



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2012.0673E
 Project Address: 119 7th Street
 Zoning: MUG (Mixed Use, General) Zoning District
 85-X Height and Bulk District
 Block/Lot: 3726/103
 Lot Size: 8,084 square feet
 Plan Area: Eastern Neighborhoods Area Plan, Eastern SoMa Subarea
 Project Sponsor: John Kevlin – Reuben, Junius & Rose, LLP; (415) 567-9000
 Staff Contact: Christopher Espiritu – christopher.espiritu@sfgov.org; (415) 575-9022

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PROJECT DESCRIPTION:

The proposed project would include the construction of a new eight-story mixed-use building with thirty-nine (39) dwelling units, twenty-four (24) off-street parking spaces, forty-six (46) bicycle parking spaces, and approximately 2,423 square feet (sq ft) for two ground-floor retail spaces. The approximately 8,084 square-foot (sq ft) project site is currently used as an existing surface parking lot. The new building would be approximately 59,133 gross-square-feet and 85-feet tall. The project site is located on a corner lot, bounded by Mission Street to the north, Minna Street to the south, 6th Street to the east, and 7th Street to the west, within the South of Market neighborhood.

(Continued on next page.)

EXEMPT STATUS:

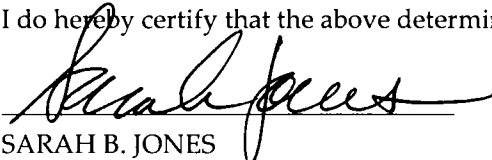
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(See next page.)

DETERMINATION:

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


 SARAH B. JONES

Environmental Review Officer

June 18, 2014
 Date

cc: John Kevlin, Project Sponsor; Supervisor Supervisor Jane Kim, District 6; Richard Sucre, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued):

The proposed project would consist of two ground floor retail spaces, a subsurface level garage, thirty-nine (39) dwelling units, and a roof deck for common open space, as well as common open space area at the podium level in the rear yard. The dwelling unit mix includes twenty-two (22) one-bedroom units and seventeen (17) two-bedroom units. Main access to the dwelling units would be from a ground floor lobby on Minna Street. A secondary entrance, as well as direct entrance to ground-floor retail unit, would be located on 7th Street. Vehicle access to the subsurface parking garage would be located on Minna Street. In addition, the proposed project would include 40 Class I bicycle parking spaces and 6 Class II bike parking spaces would be provided in the basement-level garage.

Project Approval

The proposed project would require the following approvals:

- **Large Project Authorization** (*Planning Commission*) – The proposed project would require a Large Project Authorization under Section 329 for mixed-use developments within Eastern Neighborhoods and modifications for Planning Code requirements such as Rear Yard (Section 134), Permitted Obstructions (Section 136), Exposure (Section 140), and Accessory Off-street Parking (Section 329(d)).
- **Site Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a site permit.

While the proposed project requires multiple approvals, the overall development would be collectively reviewed by the Planning Commission. Approval Action for the proposed project would be granted through the approval of the Large Project Authorization under the Planning Code Section 329. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

CEQA Guidelines Section 15183 provides an exemption from environmental review for 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, except as might be necessary to examine whether there are project-specific 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 which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which 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 peculiar to the 119 7th Street project described above, and incorporates by reference information contained within the Eastern

Neighborhoods Rezoning and Area Plans Final EIR (FEIR) (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048), which is the underlying EIR for the proposed project. Project-specific studies summarized in this determination were prepared for the proposed project to determine if there would be any additional potentially significant impacts attributable to (i.e., "peculiar" to) the proposed project.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the FEIR. This determination does not identify new or additional information that would alter the conclusions of the FEIR. In addition, this determination identifies mitigation measures contained in the FEIR that would be applicable to the proposed project. Relevant information pertaining to prior environmental review conducted for the FEIR as well as an evaluation of potential environmental effects are provided in the Community Plan Exemption (CPE) Checklist for the proposed project.¹

BACKGROUND:

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods FEIR was adopted in December 2008. The Eastern Neighborhoods FEIR 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.

During the Eastern Neighborhoods adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods FEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

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 FEIR 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

¹ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2012.0673E.

² 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.

³ 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.

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 FEIR.

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 FEIR 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 has been rezoned to MUG (Mixed Use - General) District. The MUG 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. Also, the MUG District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the CPE Checklist, under Land Use. The 119 7th Street site, which is located in the South of Market District of the Eastern Neighborhoods, was designated as a site with a height limit of 85 feet.

APPLICABILITY:

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 119 7th Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods FEIR. This determination also finds that the Eastern Neighborhoods FEIR adequately anticipated and described the impacts of the proposed 119 7th Street project, and identified the mitigation measures applicable to the 119 7th Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4,5} Therefore, no further CEQA evaluation for the 119 7th Street project is

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 119 7th Street, May 13, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0673E.

⁵ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 119 7th Street, May 13, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0673E.

required. In sum, the Eastern Neighborhoods FEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING:

The project site, which is located on a corner lot on the north side of 7th Street between Mission and Minna streets, is in the South of Market neighborhood. Existing uses near the project site consists of mostly four- to six-story hotel buildings, with ground floor commercial uses, located to the south and east of the project site. Directly to the west of the project site is a five-story mixed-use building located on 7th Street and Mission. The tallest building in the vicinity of the project site is the San Francisco Federal Building (18-stories), located approximately one and a half blocks to the west of the project site. Currently, there are no buildings under construction in the immediate surroundings of the project site. The project site, similar to other parcels surrounding the project site, is zoned MUG. The project site has a height and bulk limit of 85-X, while surrounding parcels range from 45-X, 55-X, 65-X, and 85-X.⁶

POTENTIAL ENVIRONMENTAL EFFECTS:

The Eastern Neighborhoods FEIR 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 project. The proposed 119 7th Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the project analyzed in the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 119 7th 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 FEIR.

Significant and unavoidable impacts were identified for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. Land use impacts were related to the cumulative loss of existing PDR (Production, Distribution, and Repair) space due to the implementation of the Eastern Neighborhoods Area Plan. As a result of the adoption of the Plan, the project site and immediate area were rezoned to MUG and a mix of uses including residential use was anticipated. The proposed project would not contribute to this significant land use impact, since the project site is currently used as a vacant parking lot. Therefore, the proposed project would not result in significant impacts related to land use that were not identified than what was analyzed in the FEIR. The proposed project would generate 26 p.m. peak hour vehicle trips that would pass through an intersection (7th Street and Brannan Street) that was projected to operate at an unacceptable level-of-service (LOS) as a result of implementation of the Eastern Neighborhoods Area Plan. However, this intersection is located greater

⁶ Height and bulk districts of 45-X, 55-X, 65-X, and 85-X, as established by Planning Code Section 250, states that proposed developments for lots located in these height and bulk districts would not exceed building heights of 45, 55, 65, and 85 feet, respectively. Lots located in districts with an "X" bulk limit designation, have a maximum width for the base of the proposed building of approximately 55 to 65 feet (identified as the lowest portion of the building extending vertically to a streetwall height, per Section 270 of the Planning Code).

than a ¼-mile from the project site and while this intersection is one of three identified in the Eastern SoMa subarea to result in significant and unavoidable transportation and circulation impacts, the project-generated 26 p.m. peak hour vehicle trips would not considerably contribute to the significant traffic impacts that were identified in the FEIR. The proposed project would not considerably contribute to significant and unavoidable historic resource impacts identified in the FEIR, as the project site was determined to be ineligible for inclusion in national, state, or local historic registers and determined not to be a historic resource through the South of Market Historic Resource Survey. Lastly, the proposed project would not cast new shadow on parks and open spaces under the jurisdiction of the Recreation and Parks Department, as determined by the Planning Department. Therefore, the proposed project would not contribute to significant and unavoidable shadow impacts identified in the FEIR.

The Eastern Neighborhoods FEIR identified feasible mitigation measures to address significant impacts related to: Noise (F-1, F-2, F-3, F-4, F-5, and F-6), Air Quality (G-1, G-2, G-3, and G-4), Archeological Resources (J-1, J-2, and J-3), Historical Resources (K-1, K-2, and K-3), Hazardous Materials (L-1), and Transportation (E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, and E-11).

As analyzed and discussed in the CPE Checklist, the following mitigation measures identified in the FEIR do not apply to the proposed project. Mitigation Measures related to Noise (F-1 and F-5) do not apply to the project. Mitigation Measure F-1 addresses construction techniques that generate excessive noise, such as pile-driving; however, construction of the proposed project would not involve pile-driving or other construction techniques that generate excessive noise. Mitigation Measure F-5 does not apply to the project as it addresses impacts related to projects that include new noise-generating uses. The proposed project would include the construction of a new mixed-use building and would not include commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise, either short-term, at night-time, or as a 24-hour average, within the project vicinity. Mitigation Measures related to Air Quality (G-1, G-3, and G-4) would not apply to the proposed project that is not located in an Air Pollutant Exposure Zone. Mitigation Measure G-1 has been superseded by the San Francisco Dust Control Ordinance. Mitigation Measures G-3 and G-4 apply to new commercial, industrial, or other large toxic air contaminants (TAC)-generating uses. Mitigation Measures related to Archeological Resources (J-1 and J-3) would not apply to the proposed project since these measures only apply to soils disturbing activities in archeologically documented properties and sites located within the Mission Dolores Archeological District (the project site is not located in one of these areas). Mitigation Measures related to Transportation (E-1 through E-11) would not apply to the project since traffic and transit mitigation measures have already been implemented or would need to be implemented by the San Francisco Municipal Transportation Agency (SFMTA). Mitigation Measures related to Historical Resources (K-1 through K-3) would not apply to the proposed project, since those measures provide interim standards for historic resources pending amendment of the San Francisco Planning Code (Planning Code) to adopt similar measures. These mitigation measures have already been incorporated into the Planning Code at the time of the preparation of this Determination. FEIR Mitigation Measure related to Hazardous Materials (L-1) would not be applicable to the proposed project since the project would not involve the demolition of an older building on-site and would not require the disposal of any equipment containing PCBs or DEPH, such as fluorescent light ballasts..

As discussed in the CPE Checklist, Eastern Neighborhoods Plan FEIR Mitigation Measures F-2, F-3, F-4, F-6, G-2, and J-2 were determined to apply to the proposed project for the reasons stated below. FEIR Mitigation Measures related to noise (F-2, F-3, F-4, and F-6) were found to be applicable to the proposed project at 119 7th Street as these measures address noise levels during construction activities, reduce interior noise levels within residential units, reduce conflicts between existing noise-generating uses in the project vicinity and residences, and noise levels in Code-required open space areas. Mitigation Measure related to Air Quality (G-2) would be applicable to the proposed project, since the project would include the development of new sensitive uses (residences) near roadways (7th Street and Mission Street) with annual average concentration of pollutant exposures from roadway vehicles exceeding the 0.2 micrograms per cubic meter threshold. FEIR Mitigation Measure related to Archeological Resources (J-2) would apply to the proposed project as the project would require excavation of up to approximately 15 feet below ground surface on a site with no previous archeological documentation. Mitigation Measure J-2 would address potential project-related impacts to archeological resources and would require the preparation of a preliminary archeological sensitivity study, as well as the development of an archeological testing plan prior to construction, to assess the potential for a proposed project to have a significant impact on archeological resources. Please see Attachment A. 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 FEIR.⁷

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on March 22, 2013 to adjacent occupants and owners of properties within 300 feet of the project site. 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. Responses to the notice included several requests by members of the public to be included in the distribution of environmental documents related to the project. One respondent raised specific concerns regarding noise due to construction-related activities and potential impacts to nearby housing for elderly and disabled persons. However, construction-related noise would be temporary and intermittent, and all construction activities would be conducted during times of the day that are consistent with the San Francisco Noise Ordinance, which would disturb the fewest people. Any disturbances in violation of the Noise Ordinance would be enforced by the San Francisco Police Department. As such, the proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public.

Conclusion

The Eastern Neighborhoods Plan FEIR incorporated and adequately addressed all potential impacts of the proposed 119 7th Street project. As described above, the proposed 119 7th Street project would not have any project-specific significant adverse effects that are peculiar to the project or its site that were not examined in the Eastern Neighborhoods Plan FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods Plan FEIR. Thus, the proposed

⁷ Please refer the CPE Checklist for a complete discussion.

project would not have any new significant effects on the environment not previously identified in the Eastern Neighborhoods Plan FEIR, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods Plan FEIR. Therefore, the proposed project is exempt from further environmental review pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines.



SAN FRANCISCO PLANNING DEPARTMENT

Community Plan Exemption Checklist

Case No.: 2012.0673E
Project Address: 119 7th Street
Zoning: MUG (Mixed Use, General) Zoning District
85-X Height and Bulk District
Block/Lot: 3726/103
Lot Size: 8,084 square feet
Plan Area: Eastern Neighborhoods Area Plan (East SoMa Area Plan)
Project Sponsor: John Kevlin – Reuben, Junius & Rose, LLP; (415) 567-9000
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PROJECT DESCRIPTION:

The proposed project would include the construction of a new eight-story mixed-use building with thirty-nine (39) dwelling units, fourteen (14) off-street parking spaces, forty-six (46) bicycle parking spaces, and approximately 2,423 square feet (sq ft) of ground-floor retail space. The approximately 8,084 square-foot (sq ft) project site is currently used as an existing surface parking lot. The new building would be approximately 49,844 gross-square-feet and 85-feet tall, constructed on a site currently used as a surface parking lot. The project site is located on a corner lot, bounded by Mission Street to the north, Minna Street to the south, 6th Street to the east, and 7th Street to the west, within the South of Market neighborhood.

Project Approval

The proposed 119 7th Street project would require the following approvals:

- **Large Project Authorization** (*Planning Commission*) – The proposed project would require a Large Project Authorization under Section 329 for mixed-use developments within Eastern Neighborhoods and modifications for Planning Code requirements such as Rear Yard (Section 134), Permitted Obstructions (Section 136), Exposure (Section 140), and Accessory Use (Section 329(d)).
- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

Approval of the Large Project Authorization is the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EVALUATION OF ENVIRONMENTAL EFFECTS:

This Community Plan Exemption (CPE) Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether such impacts are addressed in the applicable programmatic FEIR (PEIR)¹ for the Eastern Neighborhoods Rezoning and Area Plans Final EIR (FEIR) (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048).² Items checked "Project-Specific Significant Impact Not Identified in PEIR" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR are addressed in the CPE Checklist below.

Items checked "Significant Unavoidable Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the PEIR. Mitigation measures identified in the PEIR are discussed under each topic area, and mitigation measures that are applicable to the proposed project are identified under each topic area and on pages 34 through 42 of this CPE Checklist.

For any topic that was found to result in less-than-significant (LTS) impacts in the PEIR and for the proposed project, or would have no impacts, the topic is marked "No Significant Impact (Project or PEIR)" and is discussed in the CPE Checklist below.

Public Resources Code Section 21099(d), effective January 1, 2014, 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; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics in determining the significance of project impacts under CEQA.³

¹ In this CPE Checklist, the acronyms FEIR and PEIR both refer to the Eastern Neighborhoods Plan FEIR and are used interchangeably.

² 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.

³ San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 119 7th Street, April 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2012.0673E.

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

The Eastern Neighborhoods FEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The proposed project would include the construction of a new 8-story mixed-use building on a lot currently used as a surface parking lot. The loss of a site is considered part of the significant land use impact; however, given that the project site is small (8,084 sq ft), the development of the proposed project would not be considerable and would not contribute to the significant impact identified in the Eastern Neighborhoods FEIR. Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is permitted in the MUG Zoning District and is consistent with the height, density, and land uses as specified in the East SoMa Subarea of the Eastern Neighborhoods Area Plan, maintaining the mixed character of the area by encouraging commercial and service-related development.^{4,5}

For these reasons, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to land use and land use planning, and no mitigation measures are necessary.

⁴ Varat, Adam, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2012.0673E, 119 7th Street. May 13, 2014. This document is on file and available for review as part of Case File No. 2013.0673E.

⁵ Jeff Joslin, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Current Planning, Case No. 2012.0673E, 119 7th Street. May 13, 2014. This document is on file and available for review as part of Case File No. 2013.0673E.

Topics:	Project-Specific Significant Impact Not Identified in PEIR	Significant Unavoidable Impact Identified in PEIR	Mitigation Identified in PEIR	PEIR Mitigation Applies to Project	PEIR Mitigation Does Not Apply to Project	No Significant Impact (Project or PEIR)
2. POPULATION AND HOUSING— Would the project:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods Area Plan is to identify appropriate locations for housing in the City’s industrially zoned land to meet the citywide demand for additional housing. The Eastern Neighborhoods FEIR concluded that an increase in population in the Plan Area is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods FEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

The proposed project would involve the construction of a new mixed-use building with 39 dwelling units and 2,423 sq ft of ground-floor retail space. While the proposed project would introduce approximately 71 new residents and 7 new workers on-site, the project would not displace existing housing units or people.⁶ These direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Eastern Neighborhoods Area Plan and evaluated in the Eastern Neighborhoods FEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Eastern Neighborhoods FEIR.

⁶ Estimated number of new residents based on average household size (1.81) of occupied housing units within Census Tract 176.01 and the proposed 39 new dwelling units [39 x 1.81 = 70.6 ≈ 71 residents].

Topics:	<i>Project-Specific Significant Impact Not Identified in PEIR</i>	<i>Significant Unavoidable Impact Identified in PEIR</i>	<i>Mitigation Identified in PEIR</i>	<i>PEIR Mitigation Applies to Project</i>	<i>PEIR Mitigation Does Not Apply to Project</i>	<i>No Significant Impact (Project or PEIR)</i>
3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods FEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plan could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Area. The FEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Area could potentially be affected under the preferred alternative. The Eastern Neighborhoods FEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The project site is currently a surface parking lot and is not considered an historic resource, nor is it located within a designated historic district. The project site was included in the South of Market Historic Resource Survey and was rated “6Z” (Ineligible for National, State, or Local designation through survey evaluation). Furthermore, the proposed project would not result in the demolition or alteration of any historic resource. Therefore, it would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods FEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods FEIR.

Archeological Resources

The Eastern Neighborhoods FEIR determined that implementation of the Area Plan could result in significant impacts on archeological impacts and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The project site is one of the properties subject to Eastern Neighborhoods FEIR Mitigation Measure J-2. Mitigation Measure J-2 states any project resulting in soils disturbance for which no archeological assessment report has been prepared or for which the archeological document is incomplete or inadequate shall be required to conduct a preliminary archeological sensitivity study prepared by a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. Based on the study, a determination shall be made if additional measures are needed to reduce potential effects of a project on archeological resources to a less-than-significant level. The Planning Department's archeologist conducted a Preliminary Archeological Review of the project site in conformance with the study requirements of Mitigation Measure J-2: the results are summarized below.⁷

Based upon a review of historical maps, the project site was historically located in a large willow grove that grew along the northern edge of Sullivan Marsh. The project site is central to a general area of a high number of prehistoric deposits. There were several prehistoric sites of different types that were located northeast of the project site within a span ranging from at least 100 B.C. to 1300 A.D. To the north near Market Street, at approx. 75 ft bgs, a human burial was recovered dating to approx. 6,000 B.P. Prehistoric sites have also been found to the southwest and northwest of the project site. The South of Market area is not only characterized by a large number of prehistoric sites, some of which were probably interconnected, but sites are frequently notable for their good state of preservation buried beneath later sand dune deposits.

By the late 1880's the project site was within an area which is known as "*Nihonjin-machi*" or by the non-Japanese as "Japan Town" which although more diffuse and extensive than Chinatown, was more heavily concentrated in South of Market along the two interior streets (Stevenson & Jessie Streets) within the three-block area between 4th and 7th and Market and Mission Streets but did extend down 7th Street toward Howard Street. The South of Market *Nihonjin-machi* neighborhood was characterized by a mélange of multiple-family residential structures which were typically converted two-story dwellings and referred to as "hotels" and small businesses like confectionaries, barbers, numerous shoe repairs,

⁷ Allison Vanderslice, Staff Archeologist, Preliminary Archeological Review—119 7th Street, San Francisco, California, April 5, 2013. This document is on file and is available for review as part of Case No. 2012.0763E at 1650 Mission Street, Suite 400, San Francisco, California.

bookstores, and social/cultural institutions such as bath houses and pool halls. Therefore, there the project site is sensitive for historic-period archeological resources.

Based on the Preliminary Archeological Review, it has been determined that archeological testing would apply to the proposed project. The Preliminary Archeological Review and its requirements (e.g., testing) are consistent with Mitigation Measure J-2 from the Eastern Neighborhoods FEIR. With implementation of this mitigation measure, impacts related to archeological resources would be less than significant. In accordance with the Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 1, as described in pages 35-38.

With compliance with Project Mitigation Measure 1, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to archeological resources.

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods FEIR.

<i>Topics:</i>	<i>Project-Specific Significant Impact Not Identified in PEIR</i>	<i>Significant Unavoidable Impact Identified in PEIR</i>	<i>Mitigation Identified in PEIR</i>	<i>PEIR Mitigation Applies to Project</i>	<i>PEIR Mitigation Does Not Apply to Project</i>	<i>No Significant Impact (Project or PEIR)</i>
4. TRANSPORTATION AND CIRCULATION—Would the project:						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

