot-tall building, with a setback in the rear of the lot, and would be enclosed by a wall of existing buildings on its west, north, and south sides. The proposed building would include a 10-foot-high elevator penthouse, for a total height of 100 feet. The 2001 project proposed a 90-foot-tall building, with a 13-foot-tall elevator penthouse. The overall height of the currently proposed project would thus be three feet shorter (100 feet) than the 2001 project. There would be about a 33-foot height difference between the proposed project and the two adjacent buildings at 605 Jones and 649 Jones street, leaving the upper three floors of the north and south facades of the

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<sup>5</sup> ESA, Technical Memorandum, Potential Wind Impact of Proposed 8-Story Residential Project – 611 Jones Street, San Francisco, California, May 1, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

<sup>6</sup> ESA, Technical Memorandum, Potential Wind Impact of July 17, 2018 Revised Design of Proposed 8-Story Residential Project, 611 Jones Street Development, San Francisco, California, August 9, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

proposed project exposed to wind. However, the aggregate of the buildings on the block would shelter the proposed project from the predominant northwest, west-northwest, and west winds. Therefore, any adverse effect on winds in pedestrian areas from these exposed building facades would be expected to be minimal. The proposed project would present limited new surface area that would be directly exposed to the predominant northwest, west-northwest, and west winds. Consequently, the proposed project would be highly unlikely to cause an exceedance of the wind hazard criterion at or in the vicinity of the site, and would be unlikely to aggravate any existing exceedance of the wind hazard criterion that might exist in the vicinity. Therefore, the proposed project would have less-than-significant effects on pedestrian-level wind hazard conditions.

The 90-foot-tall proposed project would also not likely result in changes in the pedestrian comfort criteria of 11 mph in substantial pedestrian use areas, and 7 mph in public seating areas speeds that occur in the vicinity. On Jones Street, on the project frontage of the site, the proposed project possibly may reduce the 10 percent exceeded wind speeds very slightly for the comfort criteria.

Cumulative development proposed in the vicinity would be generally limited to 130 feet in height, reflecting Planning Code height and bulk districts in the area. The two known projects nearby or close upwind of the project include: 651 Geary Street, an approved project (Case 2014-0482) for a 13-story, 130-foot building on a vacant lot, less than 200 feet southwest of the project site; and 955 Post Street, a proposed project (Case 2015-015950) to demolish a one-story building and construct a nine-story, 85-foot building, two blocks west of the project site. There are no proposed projects that would involve substantive construction on the project block or on the block across Jones Street east of the project site.

Infill development with roof heights similar to existing neighboring buildings typically would cause little or no adverse wind effect at pedestrian level. The wind memoranda<sup>7,8</sup> concluded that with potential future development on upwind blocks comprised of buildings within the 130-foot height limit, there would be little likelihood of adverse cumulative wind effects. Cumulative development would be more likely to decrease winds in the vicinity. Therefore, the proposed project would not result in a significant project-level or cumulative wind impact.

### *Shadow*

Planning Code section 295 generally prohibits new buildings that would cause significant new shadow on open space under the jurisdiction of the San Francisco Recreation and Parks Department. A shadow fan prepared for the 2001 FND concluded the project would not shade public areas subject to section 295. In accordance with section 295, a preliminary shadow fan was prepared for the proposed project, which determined that the proposed project would not contribute any new shadow to any San Francisco

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<sup>7</sup> ESA, Technical Memorandum, Potential Wind Impact of Proposed 8-Story Residential Project – 611 Jones Street, San Francisco, California, May 1, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

<sup>8</sup> ESA, Technical Memorandum, Potential Wind Impact of July 17, 2018 Revised Design of Proposed 8-Story Residential Project, 611 Jones Street Development, San Francisco, California, August 9, 2018. This document is on file and available for public review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

Recreation and Park Department properties or publicly accessible open spaces.<sup>9</sup> Therefore, the proposed project would not result in a significant project-level or cumulative shadow-related impact, which is consistent with the analysis and conclusions reached in the FND.

### *Geology/Topography*

The FND stated that the 2001 project would employ foundation piers extended to a depth of 28 feet below ground surface. A geotechnical investigation conducted for the 2001 project provided seismic design recommendations for the 2001 project.<sup>10</sup> The FND concluded that the 2001 project would not result in significant impacts related to soil and geological conditions.

Murray Engineers, Inc., completed an updated geotechnical investigation in 2017 that includes seismic design recommendations related to the foundation and earthwork components of the currently proposed project.<sup>11</sup> This updated geotechnical investigation recommends that the proposed new building be supported by drilled, reinforced, cast-in-place, concrete friction piers (18 inches in diameter and at least 40 feet in length) with interconnecting grade beams and/or structural slabs. The geotechnical investigation also determined that the site is underlain by approximately 13.5 to 18 feet of fill material, consisting of very loose to medium dense sands. The potential for differential compaction to affect the proposed project would be low, provided it were supported on foundations designed in accordance with the recommendations in the 2017 geotechnical investigation. There are no known active earthquake faults beneath the project site or in the project vicinity. Therefore, the potential for fault rupture to occur at the site is very low. Based on the site conditions the potential for liquefaction and liquefaction-related distress to the proposed project would be low.

As noted in Table 1, the proposed project would require less total excavation compared to the 2001 project. The proposed project would excavate to depths of 4 to 8 feet to construct the foundation/elevator pit and to a depth of 40 feet to install each drilled pier, compared to respective depths of 8.5 feet and 28 feet with the 2001 project. This constitutes a 0.5- to 4.5-foot reduction in the depth of excavation associated with the foundation/elevator pit work and a 12-foot increase in the depth of excavation associated with installation of the drilled piers. In total, however, the proposed project would excavate approximately 533 cubic yards of soil compared to 858 cubic yards of soil with the 2001 project, thereby reducing the total excavation volume by about 325 cubic yards.

The proposed project site preparation and building design would be required to comply with San Francisco Building Code provisions for all new developments regarding structural safety. All final building plans would be reviewed and approved by DBI. Compliance with applicable codes and with recommendations in the geotechnical investigation would not eliminate earthquake risks, but would reduce them to acceptable levels.

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<sup>9</sup> San Francisco Planning Department, 611 Jones Street – Preliminary Shadow Fan, December 18, 2017. This document is on file and available for public review at the San Francisco Planning Department as part of 2015-016243ENV.

<sup>10</sup> Trans Pacific Geotechnical Consultants, Inc., Geotechnical Investigation, 611 Jones Street, March 27, 2000.

<sup>11</sup> Murray Engineers Inc., Geotechnical Investigation, Proposed 8-Story Building, 611 Jones Street, San Francisco, California, November 15, 2017. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

Therefore, the proposed project would not result in a significant project-level or cumulative impact related to geology and topography, which is consistent with the conclusions stated in the FND.

### *Hazards*

Construction activities for the proposed project would include demolition of an existing structure built in the 1900s likely to have interior asbestos-containing materials and lead-based paint. The FND found that the 2001 project would not create a potential public health risk, especially related to lead-based paint and asbestos, since it would be subject to the regulations and procedures of the California Occupational Safety and Health Administration (OSHA), San Francisco Building Code<sup>12</sup> and BAAQMD<sup>13</sup> requirements as part of the permitting process. The proposed project would be subject to the same regulations as the 2001 project. The FND reviewed project compliance with the Maher Ordinance (San Francisco Health Code article 22A), which requires environmental evaluation and remediation of subsurface soil contamination for various sites but those primarily "[b]ayward of the high-tide line." Neither the 2001 project nor the proposed project would be subject to this ordinance.

Therefore, the proposed project would not change the analysis or conclusions in the FND regarding hazardous materials. As such, impacts related to hazardous materials would be less than significant for the proposed project.

### *Cultural Resources*

The FND found that the 2001 project would result in a less-than-significant impact to archeological resources, with the implementation of Mitigation Measure 2: Archeological Resources. Since 2001, the Planning Department's guidance for implementation of archeological resources mitigation to avoid and reduce impacts has been updated. Therefore, the Planning Department prepared a Preliminary Archeological Review (PAR) for the currently proposed project, which concluded that the proposed project could result in the accidental discovery of archeological resources during construction at the proposed project site.<sup>14</sup> The Planning Department further concluded that the proposed project would be required to implement a revised mitigation measure: Archeological Mitigation Measure (Accidental Discovery). Implementation of the revised archeological mitigation measure would ensure that the currently proposed project would result in less-than-significant impacts to archeological resources.

Additionally, the FND concluded that the existing building on the project site is not a designated City landmark, not listed on the National Register of Historic Places, and not subject to the provisions of Article 10 and Article 11 of the San Francisco Planning Code. Therefore, the FND concluded that the existing building is not a historic resource. The Lower Nob Hill Apartment/Hotel National Register Historic District, immediately north of the project site, was designated in 1991. This district is characterized by three- to seven-story multi-unit residential buildings, which fill their entire front lot lines. However, the FND concluded that structures in the immediate area of the project site have not

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<sup>12</sup> San Francisco Building Code, Chapter 36, Work Practices for Exterior Lead-Based Paint, which applies to all building constructed prior to 1978

<sup>13</sup> California Health and Safety Code, section 19827.5, adopted January 1, 1991

<sup>14</sup> San Francisco Planning Department, Environmental Planning Preliminary Archeological Review. 611 Jones Street, August 1, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.



been identified for their potential architectural, historical, or cultural significance. Subsequent to these findings, the Uptown Tenderloin National Register Historic District, located south of the project site, was designated in 2009. This district is characterized by three- to seven-story multi-unit apartment, hotel, or apartment-hotel buildings constructed of brick or reinforced concrete.<sup>15</sup>

The Planning Department reviewed the proposed project to determine whether it would cause a significant adverse impact to these adjacent historic districts. The results of this review have been summarized in a Preservation Team Review Form (as discussed below), which determined that the proposed project would not cause a significant adverse impact on the adjacent historic districts.<sup>16</sup>

The Preservation Team Review Form noted that the proposed project would be eight-stories tall, and, “while contributing properties to either historic district are generally 4-6 stories tall,” the proposed project would not “be wholly incompatible with the scale of the surrounding buildings.” Additionally, the building would not incorporate any front setbacks and [would be] built to the adjacent north and south lot lines, so as to maintain the strong streetwall found within the neighborhood. Also, the proposed project would incorporate a materially differentiated base, shaft, and capitol, so as to match the vertical rhythm of the surrounding contributing properties. The proposed project would include terracotta brick on the ground floor, cement board panels on the upper floors, and metal window details, which are compatible materials with the historic district. As such, the proposed project’s materials would not detract from the neighborhood character. Therefore, the proposed project would result in a less-than-significant impact to the adjacent Uptown Tenderloin National Register Historic District and Lower Nob Hill Apartment/Hotel National Register Historic District.

Overall, the proposed project would not result in a project-level or cumulative impact on cultural resources, which is consistent with the analysis and conclusions reached in the FND.

### *Other Environmental Topics*

The FND determined that the 2001 project would result in less-than-significant impacts to population, utilities/public services, biology, water, and energy/natural resources. The proposed project would have similar less-than-significant impacts to population, utilities/public services, biology, water and energy/natural resources, since it would result in the same number of dwelling units and construct a building of similar height and footprint to that of the 2001 project, but with reduced excavation.

## 5.0 Mitigation Measures

As discussed in section 4.0, FND Mitigation Measure 1: Construction Air Quality has been superseded by the San Francisco Construction Dust Control Ordinance and is no longer required. FND Mitigation Measure 2: Archaeological Resources would be required; however, it has been revised to incorporate current Planning Department standards, and renamed as Archeological Mitigation Measure (Accidental Discovery). Archeological Mitigation Measure (Accidental Discovery) would be implemented according

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<sup>15</sup> United States Department of the Interior, National Park Service, National Register of Historic Places, Uptown Tenderloin Historic District, <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=8453a025-e84c-4ef3-90d0-fd05668138bb>, accessed October 3, 2018.

<sup>16</sup> San Francisco Planning Department Preservation Team Review Form, June 21, 2018. This document is on file and available for review at the San Francisco Planning Department as part of Case File 2015-016243ENV.

to the procedure described below to mitigate potential significant impacts. Therefore, significance conclusions reached in the FND would not change based on the project modifications.

**REVISED ARCHEOLOGICAL MITIGATION MEASURE (Accidental Discovery)**

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a) and on human remains and associated or unassociated funerary objects. The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc.

The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; an archeological testing program; and an interpretative program. If an archeological monitoring program, archeological testing program, or, or interpretative program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs and reviewed and approved by the ERO. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource may be at risk from vandalism, looting, or other damaging actions.

If human remains and associated or unassociated funerary objects are discovered during any soils disturbing activity, all applicable State and Federal Laws shall be followed, 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 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).

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. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. The Draft FARR shall also include an Interpretation Plan for public interpretation of all significant archeological features.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. 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 copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound 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 public interest in or the high interpretive value of the resource, the ERO may require a different or additional final report content, format, and distribution than that presented above.

## 6.0 Conclusion

Based on the foregoing information, it is concluded that the analyses conducted and the conclusions reached in the FND issued on March 26, 2001, remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the FND, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

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

October 10, 2018  
Date of Determination

Lisa Gibson  
LISA GIBSON  
Environmental Review Officer

cc: William Mollard, Workshop1  
Andrew Perry, Current Planning  
Distribution List  
Master Decision File/Bulletin Board



# SAN FRANCISCO PLANNING DEPARTMENT

## Agreement to Implement Mitigation Measure(s)

*Case No.:* 2015-016243ENV  
*Project Title:* 611 Jones Street  
*Related Case:* 611 Jones Street, 2000.497E (Final Mitigated Negative Declaration adopted and issued on March 26, 2001)  
*BPA Nos:* To be determined  
*Zoning:* RC-4 (Residential: Commercial, High Density) District  
 North of Market Residential 1 Special Use District  
 80-T-130-T Height and Bulk District  
*Block/Lot:* 0304/003  
*Lot Size:* 2,187 square feet  
*Project Sponsor:* William Mollard, Workshop1, (415) 523-0304 x1  
[will@workshop1.com](mailto:will@workshop1.com)  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Jennifer McKellar, (415) 575-8754  
[Jennifer.McKellar@sfgov.org](mailto:Jennifer.McKellar@sfgov.org)

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Reception:  
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Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### MITIGATION MEASURES

- Archeological Mitigation Measure: Accidental Discovery

  X   I agree to implement the above mitigation measure, which is detailed in EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM (attached below), as a condition of project approval.

\_\_\_\_\_  
Property Owner or Legal Agent Signature

10-05-18

\_\_\_\_\_  
Date

**EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM**

<b>MONITORING AND REPORTING PROGRAM</b>				
<b>Adopted Mitigation/Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring and Reporting Actions and Responsibility</b>	<b>Status / Date Completed</b>
<b>Archeological Mitigation Measure: Accidental Discovery (Implementing FND Mitigation Measure 2: Archaeological Resources)</b>				
<p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsor at the direction of the ERO.	Prior to and during soils-disturbing activities.	Project sponsor shall distribute Alert sheet and shall submit a signed affidavit confirming the distribution to the ERO.	Considered complete when ERO receives signed affidavit.
Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project,	Project sponsor/ Head Foreman	Accidental	In the event of accidental discovery, the project	Considered complete when

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation/Improvement Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning Division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from</p>	<p>and archeological consultant at the direction of the ERO.</p>	<p>discovery</p>	<p>sponsor shall suspend soils-disturbing activities, notify the ERO, and retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO. The archeological consultant shall undertake additional measures at the direction of the ERO.</p>	<p>archeological consultant completes additional measures as directed by the ERO as warranted.</p>

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation/Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring and Reporting Actions and Responsibility</b>	<b>Status / Date Completed</b>
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vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.

Archeological consultant at the direction of the ERO.

Following completion of additional measures by archeological consultant as determined by the ERO.

Submittal of draft FARR to ERO for review and approval. Distribution of the FARR by the archeological consultant.

Considered complete upon distribution of approved FARR.

Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.