

SFMTA - TASC SUMMARY SHEET

PreStaff_Date: 7/8/2021 Requested_by: SFPW-BSM Handled: Larry Yee <i>LY</i> Section Head BW <i>[Signature]</i>	<input type="checkbox"/> Public Hearing Consent <input checked="" type="checkbox"/> Public Hearing Regular <input type="checkbox"/> Informational / Other <small>PH - Regular</small>	No objections: _____ Item Held: _____ Other: _____
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Location: Tandang Sora Street between Bonifacio Street and Rizal Street

Subject: Tow-Away, No Stopping Anytime

PROPOSAL / REQUEST:

ESTABLISH – TOW AWAY NO STOPPING ANYTIME
 ESTABLISH - SIDEWALK WIDENING
 Tandang Sora Street, west side, from Bonifacio Street to 108 feet southerly (4.5-foot sidewalk widening, removes 4 parking spaces)

ESTABLISH – RED ZONE
 Tandang Sora Street, east side, from Bonifacio Street to 20 feet southerly
 Bonifacio Street, south side, from Tandang Sora Street to 20 feet easterly

(Supervisor District 6)

Sidewalk widening is due to the improvements related to the 345 4th Street Project Improvements. Red zones are to provide better turning movement around the southeast corner.

Larry Yee; Larry.Yee@sfmta.com

BACKGROUND INFORMATION / COMMENTS

The proposed sidewalk extension will be located on Tandang Sora Street, between Bonifacio Street and Rizal Street. The sidewalk extension will extend 4.5 feet beyond the existing face of curb for a total length of 108 feet. The minimum resulting vehicular path of travel will be 26.6 feet wide. The purpose of the sidewalk extension is to provide space to fulfill the City's street tree requirements, increased pedestrian width, and a sub-sidewalk transformer.

HEARING NOTIFICATION AND PROCESSING NOTES:

ENVIRONMENTAL CLEARANCE BY:

SFMTA
 Attached
 Pending



October 23, 2018

RE: Proposed sidewalk change located at 345 4th Street, fronting AB 3751 Lot 165

London N. Breed
Mayor

Mohammed Nuru
Director

Bruce R. Storrs P.L.S.
City and County Surveyor

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

The Office of the City and County Surveyor has received a request from KPFF to change the official sidewalk width located along the southwesterly side of Tandang Sora Street between Bonifacio Street and Rizal Street, fronting Assessor's Block 3751 Lot 165. The attached plans show the specific locations.

The proposed sidewalk widening will provide space to fulfill the City's street tree requirements, increase pedestrian width, and a sub-sidewalk transformer.

Special notes for the Project:

1. A lot of existing utility structures or facilities within the extent of project limits will be protected in-place, adjusted to finish grade, and to be removed/relocated.
2. Removal of parking spots and new curb colors are being proposed.

For questions concerning the project or the plans of the project, please contact Ryan Beaton at (415) 989-1004 or ryan.beaton@kpff.com.

Please inform us within 30 days, whether or not you have any objections to this proposal or if you need additional time/information for review. In the event that you must refer the documents to a public hearing, or a departmental committee, please notify us with the date and time of the scheduled hearing.

Should you have any objections, please state them in writing and include any pertinent maps or other documentation. If you have no objections, please state so by return letter or email.

Your prompt response to this request is appreciated. If you have any questions, please call or email at (415) 554-5794 or michael.abella@sfdpw.org.

Attachments: Applicant Cover Letter, Sidewalk Legislation Application, Plans, Photos, and Circulation Letter

Thank you very much.

Sincerely,
Michael L. Abella, PE



September 17, 2018

Application for Sidewalk Legislation

Property Address: 345 4th Street, San Francisco CA 94107
Assessor's Block: 3751
Lot Number: 165

City and County Surveyor
Department of Public Works
Bureau of Street-Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Dear Sir:

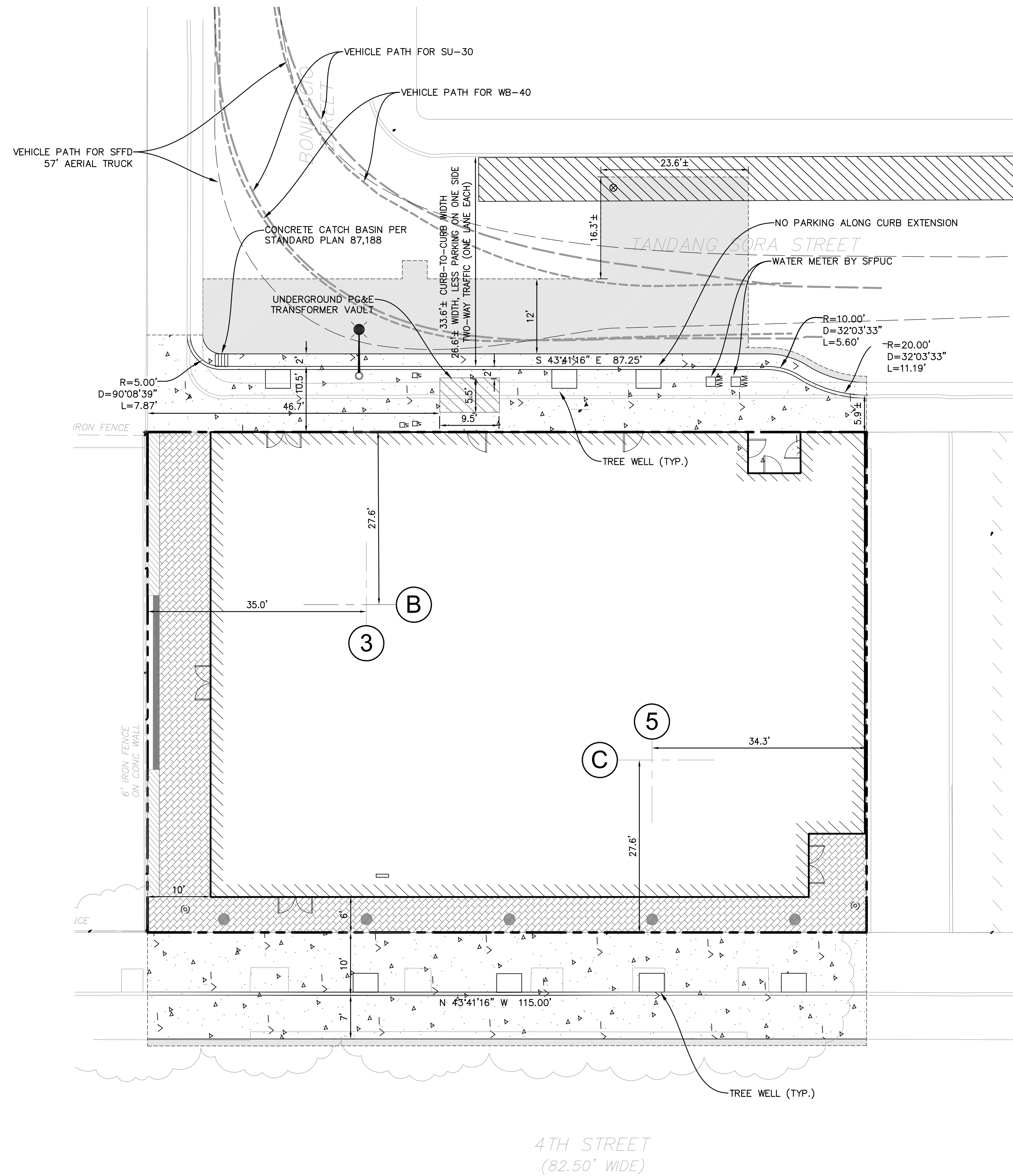
We, hereby submit to you for your review and processing a proposed official sidewalk change, together with the Sidewalk Legislation Application, the checklist and all applicable items, fees, documents and data checked thereon.

The proposed sidewalk extension will be located on Tandang Sora Street, between Bonifacio Street and Helen MacIntosh Lane. The sidewalk extension will extend 5 feet beyond the existing face of curb for a total length of 87 feet. The minimum resulting vehicular path of travel will be 25.6 feet wide. The purpose of the sidewalk extension is to provide space to fulfill the City's street tree requirements, increased pedestrian width, and a sub-sidewalk transformer.

Regards,

A handwritten signature in blue ink, appearing to read 'RJ Beaton'.

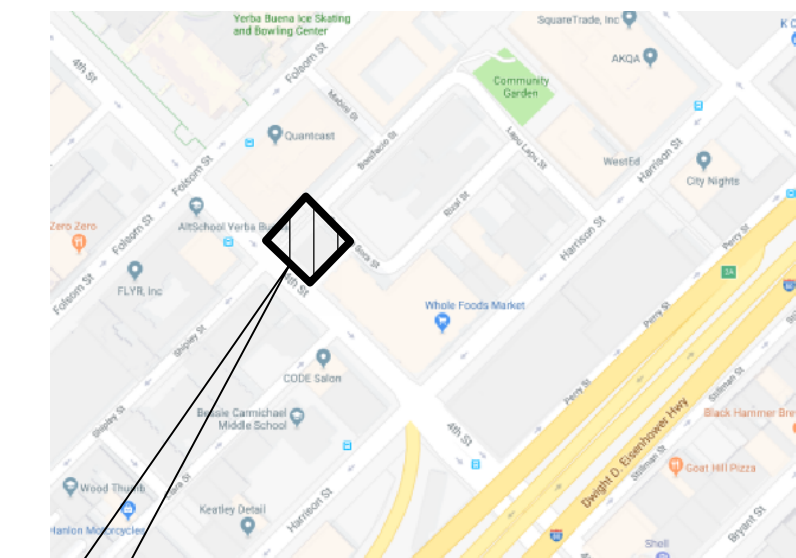
Ryan Beaton, PE
Associate, C82786



4TH STREET
(82.50' WIDE)

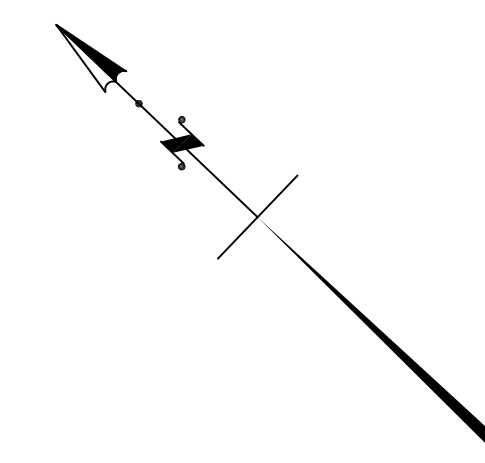
LEGEND:

- PROPERTY LINE
- SAWCUT LINE
- 6" CURB, STANDARD PLAN 87,169
- 6" CURB & GUTTER, STANDARD PLAN 87,170
GUTTER WIDTH PER PLAN
- REPLACE EXISTING ASPHALT PER SFDPW STANDARDS
2" HOT MIX ASPHALT, 6" CONCRETE BASE
- CONCRETE SIDEWALK PER SFDPW STANDARDS
- UNIT PAVERS, SEE LANDSCAPE PLANS FOR PAVEMENT
TYPE(PERVIOUS/IMPERVIOUS)
- BUILDING FOOTPRINT
- LANDSCAPING
- BUILDING COLUMN



PROJECT SITE

VICINITY MAP
NOT TO SCALE



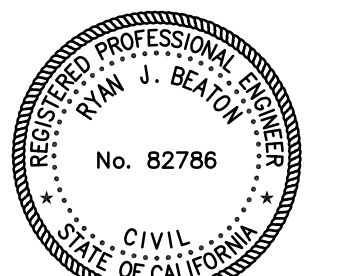
0 5' 10' 20'
SCALE: 1"=10'

OWNER ADDRESS

4th and Harrison
SF, LLC

PROJECT ADDRESS

345 4th St.
San Francisco, CA 94107



4/28/21
DATE SIGNED

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NO. DATE ISSUE

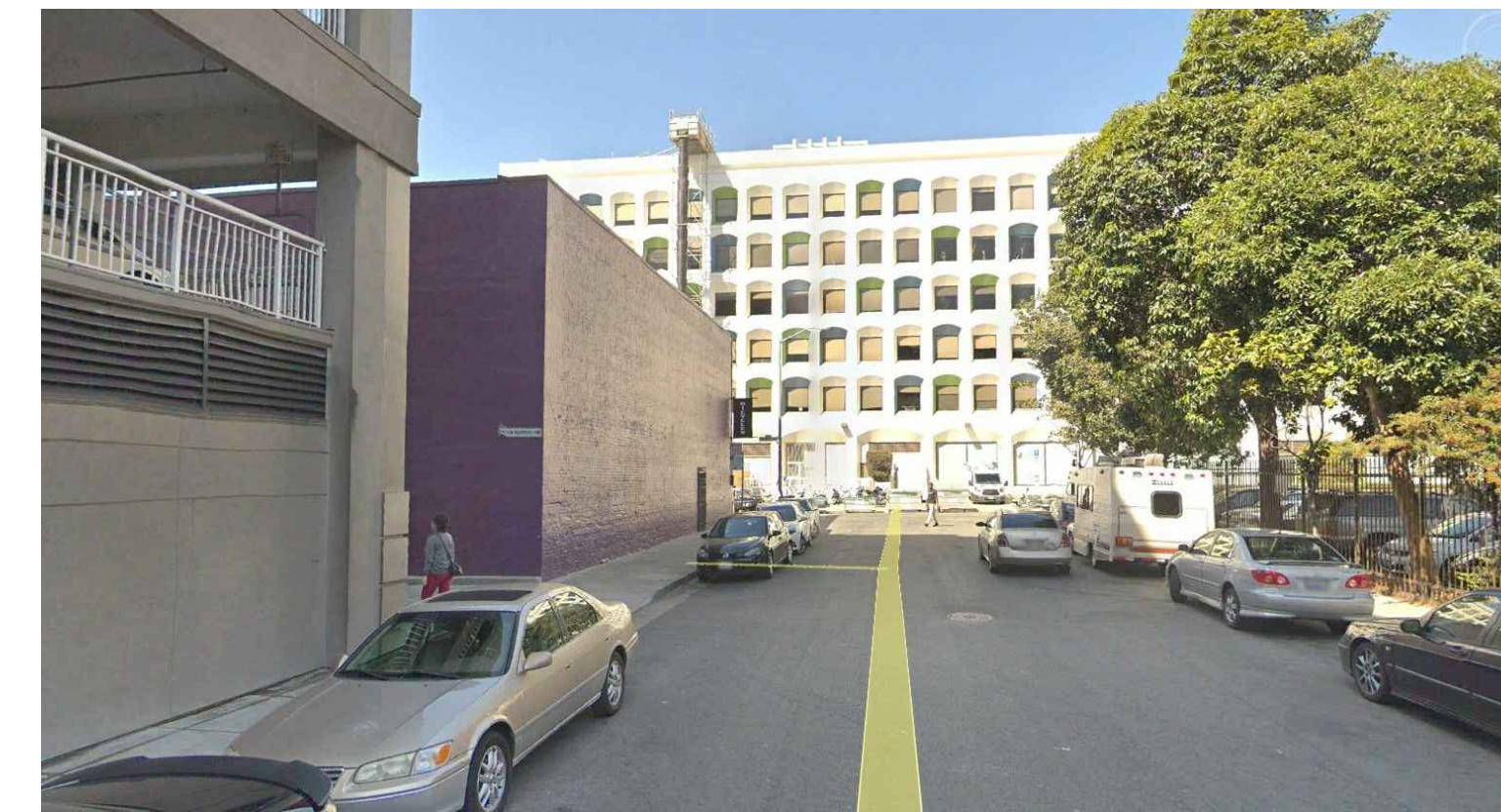
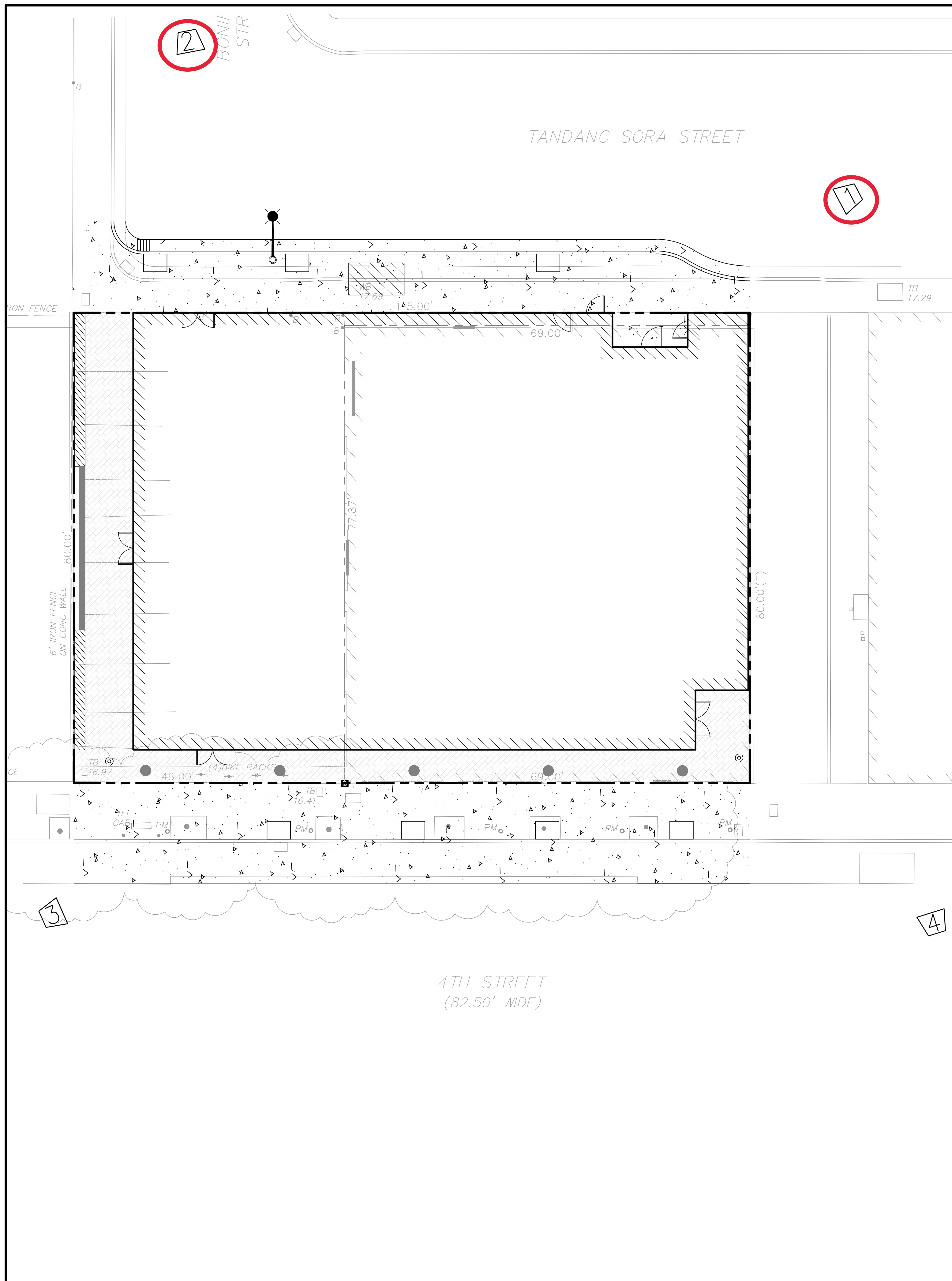
NO.	DATE	ISSUE

DRAWING TITLE
HORIZONTAL CONTROL PLAN

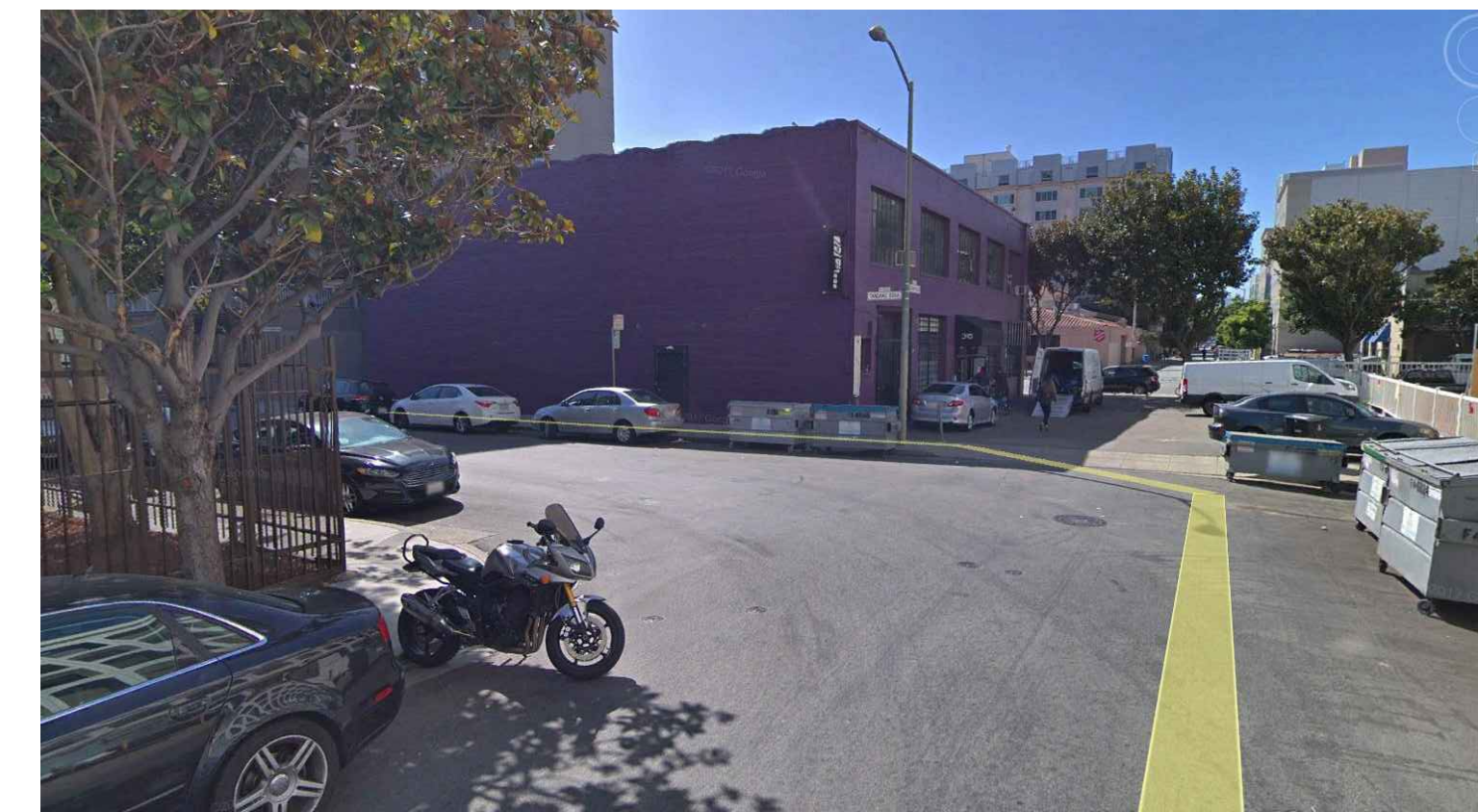
STATUS

JOB NO. 1800028
DRAWN BY RB
SHEET NO.

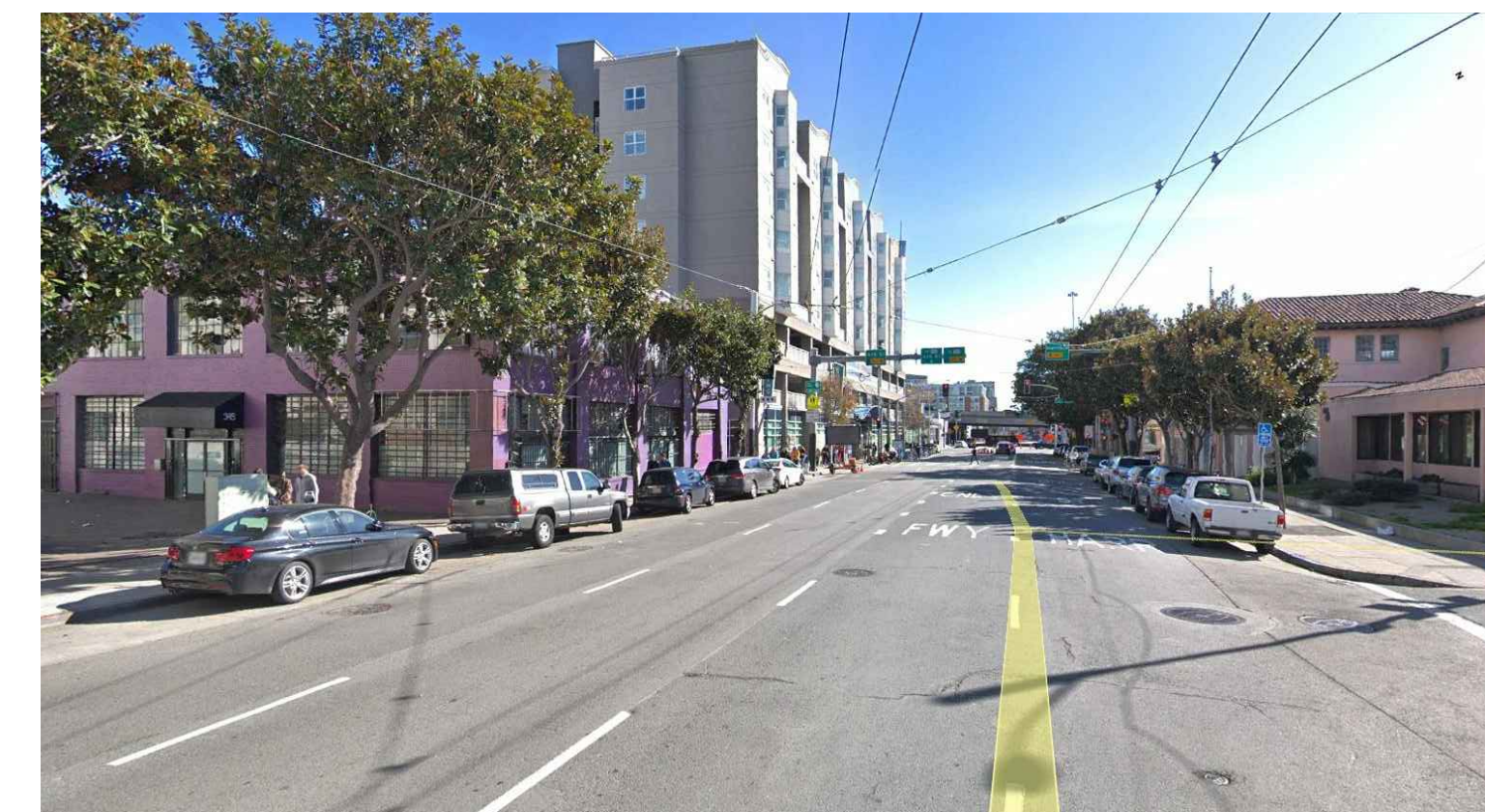
C2.1



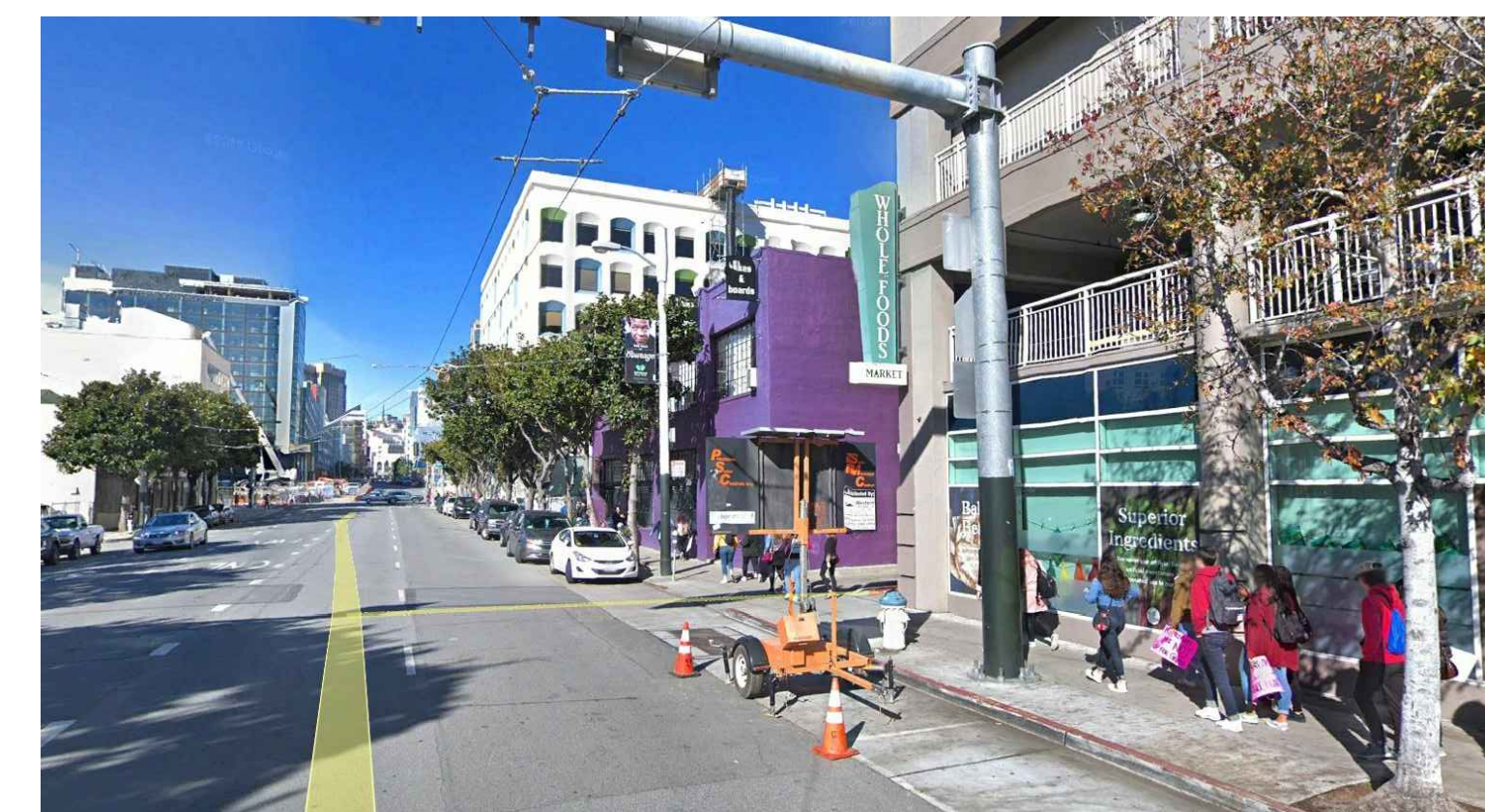
PICTURE 1
N.T.S. SEE CAMERA PLAN.



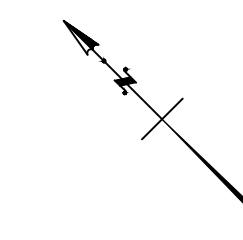
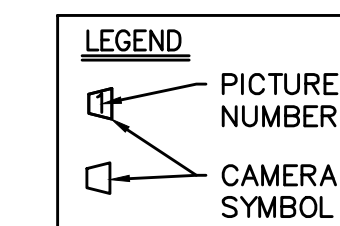
PICTURE 2
N.T.S. SEE CAMERA PLAN.



PICTURE 3
N.T.S. SEE CAMERA PLAN.



PICTURE 4
N.T.S. SEE CAMERA PLAN.



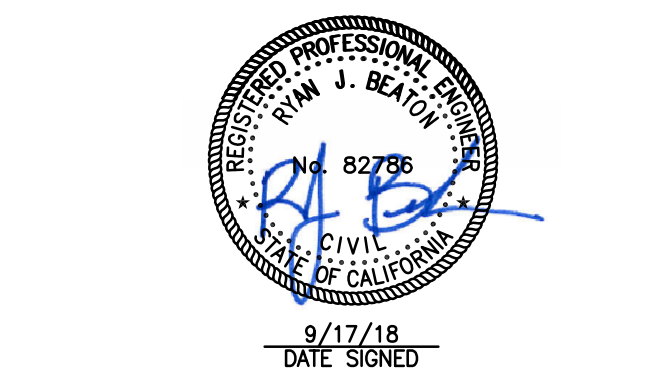
SA
STANTON
ARCHITECTURE
1501 MARIPOSA STREET, SUITE 328
SAN FRANCISCO, CA, 94107
T. 415.865.9600
F. 415.865.9608
WWW.STANTONARCHITECTURE.COM

OWNER ADDRESS

4th and Harrison
SF, LLC

PROJECT ADDRESS

345 4th St.
San Francisco, CA 94107



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NO.	DATE	ISSUE

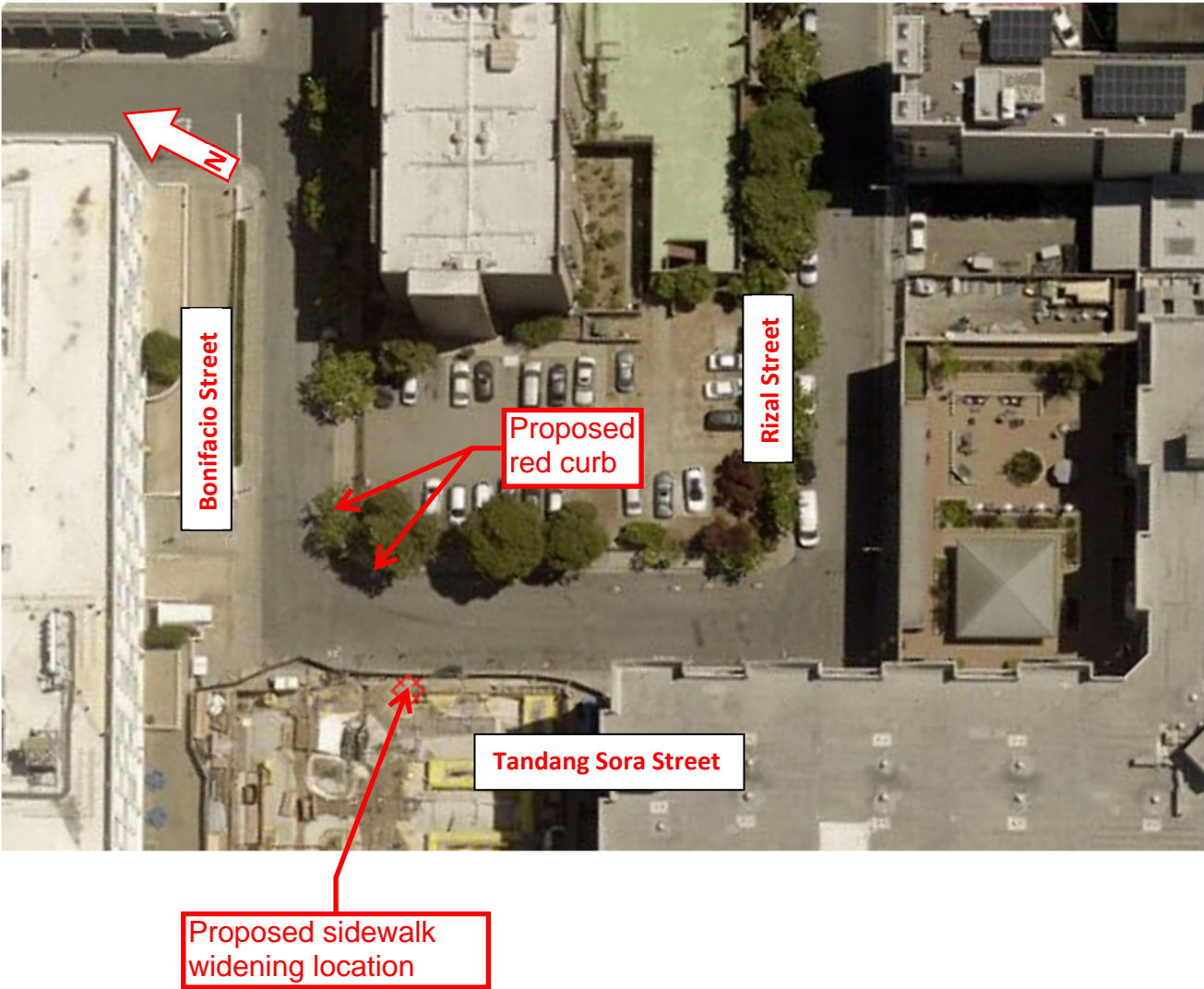
DRAWING TITLE
CAMERA PLAN

STATUS

JOB NO. 1800028
DRAWN BY RB
SHEET NO.

C5.1

Aerial View



Tandang Sora Street facing Northbound



Tandang Sora Street and Bonifacio Street – Southeast Corner



FIRE REVIEW

Yee, Larry

From: Law, Chad (FIR) <chad.law@sfgov.org>
Sent: Thursday, June 10, 2021 11:03 AM
To: Wong, Norman
Cc: Tang, Eleanor (DPW); Dusseault, Brian; Yee, Larry
Subject: RE: 345 4th-Vault Excavation Permit Meeting-Follow up

Thank you for the clarification Norman. Fire has no issues at this time.

Good day,

Chad

Captain Chad Law

San Francisco Fire Department
Bureau of Fire Prevention & Investigation
698 Second Street, Room 109
San Francisco, CA 94107
415-558-3300 (Main)
415-554-8988 (Direct)
415-554- 8996 (Fax)

415-238-5319 (Cell)

chad.law@sfgov.org



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From: Wong, Norman <Norman.Wong@sfmta.com>
Sent: Thursday, June 10, 2021 9:30 AM
To: Law, Chad (FIR) <chad.law@sfgov.org>
Cc: Tang, Eleanor (DPW) <eleanor.tang@sfdpw.org>; Dusseault, Brian (MTA) <Brian.Dusseault@sfmta.com>; Yee, Larry (MTA) <Larry.Yee@sfmta.com>
Subject: RE: 345 4th-Vault Excavation Permit Meeting-Follow up

Hi Chad,



CEQA Review

SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2017-001690ENV
 Project Address: 345 4th Street
 Zoning: Mixed Use-Office (MUO)
 85-X Height and Bulk District
 Block/Lot: 3751/165
 Lot Size: 9,200 square feet
 Plan Area: Eastern Neighborhoods Area Plan
 Project Sponsor: Michael Stanton, Stanton Architecture, 415-865-900
 Staff Contact: Josh Pollak, josh.pollak@sfgov.org, 415-575-8766

PROJECT DESCRIPTION

The project site is located on the northeast side of 4th Street between Folsom and Harrison streets, and has frontages along 4th Street, Tandang Sora Street, and Helen Macintosh Lane (a private drive owned by 788 Harrison Street), within the South of Market neighborhood. The project site currently contains a two-story retail building formerly used as a bicycle shop with an adjacent surface parking lot (accessed along Tandang Sora Street).

(Continued on next page.)

CEQA DETERMINATION

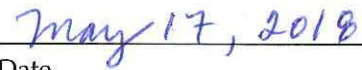
The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

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



 Lisa Gibson
 Environmental Review Officer



 Date

cc: Michael Stanton, Stanton Architecture, Project Sponsor; Supervisor Jane Kim, District 6; Kimberly Durandet, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The proposed project would demolish the existing building and construct an 85-foot tall, seven-story commercial building with ground-floor retail space and six floors of office space, totaling 53,765 square feet. The proposed building would also include a roof deck, with 4,100 square feet of usable open space, 1,020 square feet of photovoltaic panels, and 825 square feet of living roof. The total office space would be 49,896 square feet, with 2,657 square feet of retail space.

The proposed project would include 11 Class I bicycle spaces, and 5 Class II bicycle spaces. No off-street parking or loading is proposed.

The project would slightly decrease the existing impervious surface coverage on the site, as the northern side of the parcel would contain a 780 square-foot privately owned public open space, a portion of which would be vegetated.

The proposed building would be supported by a structural slab spanning piles. Excavation would occur across the entire site, at a depth of approximately 5 feet over an area of 9,200 square feet, for a total excavation of approximately 1,500 cubic yards of soil.

PROJECT APPROVAL

The proposed project at 345 4th Street would require the following approvals:

- Large Project Authorization pursuant to Planning Code Section 329 for the construction of a new building exceeding 75 feet in height and new construction exceeding 25,000 square feet
- Office Development Authorization pursuant to Planning Code Section 321 for projects constructing between 25,000 and 49,999 square feet of office space
- Demolition and Building Permits (Department of Building Inspection) for the demolition of the existing building and construction of the proposed project;
- Review for compliance with Article 22A of the San Francisco Health Code (Department of Public Health)
- Stormwater Management Plan (San Francisco Public Utilities Commission), ground disturbance of an area greater than 5,000 square feet
- Approval of a proposed passenger loading space (San Francisco Municipal Transportation Agency's color curb program)

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

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that

examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 345 4th Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 345 4th Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{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 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. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to

¹ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

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.

6,600,0000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁴

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.

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 345 4th 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 345 4th Street project, and identified the mitigation measures applicable to the 345 4th 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 345 4th Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on the northeast side of 4th Street between Folsom Street and Harrison Street, and has frontages along 4th Street, Tandang Sora Street, and Helen Macintosh Lane, in the South of Market neighborhood. North of the site is a 6 story office building, and south of the site is a 7 story mixed-use building. Across Tandang Sora Street are the San Lorenzo Ruiz Center apartments, an affordable housing community. Recently approved and proposed projects within one block of the project site include:

- 744 Harrison Street, which will merge two lots, demolish the existing structure, and construct and eight-story, 85-foot-tall mixed-use project, consisting of 52 hotel rooms, seven group housing units, and 1,750 square feet of ground floor retail space;

⁴ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

⁵ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 345 4th Street, October 26, 2017. 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. 2017-001690ENV.

⁶ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 345 4th Street, October 6, 2017.

- 750 Harrison Street, which will demolish a one-story building and construct a new eight-story residential building with 77 single-room occupancy dwelling units, and approximately 2,800 square feet of ground floor commercial space;
- 266 4th Street, which will construct the Yerba Buena/Moscone Station, one of the new subway stations that are planned of SFMTA’s Central Subway project.
- 816 Folsom Street, which would demolish and existing building and construct a 180-foot tall, 18-story hotel with approximately 220 guest rooms.

Yerba Buena Gardens and the Moscone Convention Center Ballroom are located one block north at the corner of 4th Street and Folsom Street. The 80 Freeway is located one and a half blocks south of the project site, south of Harrison Street. The project site is located with a quarter mile of several local transit lines including Muni lines 12, 27, 30, 45, 47, 8, 81X, 8AX, and 8BX.

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 345 4th 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 345 4th 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 contribute considerably to the identified land use impacts related to PDR loss because no PDR space would be removed, nor would the project affect historical architectural resources as the subject building is not a historic resource, nor is it a contributor to a historic district. In regards to significant and unavoidable transportation impacts related to traffic and transit, the proposed project would not contribute considerably to projects-specific and cumulative traffic and transit impacts identified in the Eastern Neighborhoods PEIR. The Eastern Neighborhoods PEIR determined that projects surrounding the Alice Street Community Garden could result in significant and unavoidable shadow impacts. As the proposed project would be consistent with the height for the parcel analyzed in the Eastern Neighborhood PEIR, it would not result in significant shadow impacts that were previously not identified or more severe impacts than those analyzed in the PEIR.

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

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
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Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction (Project Mitigation Measure 2).
F-3: Interior Noise Levels	Not Applicable: CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users or residents.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users or residents.	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: The project does not include any noise-generating uses.	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA generally no longer requires the consideration of the effect of existing environmental conditions on a proposed project's future users or residents.	N/A
G. Air Quality		
G-1: Construction Air Quality	Applicable: the project site is located within the Air Pollutant Exposure Zone. Project construction could exacerbate poor air quality.	The project sponsor has agreed to develop and implement a Construction Emissions Minimization Plan to reduce construction emissions (Project Mitigation Measure 3).
G-2: Air Quality for Sensitive Land	Not Applicable: the proposed	N/A

Mitigation Measure	Applicability	Compliance
Uses	project would not include any sensitive land uses.	
G-3: Siting of Uses that Emit DPM	Not Applicable: the proposed office and retail uses are not expected to emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: the proposed office and retail uses are not expected to emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: no previous studies have been performed on the project site.	N/A
J-2: Properties with no Previous Studies	Applicable: Preliminary Archeological Review by the Planning Department indicates the potential to adversely affect archeological resources.	The project sponsor has agreed to implement an archeological testing mitigation measures (Project Mitigation Measure 1).
J-3: Mission Dolores Archeological District	Not Applicable: not within the district.	N/A
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	Applicable: the project would demolish a building that may	The project sponsor has agreed to dispose of demolition debris in accordance with applicable

Mitigation Measure	Applicability	Compliance
	contain hazardous materials.	regulations (Project Mitigation Measure 4).
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 September 27, 2017 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. One comment was received which asked to ensure that non-office space uses of the project are not allowed to be used as an addition to office use, requested the name of the project sponsor, and noted that the site is located close to locations that have had liquefaction problems. With regards to liquefaction concerns, a geotechnical investigation was prepared for the proposed project that concluded that the proposed project should be supported by a pile foundation in the dense to very dense alluvial deposits underlying marsh deposits, and presents detailed design criteria.⁷ Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate liquefaction risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. In addition, the Department of Building Inspection will review the geotechnical report during its review of the building permit for the project. 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 Checklist⁸:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
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 Rollo and Ridley, Inc. Geotechnical Investigation, 345 4th Street, San Francisco, California, April 13, 2017.

⁸ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2017-001690ENV.