



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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Case No.: **2014.0948ENV**
 Project Address: **344 14th Street & 1463 Stevenson Street**
 Zoning: **UMU (Urban Mixed Use) Use District**
PDR-1-G (Production, Distribution & Repair-1-General) Use District
58-X Height and Bulk District
40-X Height and Bulk District
 Block/Lot: **3532/013 and 021**
 Lot Size: **23,301 square feet (0.53 acres)**
 Plan Area: **Eastern Neighborhoods Area Plan, Mission Plan**
 Project Sponsor: **Chris Haegglund, BAR Architects 415-293-5700**
 Staff Contact: **Justin Horner 415-575-9023**
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PROJECT DESCRIPTION

The project site consists of two adjacent lots located on the block bounded by 14th Street to the south, Stevenson Street to the west, Duboce Avenue to the north and Woodward Street to the east in San Francisco's Mission neighborhood (see Figure 1. Project Location). Assessor's Block 3532, Lot 13 (344 14th Street) is a 15,664 square foot (sf) lot that occupies the entire 14th Street frontage of the subject block and also has frontages on Stevenson and Woodward Streets. Lot 21 (1463 Stevenson Street) is a 7,637 sf lot that fronts Stevenson Street. Both are currently used as one surface parking lot and total 23,301 square feet.

The proposed project includes the merger of the two lots and the construction of two buildings on the project site. On Lot 13, the proposed project includes a 78-foot-tall (83 feet tall with elevator penthouse) 7-story-over-basement parking garage mixed-use residential building. The building would include


(Continued on next page.)

CEQA DETERMINATION

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

DETERMINATION

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

for 
 Lisa Gibson
 Environmental Review Officer

2/6/19
 Date

cc: Chris Haegglund, Project Sponsor; Supervisor Ronen, District 9; Esmerelda Jardines, Current Planning Division; Monica Huggins, Environmental Planning Division.

PROJECT DESCRIPTION (continued)

56 residential units, approximately 5,650 square-feet of ground floor retail space, 42 parking spaces in the basement, and 57 bicycle parking spaces. On Lot 21, the proposed project would include construction of a 3-story-over-basement, 40-foot-tall building (exclusive of a 10-foot tall stair penthouse) with 6,200 square feet of Production, Distribution, and Repair (PDR) uses on the ground floor and 13,160 sf of Small Enterprise Workspace (SEW) uses throughout the rest of the building, 4 parking spaces in the basement, and two bicycle parking spaces on the ground floor. The mixed-use residential building would include 4,015 square feet of rooftop open space on the fourth, fifth and seventh floors. As proposed, the project would require waivers, concessions, and/or incentives from Planning Code physical development limitations pursuant to California Government Code section 65915, commonly known as the state density bonus law, including for a building height 20 feet above the 58-foot height limit.

Both buildings would share a single basement level for parking. Basement parking would be accessed from an 18-foot curb cut on Stevenson Street. The proposed project would remove two existing curb cuts (a 22-foot curb cut on 14th Street and a 12-foot curb cut on Stevens on Street) and relocate an existing 18-foot curb cut on Stevenson Street 36 feet north of its current location. The proposed project would require excavation to a depth of 14 feet for the basement parking and would excavate 12,083 cubic yards of soil. There would be no excavation, shoring or construction work for the basement walls and foundation within ten feet of the interior property lines which abut properties to the north of the project site on Stevenson Street (1441 Stevenson Street) and Woodward Street (82/84 Woodward Street).¹ Construction is estimated to last 18 months. The proposed project would include the removal of twelve trees and the planting of 21 street trees on Stevenson, Woodward and 14th streets.

PROJECT APPROVAL

Pursuant to Planning Code section 329, the proposed project requires a Large Project Authorization from the City Planning Commission and a rear yard exception under Planning Code section 134. Approval of the Large Project Authorization shall constitute the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

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

¹ Rockridge Geotechnical, Letter Re: Geotechnical Consultation 344 14th Street, January 8, 2019.

at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 344 14th Street/1463 Stevenson Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).² Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

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

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

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

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

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

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District and PDR-1-G (Production Distribution and Repair-1-General). The UMU

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

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

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

District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The PDR-1-G District is intended to create a buffer area between residential neighborhoods and light industrial areas. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Checklist, under Land Use. The 344 14th Street/1463 Stevenson Street site, which is located in the Mission District of the Eastern Neighborhoods, consists of two parcels, one of which was designated as a site allowing buildings up to 40 feet in height and the other of which permits buildings up to 58 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 344 14th Street/1463 Stevenson Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 344 14th Street/1463 Stevenson Street project, and identified the mitigation measures applicable to the 344 14th Street/1463 Stevenson Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 344 14th Street/1463 Stevenson Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is L-shaped and consists of two adjacent lots located on the block bounded by 14th Street to the south, Stevenson Street to the west, Duboce Avenue to the north and Woodward Street to the east in San Francisco's Mission neighborhood. Lot 13 (344 14th Street) is a 15,664 sf lot that occupies the entire 14th Street frontage of the subject block and also has frontages on Stevenson and Woodward Streets. Lot 21 (1463 Stevenson Street) is a 7,637 sf lot that fronts Stevenson Street. Both lots are currently used as one surface parking lot. Immediately adjacent to the east and north of the project site are five three- and four-story residential buildings fronting Woodward Street (constructed between 1907 and 1912 and ranging in height from 35 feet to 40 feet tall), and immediately north of the project fronting Stevenson Street is an approximately 33-foot, two-story warehouse building constructed in 1907. At the northwest intersection of Stevenson and 14th streets, which is across the street to the west of the project site, is a 55-foot tall, five-story mixed-use residential building that contains 36 units with commercial uses at the ground floor (constructed in 2012). The Annunciation Greek Orthodox Cathedral backs onto Stevenson Street across from the project site, and the San Francisco Armory is located across 14th Street from the project site.

The project vicinity is primarily residential in character, and also includes a mix of warehouse, automotive, and commercial retail land uses. The project site is adjacent to the Woodward Street Romeo Flats Reconstruction State Historic District, which includes the existing residential buildings on both sides of

⁵ Steve Wertheim, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 344 14th Street/1463 Stevenson Street, November 28, 2018. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0948ENV.

⁶ Jeff Joslin, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 344 14th Street/1463 Stevenson Street, September 1, 2016.

Woodward Street from 14th Street to Duboce Avenue. The warehouse, commercial and automotive repair businesses in the project vicinity are mostly housed in one- and two-story structures. The residential buildings range from two to five stories in height, and many of the residential buildings contain ground floor retail space. Highway 101 is located one-half block north of the project site, and the nearest access ramp is the westbound on-ramp located on the southwest corner of South Van Ness and Duboce avenues approximately 900 feet east of the project site. The major arterial streets in the vicinity of the project site include 14th Street, Mission Street and Valencia Street.

The project site is served by transit lines (Muni lines 14, 14R, 22, 33, 49, 55 and streetcar and light rail lines F, J, KT, L, M and N) and bicycle facilities (there is bike lane on 14th Street). Zoning districts in the vicinity of the project site are UMU, PDR-1-G, RM-1 (Residential-Mixed, Low Density), NCT-3 (Moderate Scale Neighborhood Commercial Transit District), Valencia Street NCT (Neighborhood Commercial Transit), and Mission Street NCT (Mission Street Neighborhood Commercial Transit). Height and bulk districts in the project vicinity include 40-X, 50-X, 55-X and 68-X.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 344 14th Street/1463 Stevenson Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 344 14th Street/1463 Stevenson Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not include displacement of an existing PDR use and would therefore not contribute to the significant and unavoidable land use impact identified in the Eastern Neighborhoods PEIR. Additionally, as discussed in the CPE initial study checklist, the proposed project would not impact a historical resource, and therefore would not contribute to the significant and unavoidable historic architectural resources impact identified in the PEIR. The proposed project would not generate a cumulatively considerable number of new transit trips, and would therefore not contribute to the significant and unavoidable transportation impacts identified in the PEIR. As the shadow analysis contained in the CPE initial study checklist describes, the proposed project would not cast substantial new shadow that would negatively affect the use and enjoyment of any recreational resources, and would therefore not contribute to the significant and unavoidable shadow impacts described in the Eastern Neighborhoods PEIR.

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

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed	Not Applicable (N/A)
F-2: Construction Noise	Applicable: The proposed project includes construction in proximity to sensitive receptors.	Project Mitigation Measure 2: Construction Noise agreed to by the project sponsor.
F-3: Interior Noise Levels	Not Applicable: The proposed project would be required to meet the Interior Noise Standards of Title 24 of the California Building Code.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: The proposed project would be required to meet the Interior Noise Standards of Title 24 of the California Building Code.	N/A
F-5: Siting of Noise-Generating Uses	Applicable: The proposed project includes uses that could generate noises in excess of Noise Ordinance thresholds.	Project Mitigation Measure 3: Siting of Noise-Generating Uses agreed to by the project sponsor.
F-6: Open Space in Noisy Environments	Not Applicable: CEQA no longer requires the consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	N/A.
G. Air Quality		
G-1: Construction Air Quality	Applicable. Project site is located in Air Pollutant Exposure Zone (APEZ)	Project Mitigation Measure 4: Construction Air Quality has been agreed to by project sponsor.
G-2: Air Quality for Sensitive Land Uses	Not Applicable: superseded by applicable Article 38 requirements	N/A

Mitigation Measure	Applicability	Compliance
G-3: Siting of Uses that Emit DPM	Not Applicable: the proposed uses are not expected to emit substantial levels of DPMS	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed project would not include a backup diesel generator or other use that emits TACs	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: Project site located in Mission Dolores Archeological Area and subject to measure J-3 below.	N/A
J-2: Properties with no Previous Studies	Not Applicable: Project site located in Mission Dolores Archeological Area and subject to measure J-3 below.	N/A
J-3: Mission Dolores Archeological District	Applicable: Project site is located in Mission Dolores Archeological District.	Project Mitigation Measure 1: Archeological Testing (Implementing Eastern Neighborhoods PEIR Mitigation Measure J-3)
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Not Applicable: proposed project does not include demolition of an existing building.	N/A

Mitigation Measure	Applicability	Compliance
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

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

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on May 23, 2016 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Comments included concerns about the project's design, height, and compatibility with the nearby Woodward Street Historic District, as well as shadow impacts on adjacent private properties, and concerns about construction-related impacts, including potential damage to nearby structures. Comments were also received about traffic, noise and the fact that the project site is

in a liquefaction area, as well as concerns about the potential for the proposed project to exacerbate flooding at neighboring properties, particularly under the San Francisco Armory. Concerns regarding shadow, historical resource impacts, traffic, noise, hydrology and seismic concerns, both with respect to construction and operations were addressed in the Initial Study for the proposed project and were found to not result in new or more severe impacts than disclosed in the Eastern Neighborhoods EIR and the Initial Study itself. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Initial Study Checklist⁷:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

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

⁷ The CPE Initial Study Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0948ENV; on the website of the San Francisco Planning Department, at <https://sf-planning.org/community-plan-evaluations>; or online under the entry for 344 14th Street on the San Francisco Property Information Map (<http://propertymap.sfplanning.org/>).