



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion XXXXX

HEARING DATE: November 14, 2013

*Case No.:* 2011.0471E  
*Project Title:* 1111 California Street  
Nob Hill Masonic Center Renovation Project  
*Zoning:* RM-4 District (Residential Mixed, High Density) Nob Hill  
Special Use District (Planning Code § 238)  
65-A Height and Bulk District  
*Block/Lot:* Block 0253, Lot 020  
*Lot Size:* 49,841 square feet (approximately 1.1 acres)  
*Project Sponsor:* California Masonic Memorial Temple  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Brett Bollinger – (415) 575-9024  
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**ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE MASONIC CENTER RENOVATION AT 1111 CALIFORNIA STREET. THE PROJECT WOULD RENOVATE THE EXISTING AUDITORIUM, AND GROUND-FLOOR CALIFORNIA ROOM, EXHIBITION HALL, AND CATERING KITCHEN. THE MAXIMUM ALLOWABLE NUMBER OF LARGE EVENTS (OVER 250 ATTENDEES) WOULD INCREASE FROM 230 TO 315 EVENTS. THE AUDITORIUM GROUND-FLOOR SEATS WOULD BE REMOVED INCREASING THE MAXIMUM CAPACITY OF THE AUDITORIUM FROM 3,166 TO 3,300 PATRONS.**

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2011.0471E, 1111 California Street-Masonic Center Renovation (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on October 10, 2012.
  - B. On April 17, 2013, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on April 17, 2013.
  - D. On April 17, 2013, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on April 17, 2013.
2. The Commission held a duly advertised public hearing on said DEIR on May 23, 2013 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on June 3, 2013.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on October 31, 2013, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at Department offices.
  4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.
  5. Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department offices at 1650 Mission Street, and are part of the record before the Commission.
  6. On November 14, 2013, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
  7. The project sponsor has indicated that the presently preferred alternative is Alternative C: Reduced Number of Live Entertainment Events and Concession Areas, described in the Environmental Impact Report.
  8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2011.0471E, 1111 California Street-Masonic Center reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does

CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.

- A. Will not have a project-specific significant effect on the environment; and,
- B. Will not have a significant cumulative impact on the environment.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of November 14, 2013.

Jonas P. Ionin  
Commission Secretary

AYES: 0  
NOES: 0  
ABSENT: 0  
ADOPTED: November 14, 2013