



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization & Office Development Authorization

HEARING DATE: FEBRUARY 20, 2014

Date: February 13, 2014
Case No.: **2013.0007BX**
Project Address: **81-85 Bluxome Street**
Zoning: WMUO (Western SoMa Mixed Use-Office) District
Western SoMa Special Use District
65-X Height and Bulk District
Block/Lot: 3786/018
Project Sponsor: Cyrus Sanandaji
Bluxome Partners, LLC
207 King Street, Suite 300
San Francisco, CA 94107
Staff Contact: Brittany Bendix – (415) 575-9114
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to demolish the existing two story industrial building and construct a five story, 65-foot tall office building of approximately 55,000 square feet. The project includes thirteen Class 1 bicycle parking spaces, and four Class 2 bicycle parking spaces. The project does not include off-street parking.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southern side of Bluxome Street, between 4th and 5th Streets, Lot 018 of Assessor's Block 3786. The property is located within the WMUO (Western SoMa Mixed Use-Office) District, the Western SoMa Special Use District, and a 65-X height and bulk district. The subject property is a rectangular lot with a width of 91 feet 8 inches and a depth of 120 feet. At present, a two story, 27,646 square foot, industrial building occupies the entire 11,000 square foot lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the eastern edge of the Western SoMa Area Plan, on a block zoned as WMUO and MUO (Mixed Use-Office). Directly north of Bluxome Street and opposite to the property is a four story building occupied by the Bay Club SF Tennis facility, and directly east of the property is a six story residential building. Directly south and west of the property are three four-story live work developments. The remaining uses on the subject block and within the immediate neighborhood context are characterized by live work, residential, industrial and office activities. The site is one block north of the 4th and King Caltrain Station.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on **January 27, 2014**, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Western SoMa Community Plan and was encompassed within the analysis contained in the Western SoMa Community Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Western SoMa Community Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 31, 2014	January 29, 2014	22 days
Posted Notice	20 days	January 31, 2014	January 31, 2014	20 days
Mailed Notice	20 days	January 31, 2014	January 31, 2014	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the large project authorization and office allocation authorization process.

PUBLIC COMMENT

- To date, the Department has not received direct public comment regarding the proposed project. Included in the Project Sponsor's submittal are letters from three neighboring small-businesses indicating support of the project.

ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization Modifications: As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from the awning requirements (Planning Code Section 136.1) and off-street freight loading space requirements (Planning Code Section 152.1). Department staff is generally in agreement with the proposed modifications given the overall project and its outstanding design.
- Office Development Authorization: The proposed project would construct approximately 55,000 gross square feet of office space. Within the WMUO (Western SoMa Mixed Use-Office) Zoning District, office use is permitted as of right, pursuant to Planning Code Section 845.66. As of

February 2014, there is approximately 2.1 million square feet of “Large” Cap Office Development available under the Section 321 office allocation program.

- **Development Impact Fees:** The Project would be subject to the following development impact fees, which are estimated as follows:

FEE TYPE	PLANNING CODE SECTION/FEE	AMOUNT
Transit Impact Development Fee (27,646 sq ft - PDR to Office Development)	411 (@ \$6.10)	\$ 168,640.60
Transit Impact Development Fee (27,354 sq ft - New Office Development)	411 (@ \$13.21)	\$ 361,346.34
Jobs-Housing Linkage (27,646 sq ft - PDR to Office Development)	413 (@ \$7.02)	\$194,074.92
Jobs-Housing Linkage (27,354 sq ft - New Office Development)	413 (@ \$24.03)	\$657,316.62
Child Care Development In-Lieu Fee (55,000 sq ft – New Office Development)	414 (@ \$1.16)	\$63,800
Eastern Neighborhoods Impact Fee (27,646 sq ft – Tier 1, PDR to Non-Residential)	423 (@ \$3.47)	\$95,931.62
Eastern Neighborhoods Impact Fee (27,354 sq ft - Tier 1; New Non-Residential)	423 (@ \$6.93)	\$189,563.22
Public Art Fee (\$10,000,000 estimated cost of construction)	429 (@1%cost of construction)	\$100,000
	TOTAL	\$1,830,673.32

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

- The project site is also situated within the proposed Central SoMa Area Plan which is currently undergoing environmental review. If approved, as currently proposed, the subject block would be rezoned to MUO and the height limit would increase to 130 feet with a required 15 foot setback above 85 feet.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the construction of a new five-story office building (approximately 65 feet tall) consisting of approximately 55,000 gross square feet and to allow modifications to the requirements for permitted awnings (Planning Code Section 136.1) and off-street freight loading (Planning Code Section 152.1). The subject property is located within the WMUO (Western SoMa Mixed-Use Office) Zoning District and a 65-X Height and Bulk Designation.

In addition, the Commission must authorize an Office Development Allocation of approximately 55,000 gross square feet of new office space pursuant to Planning Code Sections 321 and 845.66.

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is designed to be consistent with the surrounding neighborhood character.
- The Project is consistent with the intent of the WMUO District, which is to encourage office use.
- The Project represents an allocation of approximately 4.5 percent of the large cap office space currently available for allocation.
- The authorization of the office space will allow for new businesses in the area, which will contribute to the economic activity in the neighborhood.
- At current rates, the project will produce approximately \$1,830,673 in fees that will benefit the community and City, and is thus in compliance with impact fee requirements.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion-Large Project Authorization
Draft Motion-Office Allocation
Mitigation Monitoring Reporting Program
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Community Plan Exemption
Project Sponsor Brief
Public Correspondence
Architectural Drawings

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

Exhibits above marked with an "X" are included in this packet

_____ BB _____

Planner's Initials

BB: G:\DOCUMENTS\Large Project Authorization\85 Bluxome St\2013.0007BX.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (TIDF, EN Impact, Public Art)

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329 TO ALLOW EXCEPTIONS FOR (1) THE PROJECTION OF AN AWNING OVER A SIDEWALK PURSUANT TO PLANNING CODE SECTION 136.1, AND (2) TO NOT PROVIDE AN OFF-STREET LOADING SPACE PURSUANT TO PLANNING CODE SECTION 152.1, AS PART OF THE CONSTRUCTION OF A FIVE-STORY OFFICE BUILDING CONTAINING 55,000 GROSS SQUARE-FEET OF OFFICE SPACE LOCATED AT 81-85 BLUXOME STREET, LOT 018 IN ASSESSOR’S BLOCK 3786, AND WITHIN THE WMUO (WESTERN SOMA MIXED USE-OFFICE) ZONING DISTRICT, THE WESTERN SOMA SPECIAL USE DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 16, 2013, Cyrus Sanandaji of Bluxome Partners, LLC, (hereinafter “Project Sponsor”) filed Application No. 2013.0007BX (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Large Project Authorization and an Office Development Authorization to construct a new five-story, 65-foot tall, office building containing approximately 55,000 square-feet of office space at 81-85 Bluxome Street (Block 3786, Lot 018) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Western SoMa Community Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on December 6, 2012 by Motion No. 18756, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Western SoMa Community Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the Program EIR, and no additional or new environmental review is required. In approving the Western SoMa Community Plan, the Commission adopted CEQA Findings in its Motion No. 18756 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, area plan or general plan policies for which an 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 area plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (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 that project solely on the basis of that impact.

On **January 27, 2014**, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Western SoMa Community Plan and was encompassed within the analysis contained in the Western SoMa Community Plan Final EIR. Since the Western SoMa Community Plan Final EIR was finalized, there have been no substantial changes to the Western SoMa Community Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Western SoMa Community Plan Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Western SoMa Community Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On February 20, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0007X.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2013.0007X, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southern side of Bluxome Street, between 4th and 5th Streets, Lot 018 of Assessor's Block 3786. The property is located within the WMUO (Western SoMa Mixed Use-Office) District, the Western SoMa Special Use District, and a 65-X height and bulk district. The subject property is a rectangular lot with a width of 91 feet 8 inches and a depth of 120 feet. At present, a two story, 27,646 square foot, industrial building occupies the entire 11,000 square foot lot.
3. **Surrounding Properties and Neighborhood.** The project site is located on the eastern edge of the Western SoMa Area Plan, on a block zoned as WMUO and MUO (Mixed Use-Office). Directly north of Bluxome Street and opposite to the property is a four story building occupied by the Bay Club SF Tennis facility, and directly east of the property is a six story residential building. Directly south and west of the property are three four-story live work developments. The remaining uses on the subject block and within the immediate neighborhood context are characterized by live work, residential, industrial and office activities. The site is one block north of the 4th and King Caltrain Station.

The project site is also situated within the proposed Central SoMa Area Plan which is currently undergoing environmental review. If approved, as currently proposed, the subject block would be rezoned to MUO and the height limit would increase to 130 feet with a required 15 foot setback above 85 feet.

4. **Project Description.** The proposal is to demolish the existing two story industrial building and construct a five story, 65-foot tall office building of approximately 55,000 square feet. The project includes thirteen Class 1 bicycle parking spaces, and four Class 2 bicycle parking spaces. The project does not include off-street parking.

5. **Public Comment.** To date, the Department has not received direct public comment regarding the proposed project. Included in the Project Sponsor's submittal are letters from three neighboring small-businesses indicating support of the project.

Upon submittal of the application the Department received concerns from an owner of an adjacent live/work unit regarding the project's impact to his unit's light and air. The Project Sponsor is working with interested parties and their respective Home Owners Associations to find a workable alternative to address concerns.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Office Use in WMUO Zoning District.** Planning Code Section 845.66 states that office use is permitted as of right within the Western SoMa Mixed Use-Office (WMUO) Zoning District.

The Project would construct new office space within the WMUO Zoning District; therefore, the proposed project complies with Planning Code Section 845.66.

- B. **Neighborhood Notification.** Planning Code Section 312 requires notification to all owners and occupants within 150-feet of the subject property if the property converts from one land use category to another and is located in an Eastern Neighborhoods Mixed Use District.

The proposal is located in the WMUO zoning district which is considered an Eastern Neighborhoods Mixed Use District pursuant to Planning Code Section 802.4. The project also proposes converting the property use from industrial to office. Accordingly, Section 312 notification was conducted in conjunction with the noticing for the Large Project Authorization and Office Development Authorization hearings.

- C. **Floor Area Ratio.** Planning Code Section 124 limits the basic floor area ratio of developments in the WMUO Zoning District and 65-X Height District to five square feet of non-residential development for every one square foot of lot area.

The subject property has a lot area of 11,000 square feet. The proposed development is 55,000 gross square feet of a non-residential use and thereby has a floor area ratio of 5:1. Therefore, the proposed project complies with Planning Code Section 124.

- D. **Useable Open Space.** Planning Code Section 135.3 requires that new office uses within the Eastern Neighborhoods Mixed Use Districts provide one square-foot of useable open space accessible to tenants for every 50 square-feet of occupied floor area.

The project is located within the WMUO Zoning District, which per Planning Code Section 802.4 is considered an Eastern Neighborhood Mixed Use District. The proposed development includes approximately 48,449 square feet of occupied floor area and thereby requires approximately 969 square

feet of useable open space. The project includes two open spaces areas that collectively provide 3,544 square feet of useable open space for future tenants.

- E. **Awnings and Canopies in Eastern Neighborhood Mixed Use Districts.** Planning Code Section 136.1 states that any awning in an Eastern Neighborhood Mixed Use District that is greater than 10 feet may not project further than four feet from the face of the building.

The project proposes an awning that is 27 feet wide and projects 5.5 feet from the face of the building. As this proposed awning is not in compliance with Planning Code Section 136.1, the project is seeking an exception pursuant to Planning Code Section 329 from this requirement (See Item 8 below).

- F. **Street Trees.** Planning Code Section 138.1 requires that new developments provide one street tree for every 20 feet of frontage, as well as one tree for any remainder greater than 10 feet.

The project includes new construction on a lot that is 91 feet 8 inches wide and thereby requires five street trees. Accordingly, the proposal includes five street trees.

- G. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge and is not a location-related hazard. To comply with the Planning Code's bird-safe standards any glazed segments greater than 24 square feet will be treated with a UV reflective coating.

- H. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires that any new development include the following: 1) active uses on the ground floor; 2) a ground floor height of 14 feet if located within the WMUO district; 3) street-facing, ground-level, interior spaces for non-residential uses; and, 4) that a minimum of 60 percent of the ground-floor street frontage be transparent for non-residential uses.

The project proposes a ground floor, street facing, frontage that satisfies all of the aforementioned requirements. Office space is a principally permitted use in the WMUO zoning district and is thereby considered an active use on the ground floor. Further, the ground floor use faces the street, has a height of 14 feet, and is more than 60 percent transparent to the street.

- I. **Off-Street Freight Loading.** Planning Code Section 152.1 requires new office developments in an Eastern Neighborhoods Mixed Use District to provide 0.1 off-street freight loading spaces for every 10,000 square feet of gross floor area, rounding up to the nearest whole number per Planning Code Section 153.

The project is a new office development of 55,000 gross square feet within the WMUO zoning district. Therefore the project requires one off-street freight loading space. The proposal does not include an off-street freight loading space and is seeking an exception pursuant to Planning Code Section 329 from this requirement (See Item 8 below).

- J. **Shower Facility and Clothes Locker Requirement in New Buildings.** Planning Code Section 155.4 requires that new office developments greater than 50,000 square feet provide four shower facilities and 24 lockers.

The project is to construct a new office building of 55,000 gross square feet. Accordingly, the project includes four shower facilities and 24 lockers.

- K. **Bicycle Parking in New Buildings.** Planning Code Section 155.2 requires new office developments to provide one Class 1 bicycle space for every 5,000 square feet of occupied floor area and a minimum of two Class 2 spaces for any office use greater than 5,000 gross square feet, with one Class 2 space for each additional 50,000 occupied square feet.

The project is a new office development of approximately 48,449 occupied square feet. The project requires 10 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces. The project is proposing 13 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces.

- L. **Transportation Management Program.** Planning Code Section 163 requires the Project Sponsor to execute an agreement with the Planning Department for the provision of on-site transportation brokerage services and preparation of a transportation management program to be approved by the Director of Planning and implemented by the provider of transportation brokerage services for projects within the WMUO District, where the gross square feet of new, converted or added floor area for office use equals at least 55,000 square feet.

The proposed project includes 55,000 square feet of office use, thus the Project Sponsor must execute an agreement to provide on-site transportation brokerage services. The agreement will be reviewed by the Planning Department prior to the issuance of a temporary certificate of occupancy, in accordance with Planning Code Section 163.

- M. **Shadow Impact Analysis.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

Based upon a detailed shadow analysis, the proposed project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.

- N. **Office Development Authorization.** Planning Code Section 321 outlines the requirements for an Office Development Authorization from the Planning Commission for new office space in excess of 25,000 gross square feet.

The proposed project has submitted an application for an Office Development Authorization. The proposed project will seek an office development authorization for approximately 55,000 square feet of new office space from the Planning Commission. (See Case No. 2013.0007B).

- O. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses, including Retail/Entertainment, Management, Information and Professional Services, and Production/Distribution/Repair.

The proposed project includes 55,000 gross square feet of office use. This use is subject to the Transit Impact Development Fee at the per gross square foot rate in place at the time of site permit issuance.

- P. **Jobs-Housing Linkage Program.** Planning Code Section 413 applies the Jobs-Housing Linkage Fee to any project that increases by at least 25,000 gross square feet the total amount of any combination of entertainment use, hotel use, Integrated PDR use, office, research and development use, retail use, and/or Small Enterprise Workspace use.

The proposed project includes 55,000 gross square feet of office use and is subject to the Jobs-Housing Linkage Program, as outlined in Planning Code Section 413. The Project Sponsor may elect between the Housing Requirement option, the Payment to Housing Developer option, the In-Lieu Fee Payment option or compliance by combination payment to Housing Developer and payment of In-Lieu Fee at the time of site permit issuance.

- Q. **Child Care Requirements for Office Development Projects.** Planning Code Section 414 applies the Child Care Requirements for Office Development Projects Requirement to any project that increases by at least 50,000 gross square feet the total amount of office space.

The proposed project includes 55,000 gross square feet of office space and is subject to the Child Care Requirements for Office Development Projects Requirement. Prior to issuance of the first construction document, the Project Sponsor will elect between compliance by providing an on-site child-care facility, compliance in conjunction with the sponsors of other development projects to provide an on-site child care facility at another project, compliance in conjunction with the sponsors of other development projects to provide a child-care facility within one mile of the development projects, compliance by payment of an in-lieu fee, compliance by combining payment of an in-lieu fee with construction of a child care facility or compliance by entering into an arrangement with a non-profit organization.

- R. **Eastern Neighborhood Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project within the WMUO Zoning District that results in the addition of gross square feet of non-residential space.

The proposed project includes 55,000 square feet of office space and is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees are due at the issuance of the first construction document.

- S. **Public Art Requirement.** Planning Code Section 429 requires that new construction projects within the WMUO zoning district resulting in a building greater than 25,000 gross square feet must pay a fee equal to one percent the cost of construction.

The proposal is to construct a 55,000 gross square foot building and is therefore, subject to the Public Art Fee Requirement, as outlined in Planning Code Section 429. This fee is due at the issuance of the first construction document.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The proposed project's mass and scale are appropriate for the existing context as the area is mostly characterized by four to six story buildings. The addition of this structure will help establish a strong street wall of multiple stories. Like other properties in the vicinity, the proposed project has full lot coverage and a large rectangular massing. Thus, the project is consistent and compatible with the surrounding context.

- B. Architectural treatments, facade design and building materials:

The façade is composed of a stair tower clad in a weathered metal finish and a more prominent glass curtain wall with metal panel bands. As applied in the proposal, the architectural treatments and building materials are simple and used to create strong, clean lines. As a result, the project's architectural treatments, façade design and building materials are compatible with both the aesthetic of the neighborhood's older industrial buildings and more contemporary developments.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

The proposal features a predominately glazed ground floor which encourages interaction between the tenant space and the public realm. The top floor is setback from the front façade to accommodate a roof deck and provide a relief to the overall massing.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The project provides 3,544 square-feet of useable open space on roof decks above the 4th and 5th stories that are accessible by tenants within the building. Both decks are well designed and create outdoor spaces with seating and landscaping. Both decks also exceed the 969 square feet of useable open space required per Planning Code Section 135.3.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The project is not required to provide any mid-block alleys or pathways, as defined in Planning Code Section 270.2.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Sections 138.1 and 155.2, the proposed project would provide five new street trees and four Class 2 bicycle spaces along Bluxome Street.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

The Bluxome Street façade is the focal point for pedestrian access, which is facilitated via the main entry lobby. The project does not include off-street parking spaces and is seeking an exemption from providing one off-street loading space.

- H. Bulk limits;

The proposed project is within an 'X' Bulk District, which does not restrict bulk.

- I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

The proposed project, on balance, meets the Objectives and Policies of the General Plan.

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

- A. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

The proposed project is seeking modifications of: 1) Planning Code Section 136.1, which defines the maximum projection of an awning; and, 2) Planning Code Section 152.1, which defines the number of required off-street freight loading spaces.

Planning Code Section 136.1 requires that an awning, greater than 10 feet in width may only project 4 feet from the face of the subject building wall. The proposed awning is 27 feet and projects 5.5 feet. The Department is supportive of this modification as the scale of the awning is proportionate to the overall building and adds emphasis to the entryway.

Planning Code Section 152.1 requires that a new office development in an Eastern Neighborhoods Mixed Use District must provide 0.1 off-street freight loading spaces for every 10,000 gross square feet of floor area, rounding up to the nearest whole value per Planning Code Section 153. The project proposes construction of a 55,000 gross square foot office building in the WMUO zoning district and therefore is required to provide one off-street freight loading space. The project does not include any off-street parking and, therefore, does not incorporate vehicular access into the Bluxome Street façade. This would change upon provision of the loading space. Given the project's high quality of design, ground floor transparency and proposed streetscape improvements (trees and bicycle parking), vehicular access on-site would diminish the overall aesthetic quality of the project for both the public and private realms. Therefore, the Department is supportive of this modification.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed office development will provide net benefits to the City and the community in the form of new office space, and through the redevelopment of an underutilized lot in a zoning district with the stated intent of encouraging the growth of office use. The nature of the office use has few physical consequences that are undesirable and the standard Conditions of Approval (Exhibit A) will help ensure that the operations will not generate any unforeseen problems.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location

The proposed office development will help attract new commercial activity to San Francisco as it provides a large quantity of vacant office space for use. It also contributes to San Francisco's attractiveness as a firm location as it is within short walking distance of the 4th and King Caltrain Station as well as the Central Subway.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will install street trees at regular intervals along Bluxome Street and provide four Class 2 bicycle parking spaces.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The project includes 13 Class 1 bicycle parking spaces in a secure, convenient location within the basement level along with required shower and locker facilities, as well as four Class 2 bicycle parking spaces.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The design of the proposed office development complements the existing character of the subject block of Bluxome Street as its scale, massing and choice of façade materials draws inspiration from both the older light industrial and more contemporary buildings along Bluxome Street. The proposed development does not stand out, but rather contributes to a general sense of building type along the subject block face of Bluxome Street.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The proposed development successfully melds a new building into an area with a mix of established 19th and early 20th century light industrial buildings and more recently developed buildings. The proposed development does not clash with the existing context as the selected building materials, massing and scale are typical of the buildings found along Bluxome Street.

WESTERN SOMA AREA PLAN

Objectives and Policies

OBJECTIVE 4.1:

FACILITATE THE MOVEMENT OF PEDESTRIANS AND BICYCLES IN THE ALLEYS.

Policy 4.1.1:

Introduce treatments that effectively improve the pedestrian experience in alleys.

Bluxome Street is considered an alley per the Western SoMa Area Plan. The project incorporates a transparent and active ground floor use and improves the sidewalk with bicycle parking and street trees. Collectively, these improvements enhance the pedestrian experience on Bluxome Street and are amenities that are largely absent on the block.

OBJECTIVE 4.2:

LIMIT THE SPEED AND VOLUME OF MOTOR VEHICLES IN ALLEYS.

Policy 4.2.1:

Restrict the entry of motor vehicles in the alleys.

The project does not include any off-street parking and is seeking an exception through Planning Code Section 329 to not provide an off-street freight loading space. The absence of vehicular uses on the property will reduce the presence of motor vehicles in the alley.

OBJECTIVE 4.23:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 4.23.1:

Design pedestrian facilities so that they blend in well with surrounding land uses. In order to avoid potential conflicts, auto-oriented uses should be avoided where possible.

As previously mentioned, the proposal removes all auto-oriented uses from the property. This will diminish the site's conflict between auto-oriented uses and pedestrian activities, thereby enhancing the overall pedestrian experience.

OBJECTIVE 5.1

REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.

Policy 5.1.6:

Encourage a mix of uses rather than mixed use development.

Office uses will occupy the entire structure and will reinforce the existing diversity of uses within the immediate area which consists of residential, live/work, industrial, office and commercial land uses. Further, the design of the building facilitates a harmonization of the various architectural characteristics of those uses.

OBJECTIVE 5.2:

PROMOTE ENVIRONMENTAL SUSTAINABILITY.

Policy 5.2.2:

Require new development to meet minimum levels of "green" construction.

Policy 5.2.5:

Strongly encourage new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.

Policy 5.2.8:

Enhance the connection between the building form and ecological sustainability by promoting use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials.

Policy 5.2.9:

Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.

The Project will promote environmental sustainability by incorporating some of the latest "green" innovative technologies that will exceed CalGreen, San Francisco Green Building and the Western SoMa Area Plan's sustainability objectives. The project will target LEED Gold certification through the US Green Building Council's Core & Shell (CS) version 2009 rating system.

The project will enhance the connection between the building form and ecological sustainability by providing energy-efficient weather tight building envelope and use of sustainable materials. The project will comply with strict efficiency standards for new buildings.

OBJECTIVE 5.3:

PROMOTE WALKING, BIKING AND AN ACTIVE URBAN PUBLIC REALM.

Policy 5.3.2:

Require high quality design of street facing building exteriors.

Policy 5.3.3:

Minimize the visual impact of parking.

Policy 5.3.4:

Strengthen the relationship between a building and its fronting sidewalk.

The project will enhance the urban public realm as it provides an active and transparent use on the ground floor, and improves the sidewalk by providing new street trees and bicycle racks.

OBJECTIVE 7.3:

IMPROVE THE NEIGHBORHOOD'S PUBLIC REALM CONDITIONS.

Policy 7.3.11:

Require that new development contribute a continuous row of appropriately-spaced trees at all streets adjacent to the project.

The project will include five required street trees on Bluxome Street to be reviewed by the Department of Public Works.

OBJECTIVE 7.6:

MAINTAIN AND PROMOTE DIVERSITY OF NEIGHBORHOOD OPEN SPACES.

Policy 7.6.8:

Encourage private open space to be provided as common spaces for residents and workers of the building.

The project is required to provide 969 square feet of useable open space accessible to tenants. The proposal includes two roof decks, each which exceeds the open space requirement and which collectively account for 3,544 square feet of useable open space on-site, available to tenants.

10. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes eight priority planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The existing buildings do not contain any neighborhood-serving retail uses. The proposal would enhance the neighborhood-serving retail district by introducing a large number of new employees and potential patrons to the retail uses in the area.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character will be preserved as the design of the proposal is in harmony with the building scale, massing and form found along the subject block of Bluxome Street. The Project is located in the Western SoMa Area Plan and is located within a zoning district that allows office use. Other nearby properties function as commercial, residential or light industrial spaces.

- C. The City's supply of affordable housing be preserved and enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is in compliance with this priority policy.

- D. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The area is served by a variety of transit options, including MUNI and Caltrain. It is also near several streets that are part of the City's growing bicycle network. It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the project is not required to, and does not, provide off-street parking given its proximity to transit alternatives.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does demolish a two-story industrial building. However, the proposed new office development is a principally permitted use within the subject zoning district and is at a scale that

maximizes the current development potential of the site. The project will provide quality flexible office space that is suitable for a variety of office uses and sizes. This office space will help maintain the local resident employment and demand for neighborhood-serving businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The subject property was evaluated as part of the South of Market Historic Resource Survey and was determined to not be an individual resource or a contributor to a district.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project would not affect nearby parks or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2013.0007X** under Planning Code Section 329 to allow the new construction of a five-story, 65-foot tall, office building with 55,000 gross square feet of office use, and a modification to: 1) the projection of an awning over the sidewalk pursuant to Planning Code Sections 136.1; and, 2) off-street freight loading requirements pursuant to Planning Code Section 152.1 within the WMUO (Western SoMa Mixed Use-Office) Zoning District, the Western SoMa Special Use District, and a 65-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 12, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 20, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 20, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a five-story, 65-foot tall, office building with 55,000 square feet of office use and a modification to: 1) the projection of an awning over the sidewalk pursuant to Planning Code Sections 136.1; and, 2) off-street freight loading requirements pursuant to Planning Code Section 152.1, located at 81-85 Bluxome Street, Lot 018 in Assessor's Block 3786 pursuant to Planning Code Section 329 within the WMUO (Western SoMa Mixed-Use Office) Zoning District, the Western SoMa Special Use District, and a 65-X Height and Bulk District; in general conformance with plans, dated December 12, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0007X and subject to conditions of approval reviewed and approved by the Commission on **February 20, 2014** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 20, 2014** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within 18 months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this Office Allocation authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PARKING AND TRAFFIC

7. **Bicycle Parking.** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 10 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces for the 55,000 gross square feet of office use.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

8. **Transportation Brokerage Services - C-3, EN, and SOMA.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

9. **Transit Impact Development Fee.** Pursuant to Planning Code Sections 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Department with certification of fee payment.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Jobs Housing Linkage.** Pursuant to Planning Code Sections 413 (formerly 313), the Project Sponsor shall contribute to the Jobs-Housing Linkage Program (JHLP). The calculation shall be based on the net addition of gross square feet of each type of space to be constructed as set forth in the permit plans. The Project Sponsor shall provide evidence that this requirement has been satisfied to the Planning Department prior to the issuance of the first site or building permit by the Department of Building Inspection.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Child Care Requirement.** Pursuant to Planning Code Section 414, the Project Sponsor shall comply with the provisions of the Child-Care Requirements for Office and Hotel Development Project through payment of an in-lieu fee pursuant to Article 4 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

12. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

13. **Art - WMUO.** Pursuant to Planning Code Section 429, the Project Sponsor shall comply with the Public Art Requirement through payment of a fee equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

16. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

17. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (TIDF, EN Impact Fees, Public Art)

1650 Mission St.
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Information:
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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 20, 2014

Date: February 13, 2014
Case No.: **2013.0007BX**
Project Address: **81-85 Bluxome Street**
Zoning: WMUO (Western SoMa Mixed Use-Office) District
 Western SoMa Special Use District
 65-X Height and Bulk District
Block/Lot: 3786/018
Project Sponsor: Cyrus Sanandaji
 Bluxome Partners, LLC
 207 King Street, Suite 300
 San Francisco, CA 94107
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2013 – 2014 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTION 321 THAT WOULD AUTHORIZE THE NEW CONSTRUCTION OF APPROXIMATELY 55,000 GROSS SQUARE FEET OF OFFICE USE FOR A PROPOSED PROJECT LOCATED AT 81-85 BLUXOME STREET, LOT 018 IN ASSESSOR’S BLOCK 3786, WITHIN THE WMUO (WESTERN SOMA MIXED USE-OFFICE) ZONING DISTRICT, THE WESTERN SOMA SPECIAL USE DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 16, 2013, Cyrus Sanandaji of Bluxome Partners, LLC, (hereinafter “Project Sponsor”) filed Application No. 2013.0007BX (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for an Office Development Authorization to construct a new five-story, 65-foot tall, office building containing approximately 55,000 square feet of office at 81-85 Bluxome Street (Block 3786 Lot 018) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Western SoMa Community Plan Environmental Impact Report

(hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on December 6, 2012 by Motion No. 18756, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Western SoMa Community Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the Program EIR, and no additional or new environmental review is required. In approving the Western SoMa Community Plan, the Commission adopted CEQA Findings in its Motion No. 18756 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, area plan or general plan policies for which an 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 area plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (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 that project solely on the basis of that impact.

On **January 27, 2014**, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Western SoMa Community Plan and was encompassed within the analysis contained in the Western SoMa Community Plan Final EIR. Since the Western SoMa Community Plan Final EIR was finalized, there have been no substantial changes to the Western SoMa Community Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Western SoMa Community Plan Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Western SoMa Community Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On February 20, 2014, the Commission adopted Motion No. XXXXX, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2013.0007X), including a Mitigation, Monitoring, and Reporting Program for the Project, attached as Exhibit C to Motion No. XXXXX, which are incorporated herein by this reference thereto as if fully set forth in this Motion.

On February 20, 2014, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2013.0007B.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Office Development Authorization requested in Application No. 2013.0007B, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southern side of Bluxome Street, between 4th and 5th Streets, Lot 018 of Assessor's Block 3786. The property is located within the WMUO (Western SoMa Mixed Use-Office) District, the Western SoMa Special Use District, and a 65-X height and bulk district. The subject property is a rectangular lot with a width of 91 feet 8 inches and a depth of 120 feet. At present, a two story, 27,646 square foot, industrial building occupies the entire 11,000 square foot lot.
3. **Surrounding Properties and Neighborhood.** The project site is located on the eastern edge of the Western SoMa Area Plan, on a block zoned as WMUO and MUO (Mixed Use-Office). Directly north of Bluxome Street and opposite to the property is a four story building occupied by the Bay Club SF Tennis facility, and directly east of the property is a six story residential building. Directly south and west of the property are three four story live work developments. The remaining uses on the subject block and within the immediate neighborhood context are characterized by live work, residential, industrial and office activities. The site is one block north of the 4th and King Caltrain Station.

The project site is also situated within the proposed Central SoMa Area Plan which is currently undergoing environmental review. If approved, as currently proposed, the subject block would be rezoned to MUO and the height limit would increase to 130 feet with a required 15 foot setback above 85 feet.

4. **Project Description.** The proposal is to demolish the existing two story industrial building and construct a five story, 65-foot tall office building of approximately 55,000 square feet. The project includes thirteen Class 1 bicycle parking spaces, and four Class 2 bicycle parking spaces. The project does not include off-street parking.
5. **Public Comment.** To date, the Department has not received direct public comment regarding the proposed project. Included in the Project Sponsor's submittal are letters from three neighboring small-businesses indicating support of the project.

Upon submittal of the application the Department received concerns from an owner of an adjacent live/work unit regarding the project's impact to his unit's light and air. The Project Sponsor is working with interested parties and their respective Home Owners Associations to find a workable alternative to address concerns.

6. **Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

Currently, there is more than 2.1 million gross square feet of available "Large Cap" office space in the City. Additionally, the proposed project is subject to various development fees that will benefit the surrounding community and the city. The Project is located in close proximity to many public transportation options, including stops for both Muni and Caltrain. Therefore, the Project will help maintain the balance between economic growth, housing, transportation and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The proposed project is consistent with the General Plan, as outlined in Section 8 below.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

The proposed project offers high quality design for the proposed office development, which is consistent and compatible with the neighborhood's overall massing and form. In particular, the proposed project addresses the architectural vocabulary and composition found among many of the older warehouses within the immediate vicinity, as well as the more contemporary office, live/work and residential buildings. The design features a glass curtain wall with metallic accents that creates an open and transparent relationship with the street.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The proposed project is located within the WMUO (Western SoMa Mixed Use-Office) Zoning District, which permits office use pursuant to Planning Code Sections 845.66. The subject lot is located in an area primarily characterized by commercial, residential, live/work and light industrial development. There are several office use buildings on the subject block, and on blocks to the east and west of the project site.*
- b) Transit Accessibility. *The area is served by a variety of transit options. The project site is within a quarter-mile of various Muni routes, including the 8X-Bayshore Express, 10-Townsend, 30-Stockton, 45-Union/Stockton, 47-Van Ness, and 76X-Marin Headlands Express, as well as the N-Judah and KT-Ingleside/Third Street Rail Lines. Further, the project site is located within two blocks of the Caltrain Station on King and 4th Streets.*
- c) Open Space Accessibility. *The Project provides two roof decks to comply with the non-residential open space requirements and is located within four blocks of open space at South Park.*
- d) Urban Design. *The proposed project reinforces the surrounding neighborhood character by providing a new project that is consistent and compatible with the surrounding area's mass, scale, size and architectural details.*
- e) Seismic Safety. *The proposed project would be designed in conformance with current seismic and life safety codes as mandated by the Department of Building Inspection.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *The Project includes a total of 55,000 gross square feet of office space. As noted by the Project Sponsor, the additional office square footage will create new opportunities for employment.*
- b) Needs of Existing Businesses. *The Project will supply office space in the Western SoMa area, which allows office use within the WMUO Zoning District. The Project will provide office space with high ceilings and large floor plates, which are characteristics desired by emerging technology businesses. This building type offers flexibility for new businesses to further grow in the future.*
- c) Availability of Space Suitable for Anticipated Uses. *The Project will provide large open floor plates, which will allow for quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The Project Sponsor has not determined the anticipated tenants.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

The Project does not include any Transfer of Development Rights.

7. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. **XXXXX**, Case No. 2013.0007X (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
8. **Section 101.1 Priority Policy Findings.** Section 101.1(b)(1-8) establishes eight priority planning Policies and requires review of permits for consistency with said policies.

The Commission finds and determines that the Project is consistent with the eight priority policies, for the reasons set forth below.

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The existing building does not contain any neighborhood-serving retail uses. The proposal would enhance the neighborhood-serving retail district by introducing a large number of new employees and potential patrons to the retail uses in the area.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing neighborhood character will be preserved as the design of the proposal is in harmony with the building scale, massing and form found along Bluxome Street. The Project is located in the Western SoMa Area Plan and is located within a zoning district that allows and encourages office use. Other nearby properties function as either live/work, commercial residential or light industrial spaces.

- C. The City's supply of affordable housing be preserved and enhanced.

There is no existing affordable or market-rate housing on the Project Site. The development will contribute fees to the Jobs-Housing Linkage Program. Therefore, the Project is in compliance with this priority policy.

- D. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The area is served by a variety of transit options, including MUNI and Caltrain. It is also near several streets that are part of the City's growing bicycle network. It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the project is not required to, and does not, provide off-street parking given its proximity to transit alternatives.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does demolish a two-story industrial building. However, the proposed new office development is a principally permitted use within the subject zoning district and is at a scale that maximizes the current development potential of the site. The project will provide quality flexible office space that is suitable for a variety of office uses and sizes. This office space will help maintain the local resident employment and demand for neighborhood-serving businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The subject property was evaluated as part of the South of Market Historic Resource Survey and was determined to not be an individual resource or a contributor to a district.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project would not affect nearby parks or open space.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Office Development Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Office Development Application No. 2013.0007B** subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated December 12, 2013, on file in Case Docket No. 2013.0007B.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 321 Office-Space Allocation to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 20, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

**Draft Motion
February 13, 2014**

**CASE NO. 2013.0007B
81-85 Bluxome Street**

ABSENT:

ADOPTED: February 20, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Development Authorization to authorize 55,000 gross square feet of office use located at 81-85 Bluxome Street, Lot 018 in Assessor's Block 3786 pursuant to Planning Code Section 321 within the WMUO (Western SoMa Mixed Use Office) Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated December 12, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0007BX and subject to conditions of approval reviewed and approved by the Commission on **February 20, 2014** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit B of Motion No. **XXXXX**, Case No. 2013.0007X (Large Project Authorization Under Section 329), and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. **XXXXX**, Case No. 2013.0007X apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 20, 2014 under Motion No. **XXXXX**.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Office Development Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. Development Timeline - Office. Pursuant to Planning Code Section 321(d)(2), construction of an office development shall commence within eighteen months of the date of this Motion approving this Project becomes effective. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this conditional use authorization.

For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org.

2. Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said construction is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org.

**Exhibit C: MITIGATION MONITORING AND REPORTING
PROGRAM –
81-85 BLUXOME STREET**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
A. Cultural and Paleontological Resources					
<p>M-CP-4a: Project-Specific Preliminary Archeological Assessment. Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor.</p> <p>This archeological mitigation measure may apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within those properties within the Draft Plan Area for which no archeological assessment report has been prepared.</p> <p>Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San Francisco Planning Department archeologist, or a Preliminary Archeological Sensitivity Study (PASS) shall be prepared by an archeological consultant with from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The PASS shall:</p> <ul style="list-style-type: none"> • Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps; • Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing on the California Register; • Determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources; • Assess potential project effects in relation to the depth of any identified potential archeological resource; • Provide a conclusion that assesses whether any California Register-eligible archeological resources could be adversely affected by the proposed project and recommends appropriate further action. 	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	<p>Project sponsor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels</p>	<p>Prior to issuance of a building permit</p>	<p>Planning Department’s Environmental Review Officer; Planning Department’s archeologist or qualified archaeological consultant</p>	<p>Considered complete upon submittal of PAR or PASS to ERO or designated Planning Department staff</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
81-85 BLUXOME STREET (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
A. Cultural and Paleontological Resources (cont.)					
<p>Based on the PAR or PASS, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design Treatment Plan (ARDTP) shall be required to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The scope of the ARDTP shall be determined in consultation with the ERO and consistent with the standards for archeological documentation established by the Office of Historic Preservation (OHP) for purposes of compliance with CEQA (OHP <i>Preservation Planning Bulletin</i> No. 5).</p>					
<p>M-CP-4b: Procedures for Accidental Discovery of Archeological Resources. This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c).</p> <p>The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the “ALERT” sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an</p>	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	<p>Project sponsor, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer for each subsequent project undertaken pursuant to the Western SoMa Community Plan or Rezoning of Adjacent Parcels</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction</p>	<p>Project Sponsor; ERO; archeologist</p>	<p>Considered complete upon ERO’s approval of FARR</p>

**MITIGATION MONITORING AND REPORTING PROGRAM –
81-85 BLUXOME STREET (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
A. Cultural and Paleontological Resources (cont.)					
<p>archeological consultant from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM –
81-85 BLUXOME STREET (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
B. Noise and Vibration					
<p>M-NO-2a: General Construction Noise Control Measures. To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:</p> <ul style="list-style-type: none"> • The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). • The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. • The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. • The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. • Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development 	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	<p>Project sponsor and construction contractor</p>	<p>During construction period</p>	<p>Project sponsor to provide monthly noise reports during construction</p>	<p>Considered complete upon final monthly report</p>

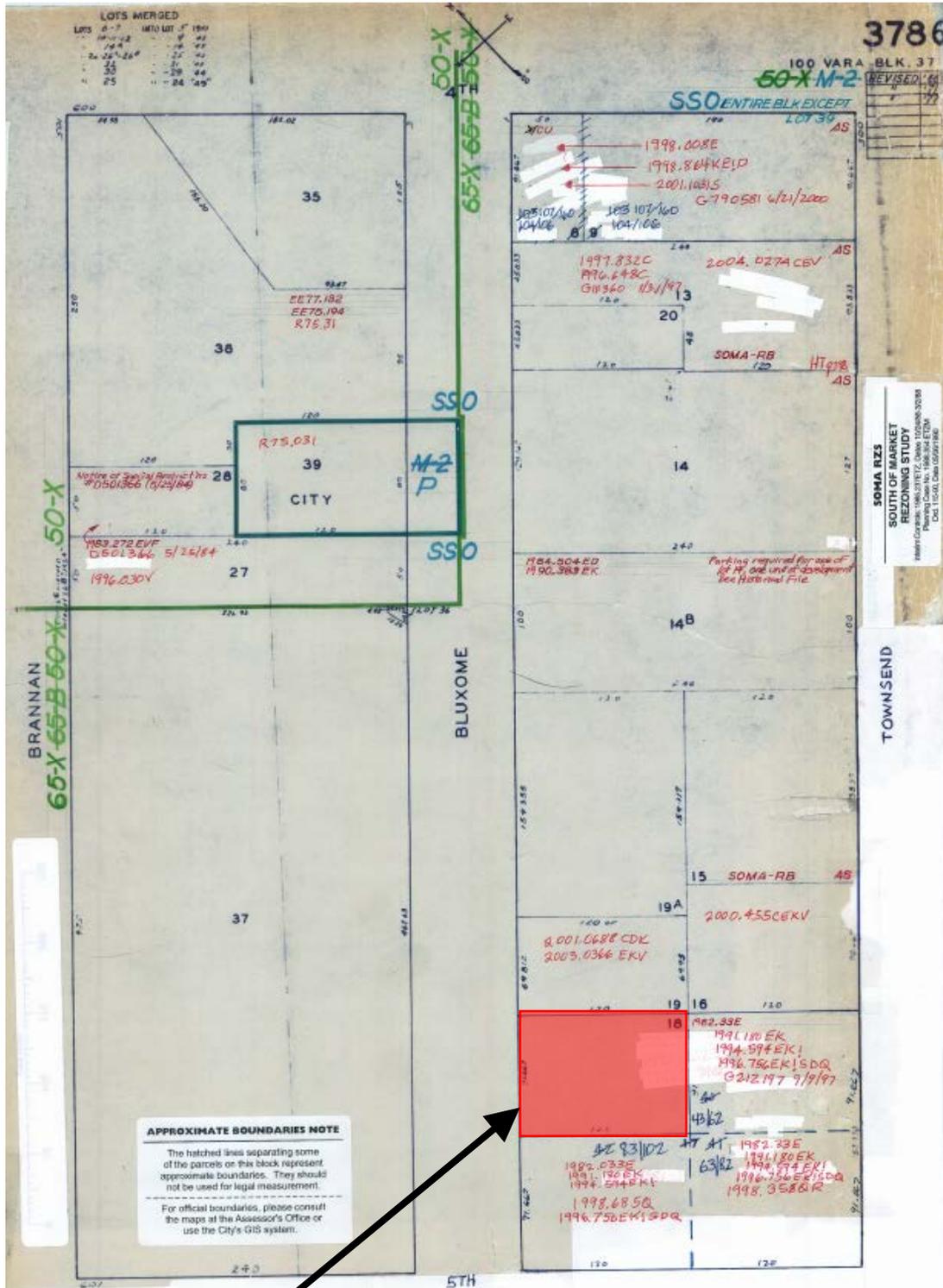
**MITIGATION MONITORING AND REPORTING PROGRAM –
81-85 BLUXOME STREET (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
B. Noise and Vibration (cont.)					
<p>project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.</p>					
C. Biological Resources					
<p>M-BI-1a: Pre-Construction Special-Status Bird Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.</p>	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of an individual project	Project Sponsor; qualified biologist; CDFG; USFWS	Prior to issuance of demolition or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM –
81-85 BLUXOME STREET (Continued)**

Mitigation Measures	Applies to These Project Components	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
C. Biological Resources (cont.)					
<p>M-BI-1b: Pre-Construction Special-Status Bat Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.</p>	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	Project Sponsor; qualified biologist; CDFG	Prior to issuance of building or demolition permits when trees with trunks over 12 inches in diameter are to be removed or when vacant buildings or those used seasonally or not occupied, especially in the upper stories, are to be demolished	Project Sponsor; qualified biologist	Prior to issuance of building or demolition permits
D. Hazards and Hazardous Materials					
<p>M-HZ-2: Hazardous Building Materials Abatement. The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	<ul style="list-style-type: none"> • 81-85 Bluxome Street 	Project Sponsor; Planning Department	Prior to any demolition or construction activities	Project Sponsor; Planning Department	Prior to any demolition or construction activities

Parcel Map

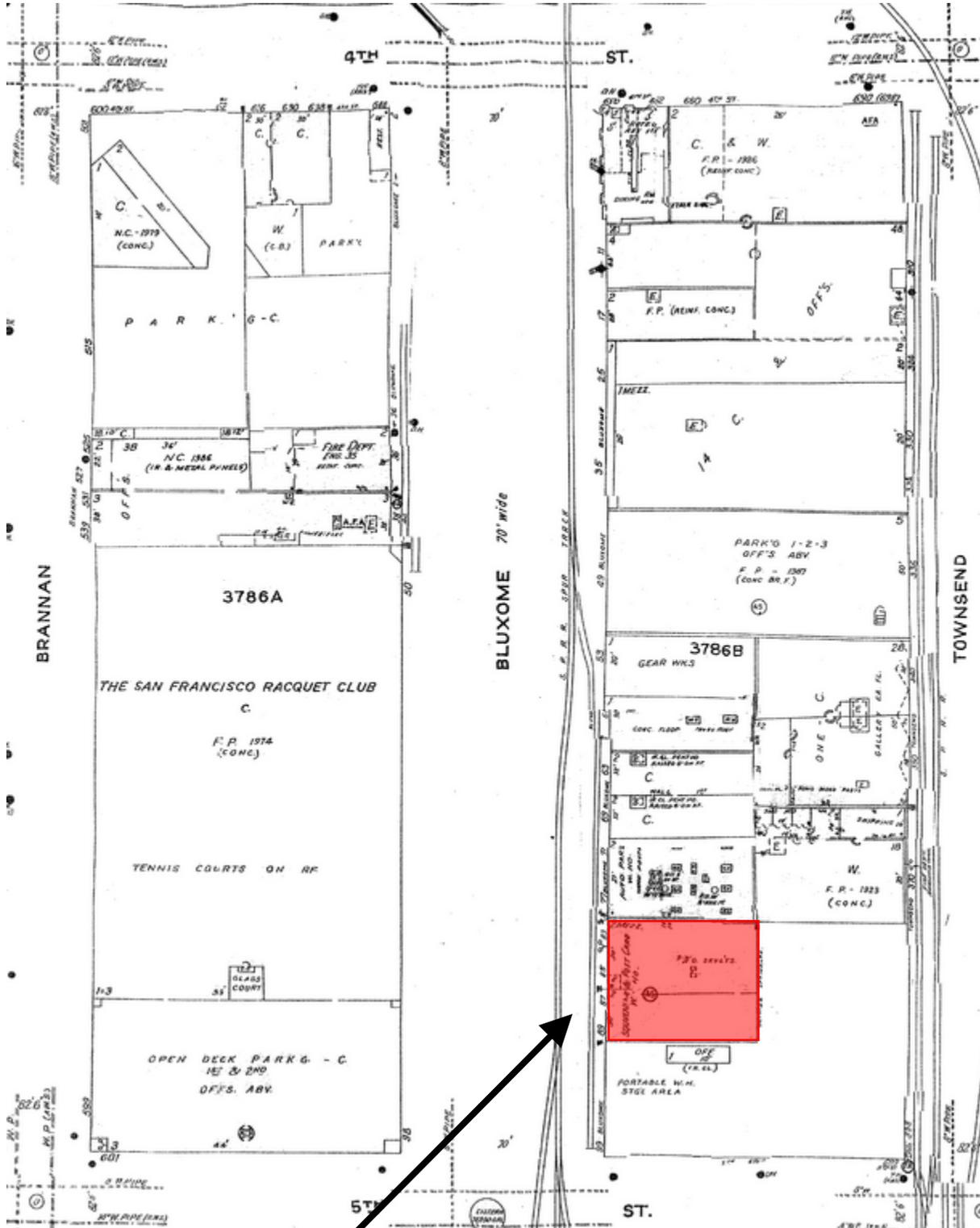


SUBJECT PROPERTY



Large Project Authorization &
Office Development Authorization
Case Number 2013.0007BX
81-85 Bluxome Street

Sanborn Map*



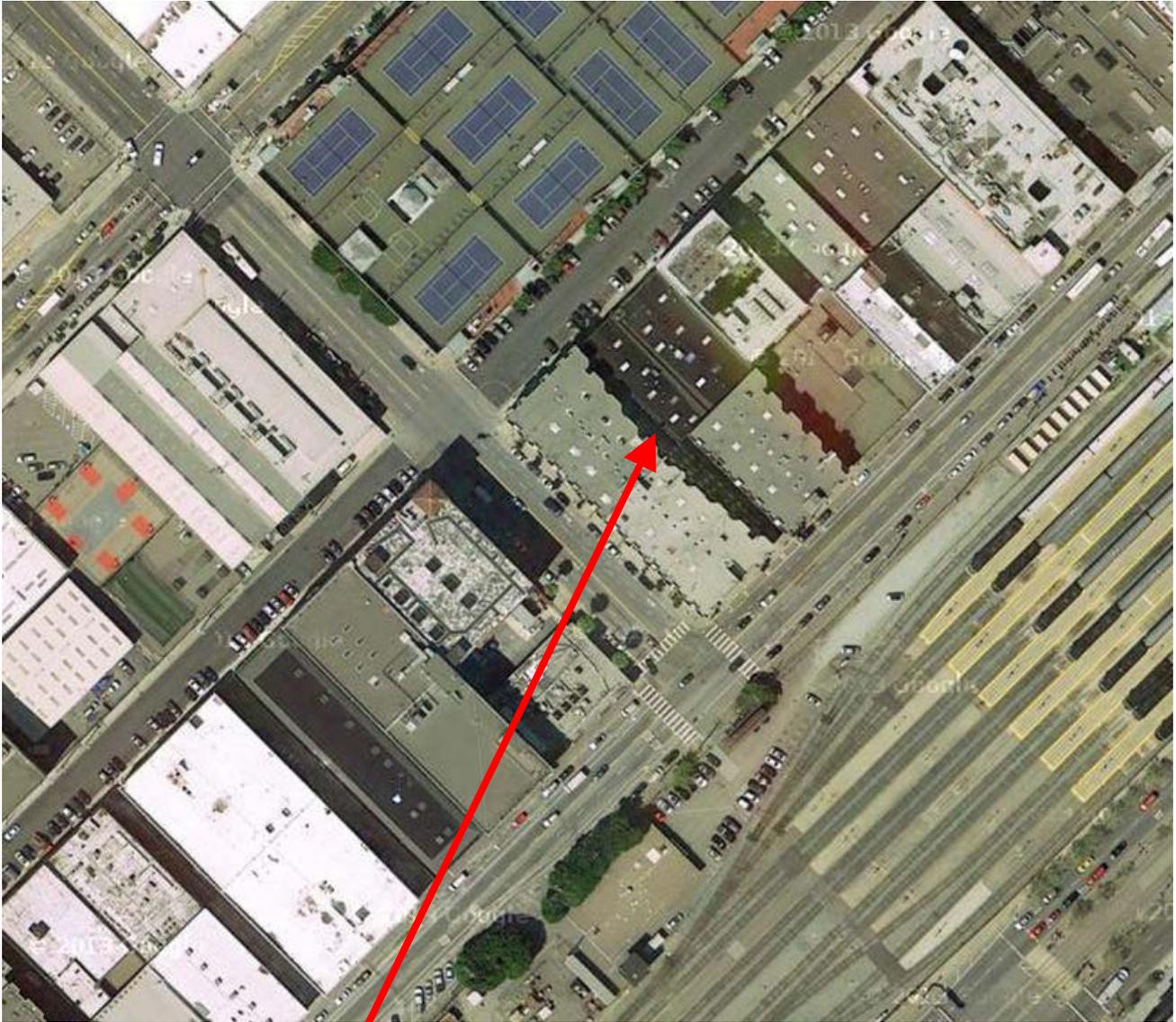
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Large Project Authorization &
Office Development Authorization
Case Number 2013.0007BX
81-85 Bluxome Street

Aerial Photo

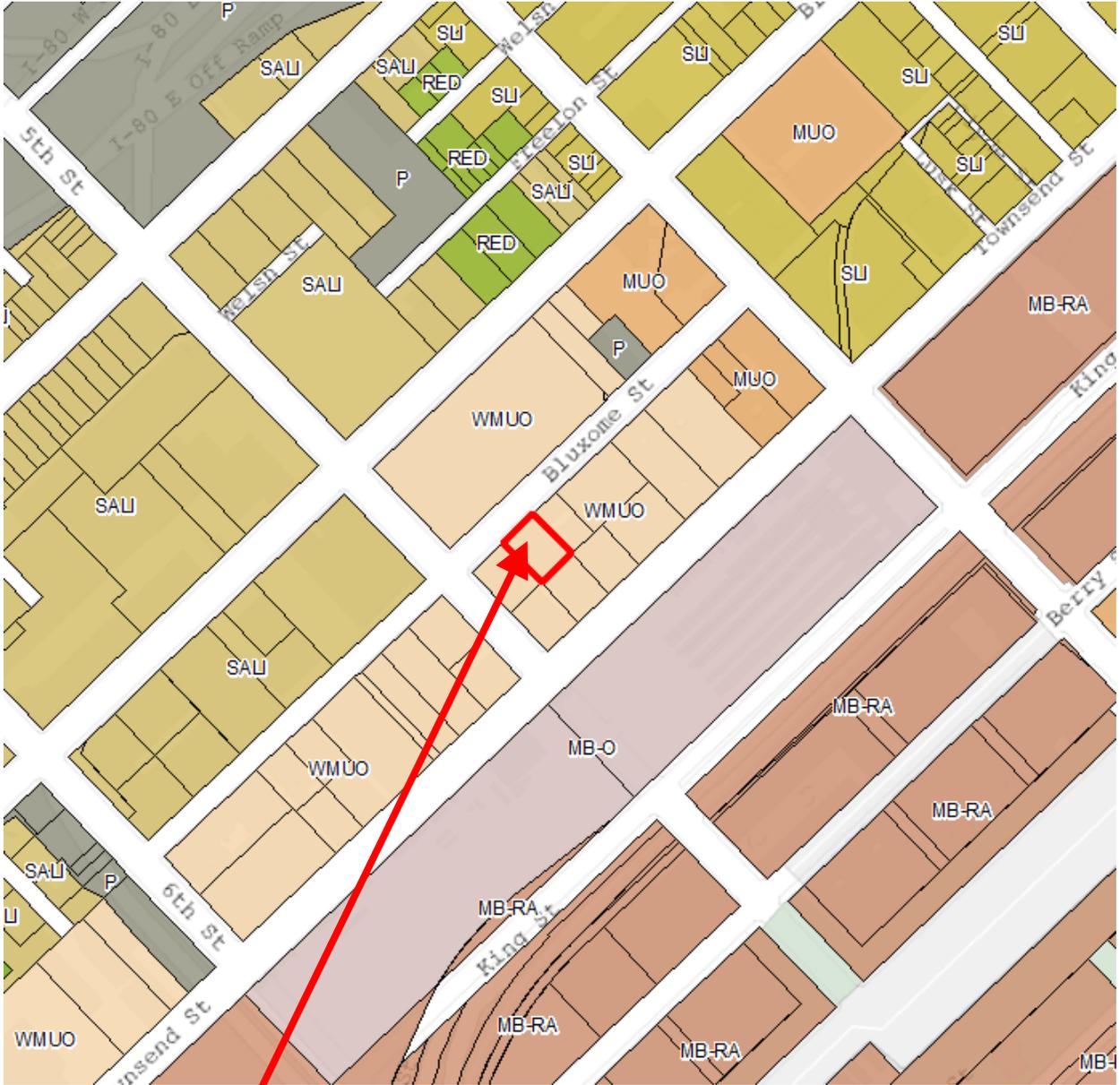


SUBJECT PROPERTY



Large Project Authorization &
Office Development Authorization
Case Number 2013.0007BX
81-85 Bluxome Street

Zoning Map



SUBJECT PROPERTY



Large Project Authorization &
Office Development Authorization
Case Number 2013.0007BX
81-85 Bluxome Street

Site Photo



Large Project Authorization &
Office Development Authorization
Case Number 2013.0007BX
81-85 Bluxome Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

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Case No.: **2013.0007E**
Project Title: **81-85 Bluxome Street**
Zoning/Plan Area: **WMUO (Western SoMa Mixed-Use Office); 65-X Height and Bulk District**
Western SoMa Community Plan
Block/Lot: **3786/018**
Lot Size: **11,000 square feet**
Project Sponsor: **Bluxome Partners LLC**
(760) 214-8753
Staff Contact: **Brett Becker – (415) 554-1650**
Brett.Becker@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the west side of Bluxome Street, on a block bounded by 4th Street to the north, Townsend Street to the east, Brannan Street to the west, and 5th Street to the south in the Western South of Market (SoMa) area. The approximately 11,000-square-foot project site is currently occupied by a two-story industrial building, comprising approximately 27,646 square feet with no off-street parking. The proposed project would involve demolition of the existing industrial building and construction of a five-story, 65-foot tall office building approximately 55,000 square feet in size.

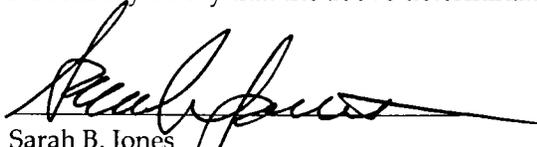
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EXEMPT STATUS:

Exempt 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.


Sarah B. Jones
Environmental Review Officer

January 27, 2014
Date

cc: **Bluxome Street Partners LLC**, Project Sponsor
Tamara Shroll, Project Contact
Brittany Bendix, Current Planning Division

Supervisor **Jane Kim**, District 6
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

No new parking or loading is proposed, however, 15 bicycle storage spaces would be provided. Five street trees would be planted along the street frontage. The project would provide approximately 2,359 square feet of common useable open area at the roof level (see Figures 1 - 10 below).

The new office building would be supported on a micropile or displacement (pushed and torque-down steel pipe pile, not pneumatically driven) deep foundation. The amount of excavation is expected to be less than 50 cubic yards and relatively shallow, 2 feet to 3 feet maximum, with structural slab being less than the depth of the grade beams. Construction of the building would take approximately one year to complete.

The project site is in the Western SoMa Community Plan of the San Francisco General Plan, and in the Western SoMa Mixed-Use Office (WMUO) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. Permitted uses within the WMUO District include light manufacturing, arts activities, retail, office, and restaurants. The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly two-to-five-story commercial, light industrial, and residential uses. The existing industrial building is currently being used for office space. Immediate surrounding properties to the project site include a tennis facility, an apartment building, and a multi-family residential building.

The proposed project would require a Large Project Authorization from the Planning Commission per Planning Code Sections 329 for the new construction of a building containing new office space greater than 25,000 gross square feet, which would constitute the approval action for the proposed project.

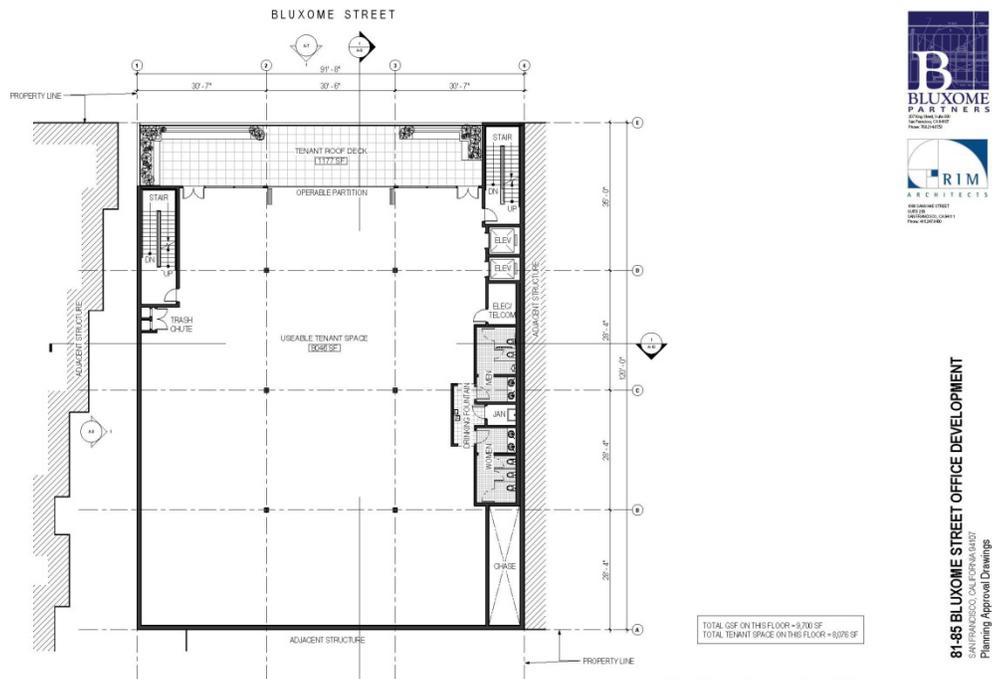


Figure 5: Proposed Floor Plan – Level 5

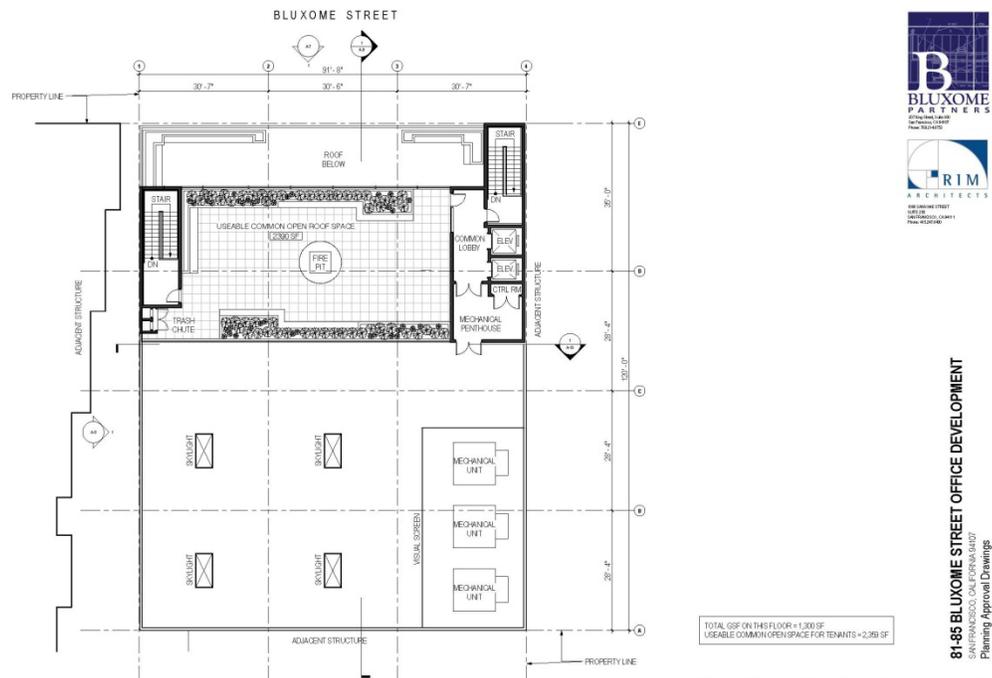


Figure 6: Proposed Floor Plan – Roof Level



Figure 7: Proposed North Elevation



81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
Planning Approval Drawings

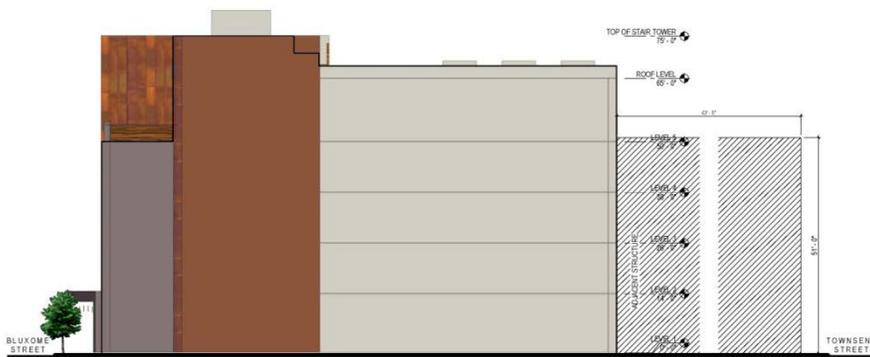


Figure 8: Proposed West Elevation



81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
Planning Approval Drawings



Figure 9: Proposed Street View



81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
Planning Approval Drawings



Figure 10: Proposed Aerial View



81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
Planning Approval Drawings

REMARKS

The California Environmental Quality Act (CEQA) State 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 that project solely on the basis of that impact.

This Certificate of Determination (determination) evaluates the topics for which a significant impact is identified in the final programmatic EIR, *Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final EIR* (Western SoMa Community Plan FEIR – Case Nos. 2008.0877E and 2007.1035E; State Clearinghouse No. 2009082031) and evaluates whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the determination under each topic area. The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether such impacts are addressed in the Western SoMa Community Plan FEIR.

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 Western SoMa Community Plan FEIR. This determination does not identify new or additional information that would alter the conclusions of the Western SoMa Community Plan FEIR. This determination also identifies mitigation measures contained in the Western SoMa Community Plan FEIR that would be applicable to the proposed project at 81-85 Bluxome Street. Relevant information pertaining to prior environmental review conducted for the Western SoMa Community Plan is included below, as well as an evaluation of potential environmental effects.

Background

The Western SoMa Community Plan FEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources. The Citywide Planning and Current Planning Divisions of the Planning Department have determined that the proposed project would be consistent with the development density of the Western SoMa Mixed-Use Office District Zoning and satisfy the requirements of the General Plan and the

Planning Code.^{1,2} The proposed project at 81-85 Bluxome Street is in conformance with the height, use, and density restrictions for the site described in the Western SoMa Community Plan FEIR and would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the Western SoMa Community Plan FEIR considered the incremental impacts of the proposed 81-85 Bluxome Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa Community Plan FEIR.

Potential Environmental Effects

The following discussion demonstrates that the proposed 81-85 Bluxome Street project would not result in significant impacts that were not identified or a more severe adverse impact than discussed in the Western SoMa Community Plan FEIR, including proposed project-specific impacts related to cultural and paleontological resources, transportation and circulation, noise, air quality, wind and shadow, biological resources, and hazards and hazardous materials.

Cultural Resources

Historic Architectural Resources

The Western SoMa Community Plan FEIR identified significant and unavoidable impacts related to causing a substantial adverse change in the significance of a historic resource through demolition. The Western SoMa Community Plan FEIR identified three mitigation measures that would help reduce historical resource impacts; however, they would not be able to reduce these impacts to a less than significant level.

Mitigation Measures M-CP-1a: Documentation of a Historic Resource, M-CP-1b: Oral Histories, and M-CP-1c: Interpretive Program require methods to document historic resources for individual projects that would demolish these resources. The proposed project would involve demolition of an existing two-story industrial building and construction of a five-story, 65-foot tall office building. The existing two-story industrial building was built circa 1910 and was included in the South of Market Area Historic Resource Survey. According to the Survey, this building is not considered to be a historic resource since it appears to not be eligible for listing in the California Register of Historical Resources (including those that appear eligible for listing in the National Register of Historical Places) as it was not found to be eligible under Criterion 1 (Event), Criterion 2 (Person), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential). Therefore, Mitigation Measures M-CP-1a, M-CP-1b, and M-CP-1c would not apply to the proposed project.

The Western SoMa Community Plan FEIR identified potential construction impacts related to substantial damage to offsite historic architectural resources. The Western SoMa Community Plan FEIR identified two mitigation measures that would reduce historic architectural resource impacts to a less than significant level.

¹ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 81-85 Bluxome Street, October 29, 2013. This document is on file and available for review as part of Case File No. 2013.0007.

² Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 81-85 Bluxome Street, November 25, 2013. This document is on file and available for review as part of Case File No. 2013.0007.

Mitigation Measures M-CP-7a: Protect Historical Resources from Adjacent Construction Activities and M-CP-7b: Construction Monitoring Program for Historical Resources require implementation of protection methods and a monitoring program during construction in order to minimize construction-related vibration effects on nearby historic buildings. For purposes of these measures, nearby historic buildings would include those within 100 feet of a construction site if pile driving would be used or those within 25 feet of a construction site if heavy equipment would be used. The proposed project would involve demolition of an existing two-story industrial building and construction of a new five-story office building. The project site is located 80 feet from a potential historic warehouse building located at 53 Bluxome Street. Construction of the project would include installation of a micropile or displacement deep foundation for the new building. Since installation of this type of foundation would not require pile driving and would avoid vibration effects typically generated by pile driving activities, and because the project site is located more than 25 feet from the nearest (potential) historic building, construction of the project would not have a significant effect on nearby historic buildings. Therefore, Mitigation Measures M-CP-7a and M-CP-7b would not apply to the proposed project.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to historic resources.

Archeological Resources

The Western SoMa Community Plan FEIR identified potential archeological impacts related to implementation of the Draft Plan and Rezoning of Adjacent Parcels and identified two archeological mitigation measures that would reduce impacts to archeological resources to a less than significant level.

Mitigation Measures M-CP-4a: Project-Specific Preliminary Archeological Assessment and M-CP-4b: Procedures for Accidental Discovery of Archeological Resources require evaluation of the potential archeological effects of a proposed individual project and procedures to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources. The proposed project would involve ground disturbance (2 to 3 feet deep with a micropile or displacement deep foundation) due to demolition of an existing two-story industrial building and construction of a new five-story office building and would contribute to potential archeological impacts identified in the Western SoMa Community Plan FEIR. As part of project implementation of Mitigation Measure M-CP-4a, the Planning Department's archeologist conducted a Preliminary Archeology Review (PAR) of the project site and the proposed project.³ The PAR determined that the project would have the potential to adversely affect an archeological resource. Therefore, in accordance with Mitigation Measure M-CP-4a, the project sponsor would be required to prepare an Archeological Research Design Treatment Plan (ARDTP) to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less than significant level. In addition, the project would be subject

³ Environmental Planning Preliminary Archeological Review: checklist for 81-85 Bluxome Street from Randall Dean, November 21, 2013. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0007E.

to Mitigation Measure M-CP-4b to reduce potential impacts from accidental discovery of buried archeological resources during project construction to a less than significant level.

Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment. Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor.

This archeological mitigation measure shall apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within properties within the Draft Plan Area or on the Adjacent Parcels for which no archeological assessment report has been prepared.

Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San Francisco Planning Department archeologist, or a Preliminary Archeological Sensitivity Study (PASS) shall be prepared by an archeological consultant with from the pool of qualified archeological consultants maintained by the Planning Department archeologist. The PASS shall:

- Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing on the California Register;
- Determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources;
- Assess potential project effects in relation to the depth of any identified potential archeological resource;
- Provide a conclusion that assesses whether any California Register-eligible archeological resources could be adversely affected by the proposed project and recommends appropriate further action.

Based on the PAR or PASS, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design Treatment Plan (ARDTP) shall be required to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of

the project on archeological resources to a less-than-significant level. The scope of the ARDTP shall be determined in consultation with the ERO and consistent with the standards for archeological documentation established by the Office of Historic Preservation (OHP) for purposes of compliance with CEQA (OHP *Preservation Planning Bulletin* No. 5).

Mitigation Measure M-CP-4b: Procedures for Accidental Discovery of Archeological Resources. This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c).

The project sponsor shall distribute the San Francisco Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the "ALERT" sheet.

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

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

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

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to archeological resources.

Transportation and Circulation

The Western SoMa Community Plan FEIR anticipated that growth resulting from implementation of the Draft Plan would result in significant impacts on transportation levels of service. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts at certain local intersections could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

Trip Generation

The proposed project would involve demolition of an existing two-story industrial building and construction of a five-story, 65-foot tall office building. Since the existing 27,646 square foot industrial building is currently being used as office space, trip generation from the project is based on the net new square footage of office space added to the property. The proposed new 55,000 square foot office building would result in a net addition of 27,354 square feet of office space. Based on information in the Institute of Transportation Engineers (ITE), Trip Generation Rates (8th Edition), the trip generation rate for new office use would be 18.1. The proposed project's net addition of 27,354 square feet of office space would generate 183 daily vehicle trips. During the PM peak hour, the proposed project would generate 16 vehicle trips.

Traffic

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions with extremely long delays. LOS D (moderately high

delays) is considered the lowest acceptable level in San Francisco. Available LOS data of intersections within three blocks of the project site currently operate during the weekday PM peak hour at LOS F (4th/Bryant/I-280 EB Off-Ramp intersections), LOS E (5th/Bryant/I-280 EB On-Ramp intersections), and LOS D (5th/Harrison/I-280 WB Off-Ramp intersections).⁴ The proposed project would generate 16 new PM peak hour vehicle trips to surrounding intersections. This amount of new PM peak hour vehicle trips is not anticipated to substantially increase traffic volumes at these or other nearby intersections, substantially increase average delay that would cause intersections that currently operate at acceptable LOS to deteriorate to unacceptable LOS, or substantially increase average delay at intersections that currently operate at unacceptable LOS.

The Western SoMa Community Plan FEIR identified significant and unavoidable impacts relating to weekday PM peak hour traffic conditions at three intersections. Of those intersections, the project site is near 5th/Bryant/I-80 EB On-Ramp, 6th/Brannan/I-280 Ramps, and 8th/Harrison/I-80 WB Off-Ramp. Specific mitigation measures were not proposed for the 5th/Bryant/I-80 EB On-Ramp or 6th/Brannan/I-280 Ramps intersections, but were proposed for the 8th/Harrison/I-80 WB Off-Ramp intersections. These include optimization of signal timing and transportation demand management strategies. Even with mitigation, however, impacts at the above intersections were found to be significant and unavoidable and a Statement of Overriding Considerations related to the significant and unavoidable cumulative traffic impacts was adopted as part of the FEIR Certification and project approval.

The proposed project would not contribute considerably to these conditions as its contribution of 16 PM peak hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Western SoMa Community Plan area projects. The proposed project would not contribute considerably to cumulative conditions and thus, the proposed project would not have any significant cumulative traffic impacts that were not identified in the FEIR.

The proposed project's construction activities would include below-ground surface construction and building construction. Although construction activities would result in additional vehicle trips to the project site from workers, soil hauling, and material and equipment deliveries, these activities would be limited in duration. Therefore, the proposed project's construction would not result in a substantial impact to transportation.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to traffic.

Transit

The project site is located within a quarter-mile of several local Muni transit lines and regional transit stop for Caltrain. The proposed project would generate 173 daily transit trips. During the PM peak hour, the proposed project would generate 20 transit trips. Because of the wide availability of nearby transit, this amount of new PM peak hour transit trips would not be anticipated to cause a substantial increase in transit demand that could not be accommodated by adjacent transit capacity, resulting in unacceptable

⁴ LOS is for the year 2011 and comes from the Transit Center District Plan.

levels of transit service; or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service levels could result.

The Western SoMa Community Plan FEIR identified less than significant impacts relating to exceedance of the capacity utilization standards for Muni lines or regional transit providers, or a substantial increase in delays or operating costs.

The proposed project's minor contribution of PM peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Western SoMa Community Plan area projects. The proposed project would not contribute considerably to cumulative transit conditions and thus, the proposed project would not result in any significant cumulative transit impacts that were not identified in the FEIR.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to transit.

Pedestrian

The proposed project would not include sidewalk narrowing, roadway widening, or removal of a center median; conditions that can negatively impact pedestrians. The proposed project would remove existing curb cuts at Bluxome Street. Pedestrian activity may increase as a result of the proposed project, but not to a degree that would result in substantial overcrowding on public sidewalks.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to pedestrian movement.

Bicycle

Adjacent to the project site, a designated bike lane exists on Townsend Street and a designated bike route exists on 5th Street. The proposed project would generate up to 1 bicycle trip on surrounding streets during the PM peak hour. The proposed project would not include onsite vehicle access or parking and thus would not create a potential conflict for bicyclists from vehicles entering and exiting the project site.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to bicycle use.

Loading

Per the requirements of the Planning Code, no loading spaces are required. The proposed project would not provide any loading spaces, but may use nearby on-street parking spaces for occasional loading purposes. The project's office use would generate approximately 0.33 trips by service vehicles during the PM peak hour.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to loading.

Parking

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; and
- 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 determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.⁵ The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Per the requirements of the Planning Code, no off-street parking spaces are required. The proposed project would not provide any off-street parking, but may result in additional on-street parking at Bluxome Street and other nearby streets. The proposed office use would generate an estimated demand for 29 new spaces. As such, the proposed project would have an unmet parking demand of 29 spaces. However, on-street parking is available on Bluxome Street and other nearby streets, and off-street parking is available at nearby lots.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting. The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City’s “Transit First” policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City’s Transit First Policy, established in

⁵ Transit-Oriented Infill Project Eligibility Checklist for 81-85 Bluxome Street, January 10, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0007E.

the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

Because the unmet parking demand of an estimated 29 spaces could be met by existing on-street parking and nearby parking facilities and because the project area is well-served by transit and bicycle facilities, the project's unmet parking demand would not result in significant delays or hazardous conditions. As such, the proposed project would not result in a substantial parking deficit that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Noise

The Western SoMa Community Plan FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as commercial, industrial, retail, and entertainment uses. In addition, the Western SoMa Community Plan FEIR noted that implementation of the Draft Plan and Rezoning of Adjacent Parcels would incrementally increase traffic-generated noise on some streets in the Plan area and result in construction noise impacts from pile driving and other construction activities. The Western SoMa Community Plan FEIR therefore identified six noise mitigation measures that would reduce noise impacts to a less than significant level.

Mitigation Measure M-NO-1a: Interior Noise Levels for Residential Uses requires a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. The proposed project would construct a new five-story office building for office use. The new office building would not be considered a noise-sensitive use (primarily residences, and also including schools and child care, religious, and convalescent facilities). Therefore, Mitigation Measure M-NO-1a would not apply to the proposed project.

Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses requires a noise analysis for new residential development and development that includes other noise-sensitive uses in order to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. The proposed project's office use would not be considered a noise-sensitive use. Therefore, Mitigation Measure M-NO-1b would not apply to the proposed project.

Mitigation Measure M-NO-1c: Siting of Noise-Generating Uses requires a noise analysis for new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity in order to reduce potential conflicts between existing sensitive receptors and new noise-generating uses. The proposed project's office use would not be considered a noise-generating use and would not be expected to generate noise levels in excess of ambient noise. Therefore, Mitigation Measure M-NO-1c would not apply to the proposed project.

Mitigation Measure M-NO-1d: Open Space in Noisy Environments requires that new open space associated with new development that includes noise-sensitive uses be protected from existing ambient noise levels in order to minimize disruption to users of the open space. The proposed project's office use would not be considered a noise-sensitive use. Therefore, Mitigation Measure M-NO-1d would not apply to the proposed project.

Mitigation Measures M-NO-2a: General Construction Noise Control Measures and M-NO-2b: Noise Control Measures During Pile Driving require implementation of noise controls during construction in order to reduce construction-related noise impacts. The proposed project would involve demolition of an existing two-story industrial building and construction of a new five-story office building, and therefore, would contribute to construction-related noise impacts. Since installation of a micropile or displacement type foundation would not require pile driving and would avoid vibration effects typically generated by pile driving activities, Mitigation Measure M-NO-2b would not apply to the proposed project. However, the project would be subject to Mitigation Measures M-NO-2a requiring implementation of noise controls measures during construction in order to reduce these impacts to a less than significant level.

Mitigation Measure M-NO-2a: General Construction Noise Control Measures. To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:

- The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).
- The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.
- The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an

exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.

- The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.
- Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to noise.

Air Quality

The Western SoMa Community Plan FEIR identified significant and unavoidable impacts related to violation of an air quality standard, uses that emit Diesel Particulate Matter (DPM), and construction emissions. The Western SoMa Community Plan FEIR identified five mitigation measures that would help reduce air quality impacts; however, they would not be able to reduce these impacts to a less than significant level.

Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects requires subsequent development projects that would generate more than 3,500 daily vehicle trips to develop and implement a Transportation Demand Management plan in order to reduce vehicle trip generation. The proposed project would generate approximately 183 daily vehicle trips. Therefore, Mitigation Measure M-AQ-2 would not apply to the proposed project.

Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors requires analysis of potential site-specific health risks for all projects that would include sensitive receptors in order to reduce the potential health risk to new sensitive receptors resulting from exposure to roadways, stationary sources, and other non-permitted sources of fine particulate matter

(PM_{2.5}) and toxic air contaminants (TACs). Sensitive receptors are considered to include housing units, child care centers, schools, and health care facilities. The proposed project would involve construction of a new five-story office building for office use only and would not include sensitive receptors. Therefore, Mitigation Measure M-AQ-3 would not apply to the proposed project.

Mitigation Measures M-AQ-4: Siting of Uses that Emit PM_{2.5} or DPM and Other TACs, M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants, and M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards require analysis of operational and construction emissions for new development that would generate substantial levels of toxic air contaminants (TACs) as part of everyday operations (M-AQ-4), exceed the standards for criteria air pollutants (M-AQ-6), or expose sensitive receptors to substantial levels of TACs generated by construction equipment (M-AQ-7).

The Bay Area Air Quality Management District (BAAQMD), the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (SFBAAB) 2011 BAAQMD *CEQA Air Quality Guidelines* (Air Quality Guidelines)⁶ provide screening criteria for determining whether a project's criteria air pollutant emissions may violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. If a project meets the screening criteria, then the lead agency or applicant does not need to perform a detailed air quality assessment of the proposed project's air pollutant emissions and construction or operation of the proposed project would result in a less-than-significant air quality impact. As part of the Preliminary Project Assessment, the Planning Department conducted a screening analysis to determine if the proposed project would exceed construction and/or operational screening levels for criteria air pollutants. The screening analysis determined that the proposed project would meet the screening criteria provided in the BAAQMD Air Quality Guidelines for construction-related criteria air pollutants.

To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Construction activities from the proposed project would result in dust, primarily from ground-disturbing activities. The proposed project would be subject to and would comply with the Construction Dust Control Ordinance, which would ensure that these impacts would remain less than significant.

For determining potential health risk impacts, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco and identify portions of the City that result in additional health risks for affected populations ("hot spots"). Air pollution hot spots were identified based on two health based criteria:

⁶ Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, updated May 2011.

1. Excess cancer risk from all sources > 100; and
2. PM_{2.5} concentrations from all sources including ambient >10µg/m³.

Sensitive receptors⁷ within these hot spots are more at risk for adverse health effects from exposure to substantial air pollutant concentrations than sensitive receptors located outside these hot spots. These locations (i.e., within hot spots) require additional consideration when projects or activities have the potential to emit TACs, including DPM emissions from construction and operational activities. The project site is not located within an identified hot spot; therefore, the proposed project's construction and operational activities would not add emissions to areas already adversely affected by poor air quality.

For the above reasons, the proposed project would result in less than significant impacts associated with operational and construction emissions and the applicant would not need to perform a detailed air quality assessment of the proposed project's air pollutant emissions. Therefore, Mitigation Measures M-AQ-4, M-AQ-6, and M-AQ-7 would not apply to the proposed project.

Overall, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to air quality.

Wind

The Western SoMa Community Plan FEIR determined that implementation of the Draft Plan and Rezoning of the Adjacent Parcels would have a potentially significant impact related to the alteration of wind in a manner that would substantially affect public areas. However, the FEIR determined that this impact could be reduced to a less than significant level with implementation of Mitigation Measure M-WS-1: Screening-Level Wind Analysis and Wind Testing, which would require a wind analysis for any new structures within the Community Plan area that have a proposed height of 80 feet or taller.

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally the case that projects under 80 feet in height would not have the potential to generate significant wind impacts. The proposed 65-foot-tall office building would be similar in height to existing buildings in the area. The project would not contribute to the significant wind impact identified in the Western SoMa Community Plan FEIR because the proposed structure would not exceed 80 feet in height. Therefore, Mitigation Measure M-WS-1 would not apply to the proposed project.

For the above reasons, the proposed project is not anticipated to cause significant impacts that were not identified in the Western SoMa Community Plan FEIR related to wind.

Shadow

The Western SoMa Community Plan FEIR determined that implementation of the Draft Plan and Rezoning of the Adjacent Parcels would have a significant and unavoidable impact related to the creation

⁷ The BAAQMD considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) Residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. Bay Area Air Quality Management District (BAAQMD), *Recommended Methods for Screening and Modeling Local Risks and Hazards*, May 2011, page 12.

of new shadows in a manner that would substantially affect outdoor recreation facilities or other public areas. No mitigation measures were identified in the FEIR.

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Parks Department between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would demolish an existing two-story industrial building and construct a five-story, 65-foot tall office building. As part of the Preliminary Project Assessment and to determine whether the proposed project would conform to Section 295, the Planning Department conducted a preliminary shadow fan analysis. The preliminary shadow fan analysis determined that the project would not cast shadows on any public open spaces or recreational resources, including but not limited to parks under the jurisdiction of the San Francisco Recreation and Parks Department. Therefore, the project would not contribute to the significant shadow impact identified in the Western SoMa Community Plan FEIR.

For the above reasons, the proposed project is not anticipated to cause significant impacts that were not identified in the Western SoMa Community Plan FEIR related to shadow.

Biological Resources

The Western SoMa Community Plan FEIR determined that the Draft Plan would result in significant but mitigable impacts on special-status birds or bats that may be nesting in trees or roosting in buildings that are proposed for removal/demolition as part of an individual project. As identified in the FEIR, Mitigation Measures M-BI-1a: Pre-Construction Special-Status Bird Surveys and M-BI-1b: Pre-Construction Special-Status Bat Surveys would reduce these impacts to a less than significant level.

As detailed below, Mitigation Measure M-BI-1a requires that conditions of approval for building permits issued for construction of projects within the Western SoMa Community Plan area include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. Mitigation Measure M-BI-1b requires pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. The proposed project would involve demolition of an existing two-story industrial building, and therefore, would contribute to this significant impact. However, the project would be subject to Mitigation Measures M-BI-1a and M-BI-1b requiring pre-construction special-status bird and bat surveys to be conducted prior to demolition in order to reduce these impacts to a less than significant level.

Mitigation Measure M-BI-1a: Pre-Construction Special-Status Bird Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Preconstruction special-status bird surveys shall be conducted by a qualified biologist between

February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.

Mitigation Measure M-BI-1b: Pre-Construction Special-Status Bat Surveys. Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to biological resources.

Hazards and Hazardous Materials

Handling of Potentially Contaminated Soils

The Western SoMa Community Plan FEIR identified potentially significant impacts related to exposing the public or the environment to unacceptable levels of hazardous materials as a result of subsequent projects within the Plan Area. The FEIR determined that Mitigation Measure M-HZ-3: Site Assessment and Corrective Action would reduce these impacts to a less than significant level.

Subsequently, the San Francisco Board of Supervisors amended Health Code Article 22A, which is administered and overseen by the Department of Public Health (DPH) and is also known as the Maher Ordinance. Amendments to the Maher Ordinance became effective August 24, 2013, and require that sponsors for projects that disturb soils on sites that are known or suspected to contain contaminated soil and/or groundwater to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. Mitigation Measure M-HZ-3 of the Western SoMa Community Plan FEIR related to contaminated soil and groundwater is therefore superseded by the Maher Ordinance.

In compliance with the Maher Ordinance, the project sponsor would be required to submit a Maher Application to DPH and a Phase I ESA to assess the potential for site contamination. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor would be required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

The project site is located on the Maher map indicating the potential for contaminated soil and/or groundwater, and is therefore subject to the Maher Ordinance. A Phase I ESA was prepared for the project and describes current and prior uses of the property, reviews environmental agencies' databases and records, reports site reconnaissance observations, and summarizes potential soil and groundwater contamination issues. The Phase I ESA conducted for the project site in 2013 found no records of prior use of hazardous materials or generation of hazardous waste on the project site.⁸ Therefore, previous or current on-site uses are not expected to have contaminated the soil or groundwater at the site.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to hazardous soil and/or groundwater.

Hazardous Building Materials

The proposed project would involve demolition of the existing two-story industrial building on the project site, which was built circa 1910. Because this structure was built before the 1970s, hazardous building materials such as polychlorinated biphenyls (PCBs), mercury, asbestos and lead-based paint are likely to be present in this structure. Demolishing the existing structure could expose workers or the community to hazardous building materials. In compliance with the Western SoMa Community Plan FEIR, the project would be required to implement Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement, as described below, before demolition of the existing structure, which would reduce potential impacts related to hazardous building materials to a less than significant level.

Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement. The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to hazardous building materials.

⁸ Partner Engineering and Science, Inc. January 24, 2013. Phase I Environmental Site Assessment Report, 81-85 Bluxome Street, San Francisco, CA 94107. This document is on file for review as part of Case File No. 2013.0007E at 1650 Mission Street, Suite 400, San Francisco, CA.

Public Notice and Comment

A “Notification of Project Receiving Environmental Review” was mailed on October 7, 2013, to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. Two comments were received regarding physical environmental effects. These comments were related to the proposed building’s height and bulk, in that the proposed building would be taller than the existing building and could affect natural light on nearby private property and buildings.

The new building would be visible from and adjacent to some residential and commercial buildings within the project site vicinity, which could reduce private views from some locations and natural light on nearby private property and buildings. Reduced private views and natural light on private property and buildings would be an unavoidable consequence of the proposed project and may be an undesirable change for those individuals affected. Nonetheless, the change in private views and natural light on private property and buildings would not exceed those commonly expected in an urban setting and would not constitute a significant impact under CEQA. Moreover, as further discussed in the Community Plan Exemption Checklist (Attachment A), aesthetics are not considered in determining the impacts of the proposed projects on the physical environment under CEQA pursuant to Public Resources Code Section 21099(d).

Conclusion

The Western SoMa Community Plan FEIR incorporated and adequately addressed all potential impacts of the proposed project at 81-85 Bluxome Street. As described above, the 81-85 Bluxome Street project would not have any significant adverse effects not examined in the Western SoMa Community Plan FEIR, nor has any new or additional information come to light that would alter the conclusions of the Western SoMa Community Plan FEIR. Thus, the proposed project at 81-85 Bluxome Street would not result in any environmental impacts substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

Case No.: 2013.0007E
Project Title: 81-85 Bluxome Street
Zoning: WMUO (Western SoMa Mixed-Use Office) District
65-X Height and Bulk District
Block/Lot: 3786/018
Lot Size: 11,000 square feet
Plan Area: Western SoMa Community Plan
Staff Contact: Brett Becker – (415) 554-1650
Brett.Becker@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the west side of Bluxome Street, on a block bounded by 4th Street to the north, Townsend Street to the east, Brannan Street to the west, and 5th Street to the south in the Western South of Market (SoMa) area. The approximately 11,000-square-foot project site is currently occupied by a two-story industrial building, comprising approximately 27,646 square feet with no off-street parking. The proposed project would involve demolition of the existing industrial building and construction of a five-story, 65-foot tall office building approximately 55,000 square feet in size. No new parking or loading is proposed, however, 15 bicycle storage spaces would be provided. Five street trees would be planted along the street frontage. The project would provide approximately 2,359 square feet of common useable open area at the roof level.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable final Programmatic EIR (FEIR) for the plan area.¹ Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the proposed project, i.e., the impact is not identified as significant in the FEIR. If any item is checked as this in a topic, these topics will be addressed in a separate Focused Initial Study or EIR.

¹ The FEIR also refers to any Initial Study that may have been conducted for the FEIR.

Any item that was not addressed in the FEIR is discussed in the Checklist. For any topic that was found in the FEIR and for the proposed project to be less than significant (LTS) or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</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 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 checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that implementation of the Plan and Rezoning of Adjacent Parcels would not divide an established community, conflict with applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, or have a substantial impact upon the existing character of the vicinity. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would not create any new physical barriers in Western SoMa. The project site is currently occupied by a two-story industrial building. The proposed project would involve demolition of the existing industrial building and construction of a five-story, 65-foot tall office building. Consequently, the proposed project would not physically disrupt or divide the project area or individual neighborhoods or subareas.

The project site is in the Western SoMa Community Plan of the San Francisco General Plan. The project site is in the Western SoMa Mixed-Use Office (WMUO) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. Permitted uses within the WMUO District include light manufacturing, arts activities, retail, office, and restaurants. The proposed project’s use, office, is consistent with uses permitted within the WMUO District.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to land use.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that implementation of the Plan and Rezoning of Adjacent Parcels would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, substantially degrade the visual character or quality of the area, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

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; and
- 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.² The Planning Department acknowledges that aesthetic effects may be of interest to the public and the decision

² Transit-Oriented Infill Project Eligibility Checklist for 81-85 Bluxome Street, January 10, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0007E.

makers. Therefore, the following description of the project setting and appearance is provided for informational purposes.

The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly two-to-five-story commercial, light industrial, and residential uses. Public viewpoints in the project vicinity are dominated by these existing nearby buildings and the Caltrain station. No scenic vistas or scenic resources exist in the project vicinity. The existing project site is a two-story industrial building.

The proposed project would involve demolition of the existing two-story industrial building and construction of a five-story, 65-foot tall office building. The new building would not be substantially taller than some of the surrounding development in the project vicinity, and the proposed project would not obstruct longer-range views from any publicly-accessible areas. The proposed building envelope and design meets Planning Code requirements for Western SoMa Mixed-Use Office zoning district.

As the new building would be taller than the existing building, the project would introduce a new source of light and glare. However, the proposed project would be subject to and would comply with the City’s Green Building Code,³ which requires all newly constructed non-residential buildings to design interior and exterior lighting such that zero direct-beam illumination leaves the building site, except for emergency lighting and lighting required for nighttime activity. Furthermore, Planning Commission Resolution No. 9212 (1981) established guidelines aimed at limiting glare from proposed buildings and the City’s Standards for Bird-Safe Buildings require that new structures do not create a substantial source of glare. The proposed project would be subject to and would comply with this resolution and regulation.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
3. 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 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 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 checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

³ Building Code, 2010 Edition, Section 13.C.5.106.8

The Western SoMa Community Plan 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.

No Peculiar Impacts

The proposed project does not involve a development with residential use or the displacement of people. No housing would be removed; therefore the construction of replacement housing would not be necessary. In addition, the proposed project would not add any new infrastructure that would indirectly induce population growth.

The Western SoMa Community Plan FEIR concluded that an increase in population in the Community 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 some key City policy objectives, such as providing housing in appropriate locations near 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 the Community Plan area. The proposed project would not induce substantial population growth and any increase in population would be within the scope of the Western SoMa Community Plan FEIR analysis.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to population and housing.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
4. 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 Planning Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>

For a discussion on Topic 4a and 4b, please see the Certificate of Determination.

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR identified less than significant impacts related to directly or indirectly destroying a unique paleontological resource or site or unique geologic feature, and disturbing any human remains, including those interred outside of formal cemeteries. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would involve demolition of an existing two-story industrial building and construction of a five-story, 65-foot tall office building. Subsurface conditions at the project site consist of sand/debris fill at depths of 12-18 feet and bay mud at depths of 15-34 feet below the existing ground surface. It is unlikely that paleontological resources or human remains would be located within the sand/debris fill or bay mud subsurfaces. Because the potential disturbance to human remains is governed by state laws and regulations, compliance with these laws and regulations would avoid any potentially significant impacts related to such disturbance. As such, the proposed project would not directly or indirectly destroy a unique paleontological resource, or improperly disturb any human remains.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to cultural and paleontological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
5. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For a discussion on Topic 5a and 5b, please see the Certificate of Determination.

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR identified less than significant impacts related to a change in air traffic patterns, a substantial increase in hazards due to a design feature, inadequate emergency access, and conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would involve demolition of an existing two-story industrial building and construction of a five-story, 65-foot tall office building. No new parking or loading is proposed. The project site would be in walking distance from Muni and Caltrain. The project would not interfere with any bike lane or Muni lines or require closure of streets or entrances to public use. As such, the proposed project would not cause a substantial increase in hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to transportation and circulation.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, Topic 5c is not applicable.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussions of Topics 6a, b, c, d, and g.

The project site is not located within an airport land use plan area or within two miles of a public airport or public use airport. Therefore, Topics 6e and f are not applicable.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR assessed the GHG emissions that could result from implementation of the Plan and Rezoning of Adjacent Parcels. The FEIR concluded that the resulting GHG emissions from plan implementation would be less than significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would demolish an existing two-story industrial building and construct a five-story, 65-foot tall office building. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

Bay Area Air Quality Management District (BAAQMD) studies provide methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.⁴ This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."⁵

⁴ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

⁵ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

Based on the BAAQMD’s studies, projects that are consistent with San Francisco’s *Strategies to Address Greenhouse Gas Emissions* would result in a less than significant impact with respect to GHG emissions. Furthermore, because San Francisco’s strategy is consistent with AB 32 goals, projects that are consistent with San Francisco’s strategy would also not conflict with the State’s plan for reducing GHG emissions. As discussed in San Francisco’s *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco’s ordinances that reduce GHG emissions. Depending on a proposed project’s size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State’s ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City’s ability to meet San Francisco’s local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco’s sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project’s contribution to climate change; and (5) San Francisco’s *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD’s requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco’s regulations would not contribute significantly to global climate change. The proposed project would be subject to and would comply with these requirements. In addition, the proposed project was determined to be consistent with San Francisco’s *Strategies to Address Greenhouse Gas Emissions*.⁶

For the above reasons, the proposed project would not result in any significant impacts that were not identified in the Western SoMa Community Plan FEIR related to GHG emissions.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please see the Certificate of Determination for discussion of this topic.

⁶ San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 81-85 Bluxome Street Office Development, September 13, 2013. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0007E.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that implementation of the Plan and Rezoning of Adjacent Parcels would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would produce an increase in office space. The proposed project would not introduce new residents, but would result in an increase of approximately 99 employees. This would be within the expected population increase and would not result in substantial deterioration of recreational resources beyond what was analyzed in the FEIR.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to recreational resources.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would produce an increase in office space. The proposed project would not introduce new residents, but would result in an increase of approximately 99 employees. This would be within the expected population increase and would not result in substantial demand for utility services beyond what was analyzed in the FEIR.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to utility and service systems.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would produce an increase in office space. The proposed project would not introduce new residents, but would result in an increase of approximately 99 employees. This would be within the expected population increase and would not result in substantial demand for public services beyond what was analyzed in the FEIR.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to public services.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For a discussion on Topic 13a, please see the Certificate of Determination.

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan project area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects in the Western SoMa Community Plan would largely consist of new construction of mixed-uses in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the Western SoMa Community Plan FEIR concluded that implementation of the Plan would not result in any significant effects related to riparian habitat, wetlands, movement of migratory species, local policies or ordinances protecting biological resources, or habitat conservation plans. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing project site is covered entirely by an existing industrial building. Similar to the rest of the Western SoMa Community Plan, the project site does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat. No trees exist at or adjacent to the project site. Furthermore, the proposed project would be subject to and would comply with the City’s Standards for Bird-Safe Buildings so that new building would not include a feature-related hazard to birds.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The FEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the FEIR concluded that the project would not result in significant impacts related to geological hazards. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

A review of geotechnical reports prepared for nearby parcels was conducted for the proposed project.⁷ The reports indicate that layers of sandy fill and Bay Mud were observed on each of the adjacent properties. Consequently, the subsurface profile of the subject property is expected to include similar layers. These materials are considered to be unsuitable for shallow footing foundation support. The review recommends installation of a deep foundation system and that additional subsurface exploration is required to provide adequate data for the foundation design.

Based on the above-noted recommendations, the geotechnical review concluded that the project would not cause significant geology and soil impacts. The proposed project would be subject to and would comply with the recommendations of this geotechnical review by incorporating the recommendations into the final building design. Furthermore, the proposed project would be subject to the building permit review process. The Department of Building Inspection (DBI), through the process, reviews the geotechnical investigation to determine the adequacy of necessary engineering and design features to ensure compliance with all Building Code

⁷ Partner Engineering and Science, Inc., "Subsurface Exploration Report", August 26, 2013. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0007E.

provisions regarding structure safety. Past geological and geotechnical investigations would be available for use by DBI during its review of building permits for the project site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to geology and soils.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site is completely covered by an existing two-story industrial building. The proposed project would construct a new five-story building on the entirety of the project site. Groundwater is relatively shallow throughout the project site, approximately six to ten feet below grade. The proposed project’s excavation has the potential to encounter groundwater, which could impact water quality. Any groundwater encountered during construction of the proposed project would be subject to requirements of the City’s Sewer Use Ordinance (Ordinance Number 19-92, amended 116-97), as supplemented by Department of Public Works Order No. 158170, requiring a permit from the Wastewater Enterprise Collection System Division of the San Francisco Public Utilities Commission. A permit may be issued only if an effective pretreatment system is maintained and operated. Each permit for such discharge shall contain specified water quality standards and may require the project sponsor to install and maintain meters to measure the volume of the discharge to the combined sewer system. Although dewatering would be required during construction, any effects related to lowering the water table would be temporary and would not be expected to substantially deplete groundwater resources.

The proposed project would not increase the amount of impervious surface area on the project site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with Low Impact Design (LID) approaches and stormwater management systems to comply with the Stormwater Design Guidelines. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to hydrology and water quality.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
16. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For a discussion on Topic 16b and 16d, please see the Certificate of Determination.

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR identified less than significant impacts related to the routine transport, use, or disposal of hazardous materials, the potential for the Plan or subsequent development projects within the Plan area to interfere with an adopted emergency response plan, and the potential for subsequent projects to expose people or structures to a significant risk with respect to fires. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would involve demolition of the existing industrial building and construction of a five-story, 65-foot tall office building. As such, the proposed project would not include uses requiring the routine transport of hazardous materials, would not interfere with an adopted emergency response plan, and would comply with all Building and Fire Code life safety requirements.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to hazards and hazardous materials.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Less than Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that implementation of the Plan and Rezoning of Adjacent Parcels would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in the use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. The Community Plan area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Western SoMa Community Plan FEIR concluded that the project would not result in a significant impact to mineral and energy resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

No operational mineral resource recovery sites exist in the project area whose operations or accessibility would be affected by the proposed project. The energy demand for the proposed project would be typical for office development construction and operation and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulation enforced by the Department of Building Inspection.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to mineral and energy resources.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The Western SoMa Community Plan FEIR determined that no agricultural or forest resources exist in the Community Plan area; therefore the rezoning would have no effect on agricultural and forest resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing project site is built out with an industrial building and is located within the Western SoMa Community Plan area. Therefore, no agricultural uses, forest land, or timberland exist at the project site.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan FEIR related to agricultural and forest resources.

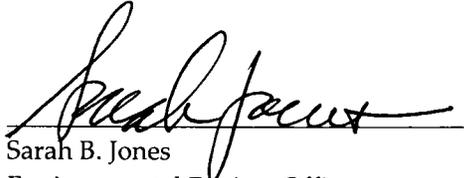
<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Western SoMa Community Plan FEIR. As discussed in the Certificate of Determination, the Western SoMa Community Plan FEIR identified significant environmental impacts for a number of resource topic areas. The proposed project would contribute to significant impacts already identified in the Western SoMa Community Plan FEIR for the following topic areas: cultural and paleontological resources, noise, biological resources, and hazards and hazardous materials. The proposed project would not contribute to significant impacts already identified in the Western SoMa Community Plan FEIR for the following topic areas: transportation and circulation, air quality, and wind and shadow. These are discussed further in the corresponding topical sections of the Certificate of Determination.

C. DETERMINATION

On the basis of this review, it can be determined that:

- The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.



Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

DATE January 27, 2014

BRETT GLADSTONE
PARTNER
DIRECT DIAL (415) 995-5065
DIRECT FAX (415) 995-3517
E-MAIL BGladstone@hansonbridgett.com



February 13, 2014

RECEIVED

BY HAND

FEB 13 2014

President Rodney Fong and Planning
Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Re: **81-85 Bluxome Street – February 20, 2014 Hearing
Office Allocation and Large Project Authorization
Case No. 2013.0007**

Dear President Fong and Planning Commissioners:

We represent Bluxome Partners LLC, the developer of 85 Bluxome Street (the "Project Sponsor"). The Project Sponsor is seeking Planning Commission approval for the new construction of a 55,000 square foot office building necessitating (1) an Office Allocation and (2) a Large Project Authorization. Plans and a rendering are attached as **Exhibit A**.

I. Background and Project Description.

The Project Site at 85 Bluxome (the "Project Site") is located in the WMUO Zoning District and 65-X Height and Bulk Districts and is within the Western SoMa Community Plan Area. The building is located on the west side of Bluxome Street between 4th and 5th Streets. The neighborhood is characterized by office, residential, live/work, retail and industrial uses, typical of the WMUO Zoning. The buildings, situated immediately adjacent to or opposite the Project Site, contain the Bay Club San Francisco Tennis Facility at 645 5th Street, a multi-family residential building at 77 Bluxome Street, and two live/work buildings at 388 Townsend and 655 5th Street. (See the photos attached at **Exhibit B**.)

The Project Site is located near several existing parks (see **Exhibit C**) and will be next to a new park planned for the middle of Bluxome Street as part of the Central SoMa Plan. (See **Exhibit D**.) Also, the site is located approximately two and a half blocks from South Park, South Beach Park, and the 5th Street Plaza and Promenade.

The Project Site has approximately 11,000 square feet and is improved with a three-story building containing approximately 27,646 square feet of space. (See photos attached as **Exhibit B**.) The building's last legal use is classified by the Planning Department as industrial; however, the building is currently being used as office by six different tenants. The Project Sponsor has not been involved in the leasing of the building since it is not yet the owner.

The Project Sponsor proposes to demolish the existing building for the new construction of a five-story, 65-foot tall building containing approximately 55,000 square feet of office space. The Project will provide 13 bicycle parking spaces inside the building and four in front of the building, along with four showers and 24 lockers. There is no off-street parking. The Project will provide 2,359 square feet of common open space as a roof deck for all tenants, and a 1,177 square foot terrace within the set-back area of the fifth floor for use by that floor's tenant.

II. Office Allocation Findings Are Met.

The Project is consistent with the Planning Code Section 321 Findings for an allocation of office space as follows:

- A. The Project maintains a balance between economic growth on the one hand, and housing, transportation and public services, on the other.

The Project Sponsor will pay \$1,830,670 in development fees that will be used to support public transit, housing, art and neighborhood infrastructure needs. This total includes the following:

Eastern Neighborhoods Impact Fee:	\$ 285,494
Transit Impact Development Fee:	\$ 529,986
Job Housing Linkage Fee:	\$ 851,390
Child Care Fee	\$ 63,800
Art Fee	<u>\$ 100,000</u>
Total	\$1,830,670

The Project will improve the landscaping and sidewalk by providing five new street trees in front of the Project Site. The Project will encourage the building's employees and visitors to use public transit and bikes because bike parking is provided instead of vehicle parking and because the Project Site is located in close proximity to MUNI transit lines and approximately 1 ½ blocks from the Caltrain terminus and when the new 4th Street Rail Line is complete, 1 ½ blocks from one of its stations at Brannan and 4th Street.

- B. The Project contributes to the objectives and policies of the General Plan.

The Project is consistent with the General Plan policies and goals stated in **Exhibit E**.

- C. The Project contains quality of the design.

The Project will provide a high quality design that embodies the higher level design called for by the newly adopted design guidelines of the West SOMA Plan. The Project's design is discussed in more detail below under "Large Project Authorization."

- D. The Project is suitable for its location, and has positive effects specific to that location.

1. Suitability for Its Location. The Project is suitable for its location for many reasons: (1) it does not cause a relocation of current industrial businesses; (2) its transit rich location near the Caltrain Station (with its MUNI hub for many MUNI lines) and its lack of on-site parking will result in fewer than typical number of new vehicle trips for new office buildings; (3) the surrounding buildings are generally two to five stories; (4) the immediate area already includes not only office uses but also contains retail, light industrial, live/work, recreational uses and one residential building (with the closest uses nearby being a tennis facility and live/work and residential building); and (5) the design of the building will be compatible with the aesthetics of the industrial neighborhood.

2. Open Space Provided By Project Sponsor. The Project will provide 2,359 square feet of common open space as a roof deck for all tenants and a 1,177 square foot terrace within the set-back area of the fifth floor for use by that floor's tenant. In addition, the City plans to build out the Bluxome Street public open space shown in **Exhibit D**, which is a rendering taken from the Central SoMa Plan.

E. The Project's anticipated use benefits employment opportunities, serves the needs of existing businesses, and adds space to the small supply of available office space that is suitable for the contemplated use.

The Project will provide 55,000 square feet of highly-desirable office space within an area that is attractive to companies wanting to be near Caltrain and the end point of Highway 280 and multiple bus lines. The office space will nearly double the number of existing employment opportunities on the site. The open floor plates provide the kind of creative space desired by high technology companies seeking to expand in the City or move to the City. The open floor plates also provide flexibility to meet a business's changing needs.

According to the Cushman Wakefield 4th Quarter Report distributed on January 24, 2014, the West SoMa Area has one of the lowest office vacancy rates (3.3%) of all SOMA districts, in a city which has the lowest office vacancy rate in the U.S. Vacancy rates are projected to decline further. Thus, the Project would help to fulfill the huge demand for office space in SOMA.

In its current form the site is greatly under-utilized. Assuming average industrial Building Code occupancy levels of one person per 1,000 square feet, the building in its "as is" condition can support 27 employees with an industrial use, in a non-ADA compliant environment. As an office building, experiencing occupancy levels of one person per 120 square feet, the "as is" structure supports 225 persons.

However, the new development (at almost twice the existing square footage), assuming the same one person per 120 square feet occupancy, could house a total of up to 522 persons, resulting in a 232% increase in San Francisco jobs as compared to the current use.

F. The Project will be owned or occupied by a single entity.

The Project Site is under a single ownership. The space is planned to be contiguous for occupancy by a single tenant or owner-user.

G. The use, if any, of transferable development rights ("TDRs") by the Project Sponsor.

The Project does not require the use of TDRs.

III. Large Project Authorization Is Justified.

The Project is well designed and has quality materials. Specifically, the fifth level is set back at the front to reduce bulk and provide a roof terrace for tenants of the building. With the set-back, the new building will be compatible in height to the adjoining buildings at the front. The façade design responds to its surrounding context by a tripartite organization of façade elements and an accentuated base. The design follows a system of order, scale and articulation. The vertical elements in the storefront type wall system expressed as structural steel modulates the façade vertically. The building top is articulated with a cable guardrail system and planters to provide a stronger roof termination. The angled entry canopy will clearly identify the entrance, and the 14-foot floor-to-floor height at the ground level will help with preservation of warehouse neighborhood character. Use of a high-quality glazed storefront wall system captures maximum daylight for the tenants, provides visual access from the sidewalk and adds to the character of the facade. Use of repeating vertical elements, solid base and rustic colors is consistent with Western SoMa design standards.

IV. The Project Seeks LEED Certification and Will Include a New Greenhouse Feature.

The Project is seeking LEED Gold certification and will be the first ground up office building in the United States that will receive "Wellness Certification" from Delos, the creator of a program which focuses on the quality of the environment within a building. The core/shell and tenant improvement design will feature wellness solutions implemented by Delos in order to create a more inspiring and stimulating work environment for future tenants.

Delos is a real estate and lifestyle technology company that has pioneered the original concept of Wellness Real Estate, which effectively integrates evidence-based health and wellness features into living spaces. Delos has introduced a new formula for healthy living derived from the physical components of our buildings, and uses rigorous analysis to create optimized wellness for people in homes, offices, hotels, schools and public facilities. A Delos Building creates conditions that can contribute to stress reduction, increase energy and vitality, improve blood circulation and posture, optimize digestion, enhance immunity and respiratory health, and safeguard against bacteria and harmful chemicals. By partnering with doctors from Columbia University Medical Center, Delos was able to perform an extensive review of medical literature relating health to indoor environmental quality, architecture, behavioral psychology, and other innovative building technologies, which later evolved into a continually expanding and refined database.

Members of the Delos Advisory Board include Rick Fedrizzi (Former President and CEO of the U.S. Green Building Council), Dr. Deepak Chopra and Nicholas De Russo (Medical Director of Mayo Clinic Center of Innovation).

V. The Project Requires Only a Few Exceptions From the Code.

The Project is seeking an exception from the off-street loading space requirement of one space. The provision of off-street loading within the building would disrupt the design and would be potentially blocked by the new Bluxome Street green space mentioned above (depending on which side of Bluxome Street will have the green space shown on Exhibit D, which shows two potential configurations). The Project also requires an exception for the maximum projection of an awning. Since the awning has a width greater than ten feet, it may only project four feet from the face of the building. The awning would project 5.5 feet from the building's face.

VI. The Building Is Not an Historic Building.

The existing three story industrial building was built circa 1910 and was included in the South of Market Area Historic Resource Survey. According to the Survey, this building is not considered to be an historic resource since it appears not to be eligible for listing in the California Register of Historical Resources (including those structures that appear eligible for listing in the National Register of Historical Places). The Survey also found that the building is not eligible under Criterion 1 (Event), Criterion 2 (Person), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

VII. Conclusion.

Built within one block of Caltrain's northern rail line terminus, within two blocks of the entry to Highway 280 South, and near the multiple MUNI lines that end at the Caltrain Station, new office development at this site will fulfill the City's goal to place the more intensive new uses near a major transit node. Hence, this is one location which is less likely to generate the so-called "Google buses" picking up and delivering office workers.

As the SOMA office vacancy statistics show (with a 3.3% vacancy in this portion of SOMA), there is a need for new office space in this district. Finally, the location meets the goals of the Zoning District and the General Plan's transportation goals.

You will find letters of support from nearby merchants at Exhibit F. We respectfully request your approval of this Project.

Very truly yours,



M. Brett Gladstone

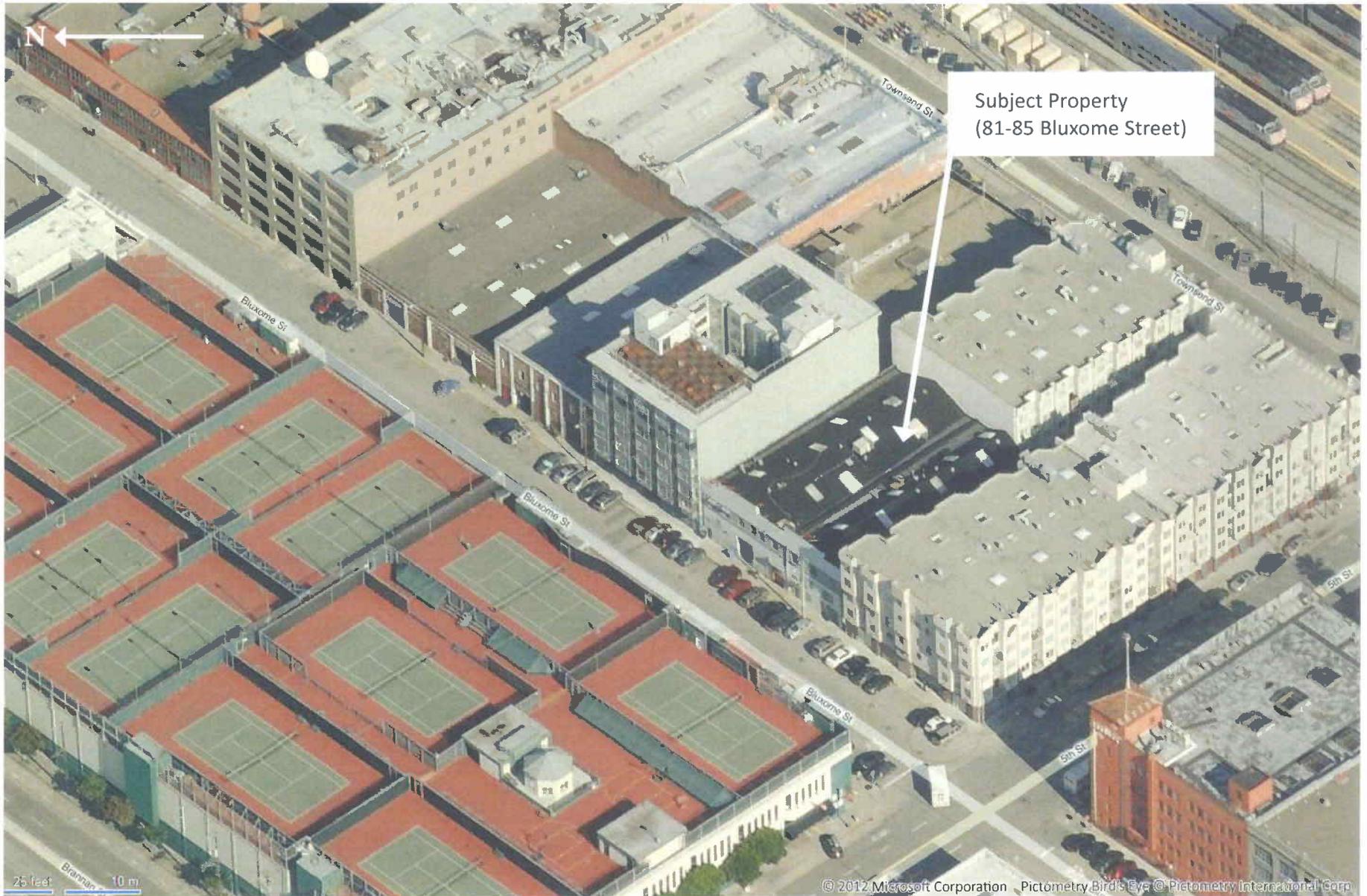
Enclosures

cc: Cyrus Sanandaji
Naveen Mathur
John Rahaim
Scott Sanchez
Julian Banales
Brittany Bendix

EXHIBIT LIST

- A Plans and Rendering
- B Photographs
- C Nearby Open Space and Parks
- D Planned Central SoMa Plan Open Space and Parks
- E General Plan Policies
- F Letters of Support

EXHIBIT B



AERIAL VIEW

81-85 Bluxome Street Office Development, San Francisco, California





BLUXOME STREET VIEW LOOKING EAST

81-85 Bluxome Street Office Development, San Francisco, California





Subject Property
(81-85 Bluxome Street)

© 2012 Google Image Date: March 2011

BLUXOME STREET VIEW LOOKING EAST

81-85 Bluxome Street Office Development, San Francisco, California





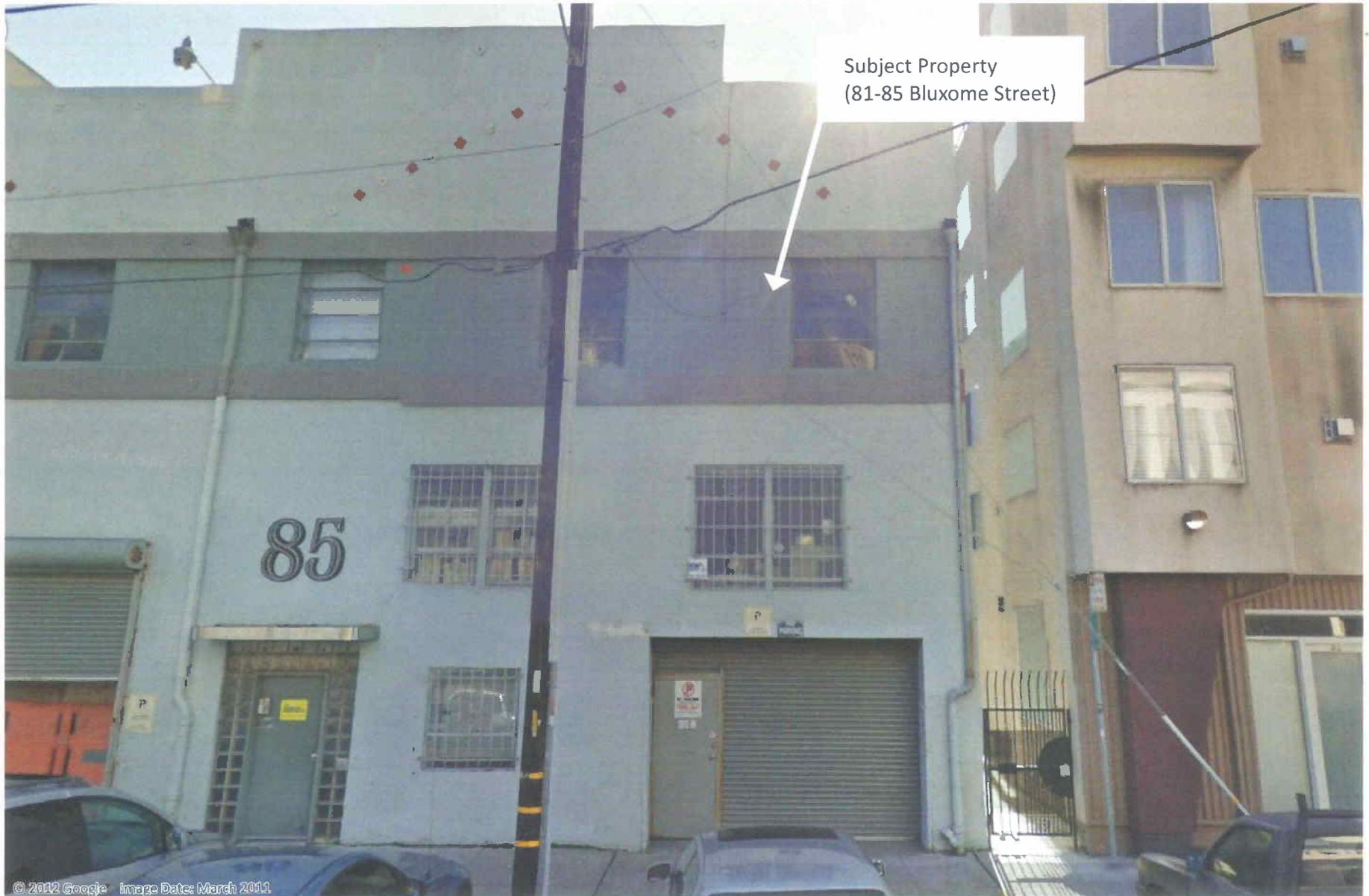
Subject Property
(81-85 Bluxome Street)

© 2012 Google Image Date: March 2011

BLUXOME STREET VIEW LOOKING EAST

81-85 Bluxome Street Office Development, San Francisco, California

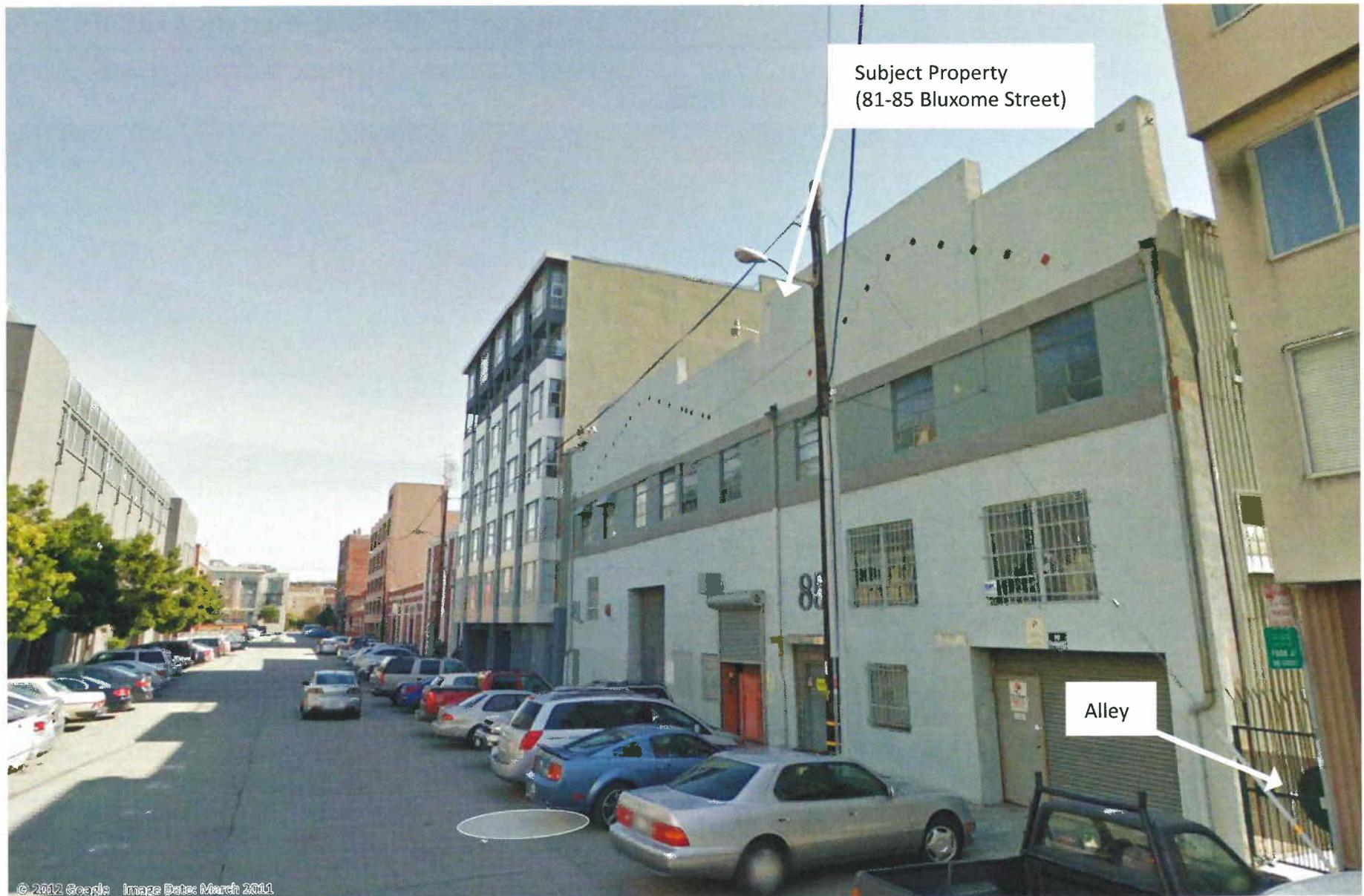




FRONT VIEW OF EXISTING BUILDING SHOWING ALLEY

81-85 Bluxome Street Office Development, San Francisco, California





© 2012 Google. Image Date: March 2011

BLUXOME STREET VIEW LOOKING WEST SHOWING EXISTING ALLEY
81-85 Bluxome Street Office Development, San Francisco, California





BLUXOME STREET VIEW LOOKING WEST

81-85 Bluxome Street Office Development, San Francisco, California

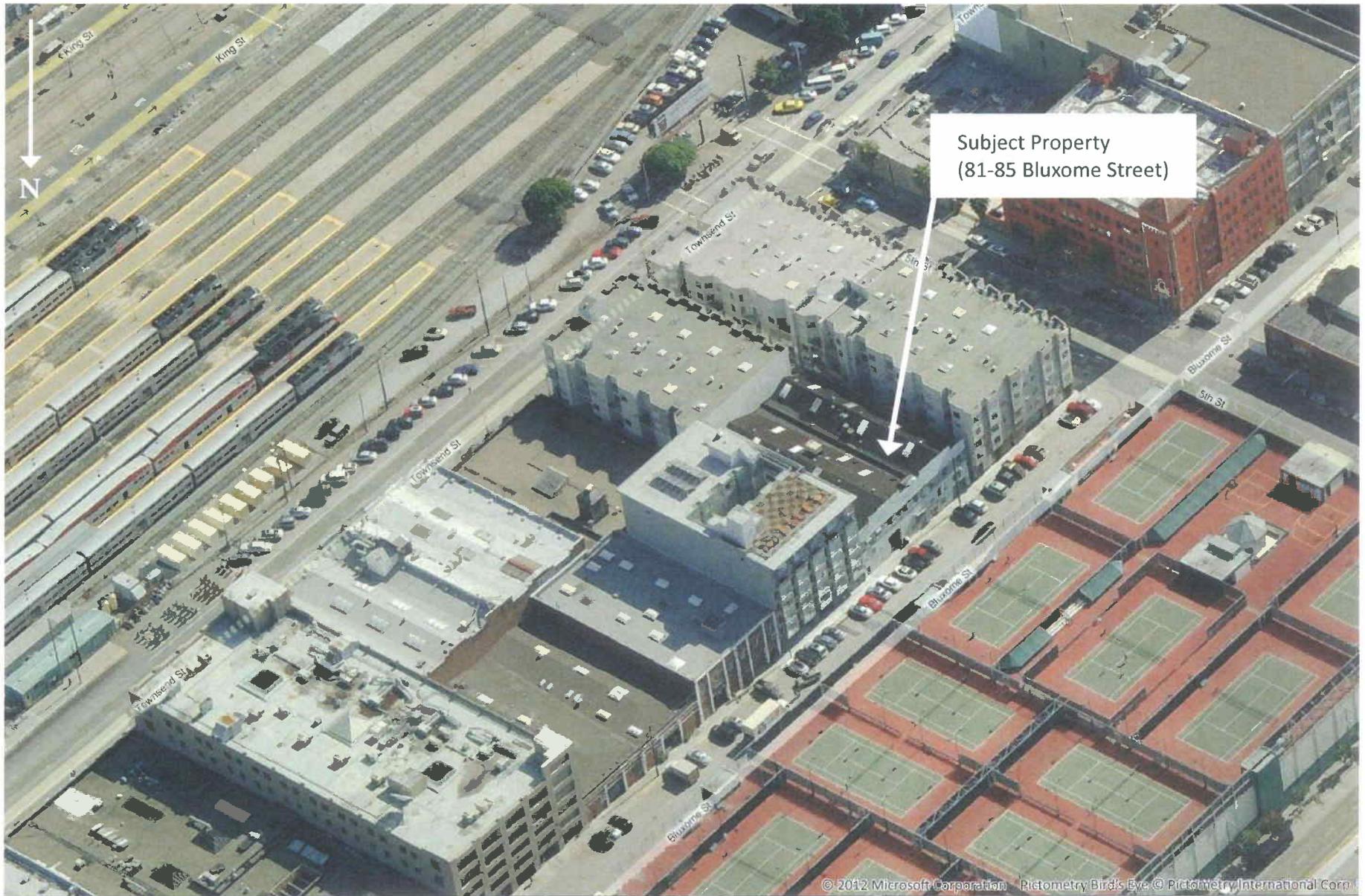




BLUXOME STREET VIEW LOOKING WEST

81-85 Bluxome Street Office Development, San Francisco, California



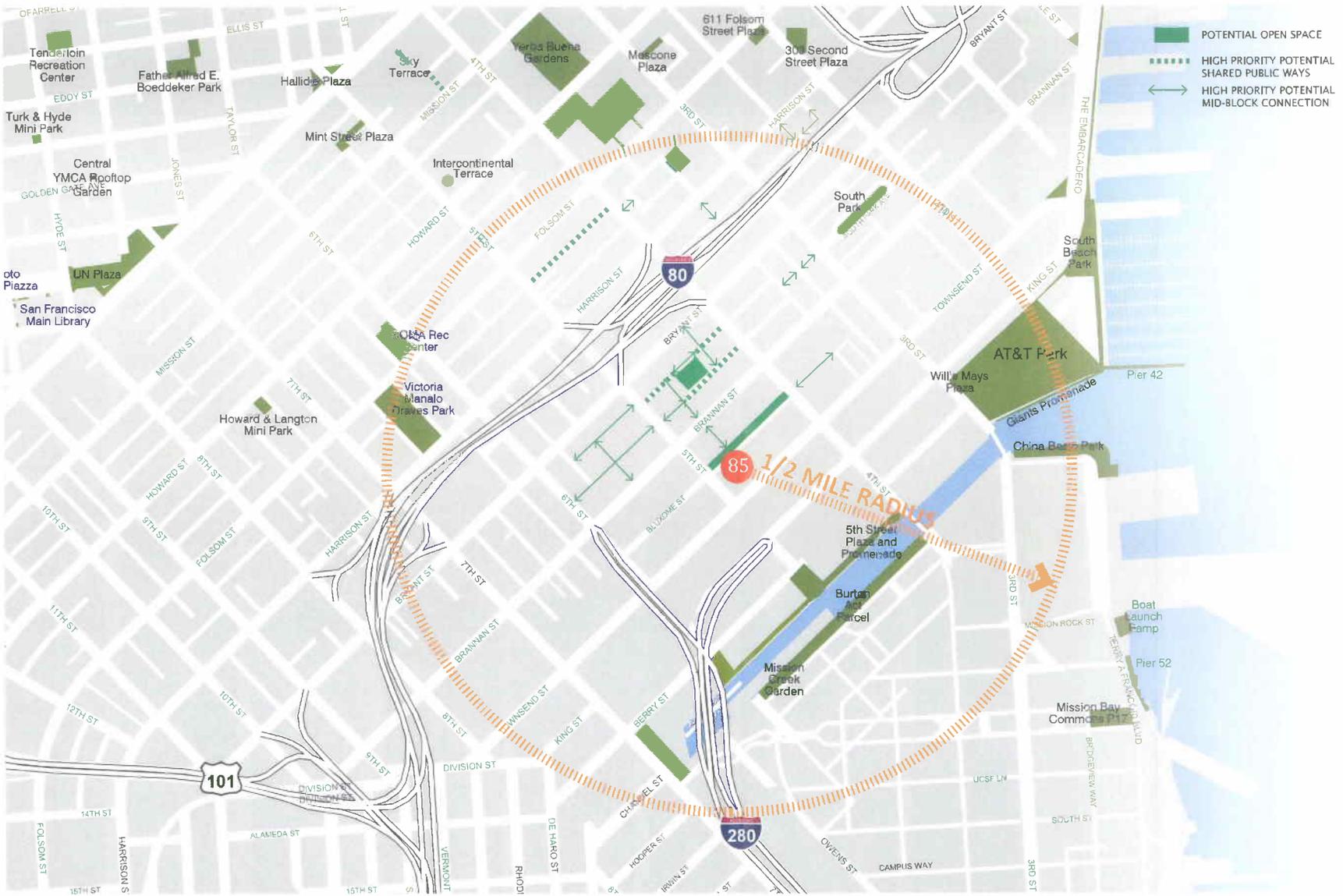


AERIAL VIEW

81-85 Bluxome Street Office Development, San Francisco, California



EXHIBIT C



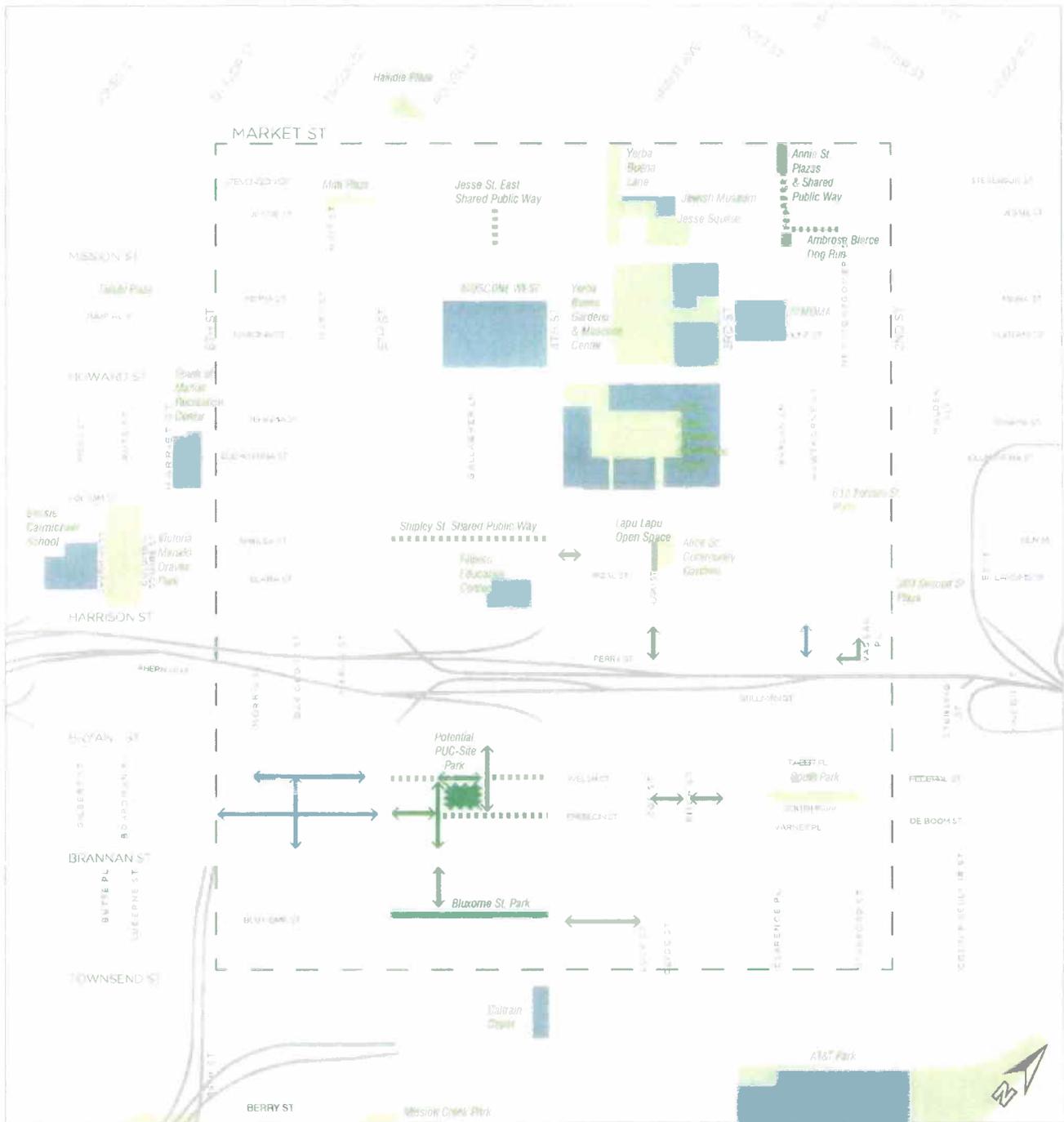
- POTENTIAL OPEN SPACE
- HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS
- HIGH PRIORITY POTENTIAL MID-BLOCK CONNECTION



85 BLUXOME STREET OFFICE DEVELOPMENT
 SAN FRANCISCO, CALIFORNIA 94107

OPEN SPACES

EXHIBIT D



OPEN SPACE OPPORTUNITIES



Existing Open Space & Public Facilities

Potential Open Space



High Priority Potential Mid-Block Connection

In addition to the connections shown on this map, mid-block connections are required to be provided by all projects with 300 linear feet of street frontage and are encouraged on lots with more than 200 feet of frontage. In general, mid-block connections shall be promoted to break up large blocks throughout the plan area. On smaller lots, new development proposals should consider using any required open space to expand or link together this network of mid-block connections.

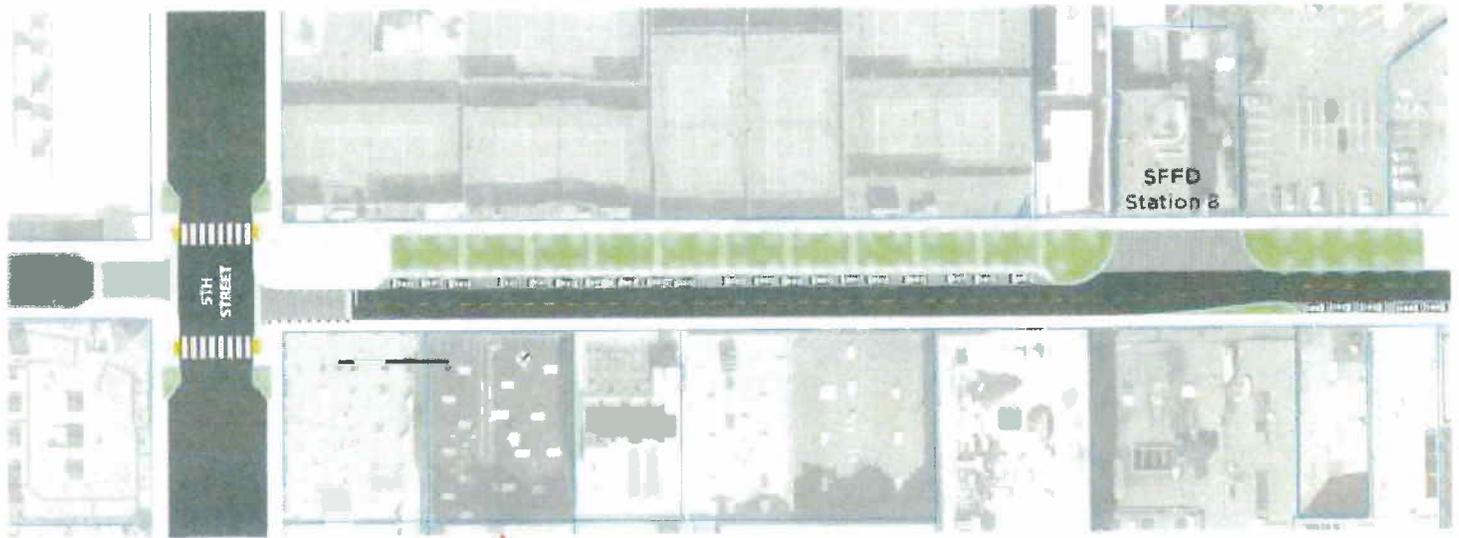


High Priority Potential Shared Public Ways
Additional small streets and alleys may be candidates for shared public way design.



Project Boundary



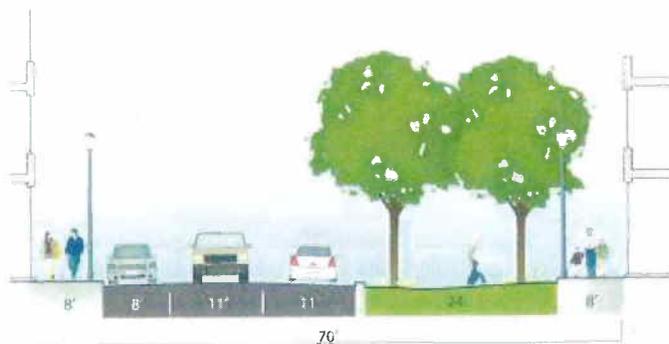


Conceptual Plan View of Bluxome Street Linear Park

Project Site



Existing Bluxome Street Section View - Looking West



Proposed Bluxome Street Section View - Looking West

1.4 Repurpose the excess right-of-way on Bluxome Street between 4th and 5th Streets as a new linear open space.

Bluxome Street between 4th and 5th Streets offers an opportunity to repurpose underutilized street right-of-way as a new park. Bluxome Street is functionally an alley and does not serve major circulation purposes, but is extraordinarily wide (70') compared to other SoMa alleys (typically 35'-40'). The 70-foot wide street right-of-way is currently devoted primarily to angled parking.

Rebalancing the right-of-way allocation by expanding the pedestrian area on one side of the street and consolidating the vehicular area to two lanes of traffic and one parallel parking lane would allow nearly one-half acre of open space to be created on the block. Future collaboration between the City and the community can determine the design and use of this open space. Some preliminary ideas already discussed include incorporation of urban agriculture or other design elements that enhance and celebrate the area's function as an Eco-District.

EXHIBIT E

PROJECT'S CONSISTENCY WITH GENERAL PLAN

The Project is consistent with the Following Policies:

Western SoMa Community Plan

Policy 2.1.1: Reduce current office restrictions in the Western SoMa SUD to allow small general office uses north of Harrison Street on 9th, 10th and Folsom Streets and allow larger office uses in a district along Townsend Street.

The Project directly benefits from and supports this policy by adding a significant office use near and along Townsend Street.

Policy 4.27.2: Discourage commuter parking in the Western SoMa.

The Project does not include any off-street parking thereby discouraging commuter parking.

Commerce and Industry Element

POLICY 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

POLICY 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

POLICY 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will transform an underutilized site with new office space. The Project is designed to meet the needs of high technology companies that are seeking creative and flexible space. The new office space will at least double the employment opportunities within the current building, by creating a great deal more space and more efficient space. The Project's location in close proximity to nearby transit and lack of off-street parking will incentivize employees and visitors to use public transportation to and from the site.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY

POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to keeping jobs in the City and adding new jobs to the City.

The new office space will provide numerous employment opportunities. Economic studies have shown that high tech jobs have a 5:1 multiplier effect on jobs in San Francisco.

POLICY 4.1

Maintain and enhance a favorable business climate in the City.

The City's commercial activity will be benefitted, and its economy in general, with the addition of 55,000 square feet of office space on an underutilized site. The space is attractive to high technology companies because it is designed with open floor plates that provide a creative and flexible space to meet the changing needs of these companies.

Economic studies have shown that for each job created in the City, there is a multiplier effect on other businesses in the City, and on the City's collection of taxes. This building is located near public transit, a rail line, and housing, and these are the kind of amenities that cities seek to create a good business environment.

Transportation Element

POLICY 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

POLICY 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The Project will not provide off-site parking, and thus is in line with the City's Transit First Policy. It is located near Caltrain and a number of City bus lines.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will provide five new street trees along Bluxome Street.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:
Provide parking facilities which are safe, secure, and convenient.

The Project will provide a total of 17 bicycle parking spaces, all but four of which shall be within the building. Use of bikes will be incentivized due to the fact that there will be no on-site parking for vehicles, and there will be shower rooms and lockers.

Urban Design Element

Policy 1.3: Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project is designed to be compatible with the surrounding buildings by incorporating industrial design elements and setting back the fifth floor. Thus, the design blends with the pattern of development of nearby buildings.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project respects and blends with older buildings in the neighborhood in the use of materials, massing, form and scale.

OBJECTIVE 3: MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The Project respects and blends with older buildings in the neighborhood in the use of materials, massing, form and scale.

EXHIBIT F

LETTER OF SUPPORT FOR DEVELOPMENT AT 81-85 BLUXOME STREET

Business Name: Philz Coffee
Business Type: Coffee Shop
Address: 201 Berry Street, San Francisco 94107

To the Planning Commission:

My name is Jacob Jaber and I am the CEO of Philz Coffee, located at 201 Berry Street, San Francisco. Bluxome Partners first sent us their design proposals for their project at 85 Bluxome Street on January 8th, 2014. We have had a chance to review the project and ask questions – at this time, we are comfortable with what Bluxome Partners intends on constructing and support their project. As a local small business, we welcome new additions to the area that we hope will also bring additional customers to our location.

For any further questions, please email me at jacobjaber@philzcoffee.com.

Sincerely,



Jacob Jaber
CEO, Philz Coffee
January 31st, 2014

LETTER OF SUPPORT FOR DEVELOPMENT AT 81-85 BLUXOME STREET

Business Name: Fanta Deluxe Cleaners
Business Type: Laundromat / Dry Cleaners
Address: 650 4th Street, San Francisco 94107

To the Planning Commission:

We are the owners of Fanta Deluxe Street, located on 4th street between Brannan and Townsend. We are located one block away from 85 Bluxome Street, where Cyrus and Kabir are planning on building a new commercial building.

We have seen their design drawing and we do not have any complaints or worries at this time. We support the project and believe that more working people in the area will increase our business and the business of everyone around us as well. We look forward to seeing the new project being constructed.

Please email me at yopark650@gmail.com if you have any questions.

Regards,



Yo Park
January 31st, 2014

LETTER OF SUPPORT FOR DEVELOPMENT AT 81-85 BLUXOME STREET

Business Name: Latte Express
Business Type: Coffee Shop
Address: 648 4th Street, San Francisco 94107

To the Planning Commission:

My name is Tommy Yam and my mother is the owner of Latte Express. I have had a chance to speak with Cyrus and Kabir regarding their new project at 85 Bluxome Street on behalf of my parents and they explained to me over the phone their plans for the building.

Kabir emailed me the design of their new building – neither me nor my parents have any problems and we think that this building will bring more people into our shop during lunchtime and for coffee.

My email is tyam@ucsc.edu and you can email me for any questions that I can pass along to my mother.

Regards,



Tommy Yam
January 31st, 2014

EXHIBIT A

81-85 Bluxome Street Office Development

San Francisco, California 94107



DRAWINGS FOR LARGE PROJECT AUTHORIZATION

16 May 2013

UPDATED 12 DECEMBER 2013

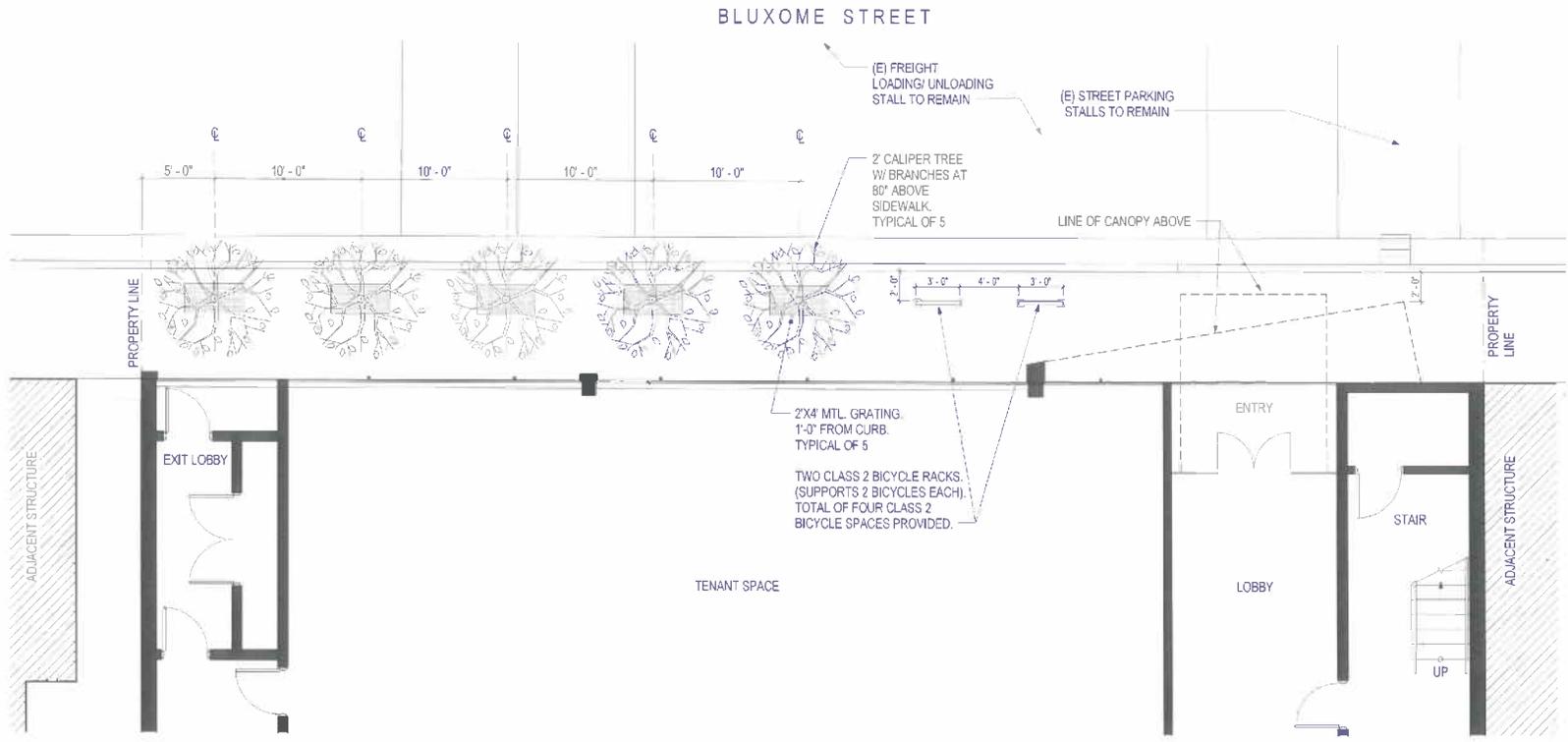
Planning Data	
Property Address:	85 Bluxome Street, San Francisco California 94107
Block/Lot No.:	3786 / 018
Lot Dimensions/Area:	91'-8" x 120'-0" / 11,000 square feet
Special Use District:	Western SoMa SUD
Projected Zoning:	WMUO (Western SoMa Mixed Use Office)
Uses Permitted:	Office; Small-Scale Light Industrial; Arts Activities; General Commercial; Most Retail; Production, Distribution & Repair
Uses Not Permitted:	Residential; Large Hotels; Adult Entertainment & Heavy Industrial
Existing Use:	Production, Distribution & Repair (PDR)
Proposed Use:	Office
Height Limit:	65 Feet (10' exempt for mech. penthouse and 16' exempt for elevators)
Bulk Limit:	Designation "X"
Density Limit:	5:1 (FAR), Max. GSF Permitted = 55,000 sf
Setbacks:	None Required
Awnings:	Permitted
Off-street Parking:	None Required
Useable Open Space:	1 square feet for every 50 square feet of occupied space
Other:	Minimum First Floor-to-Floor Height = 14'
Historic Preservation:	6Z (ineligible for preservation)

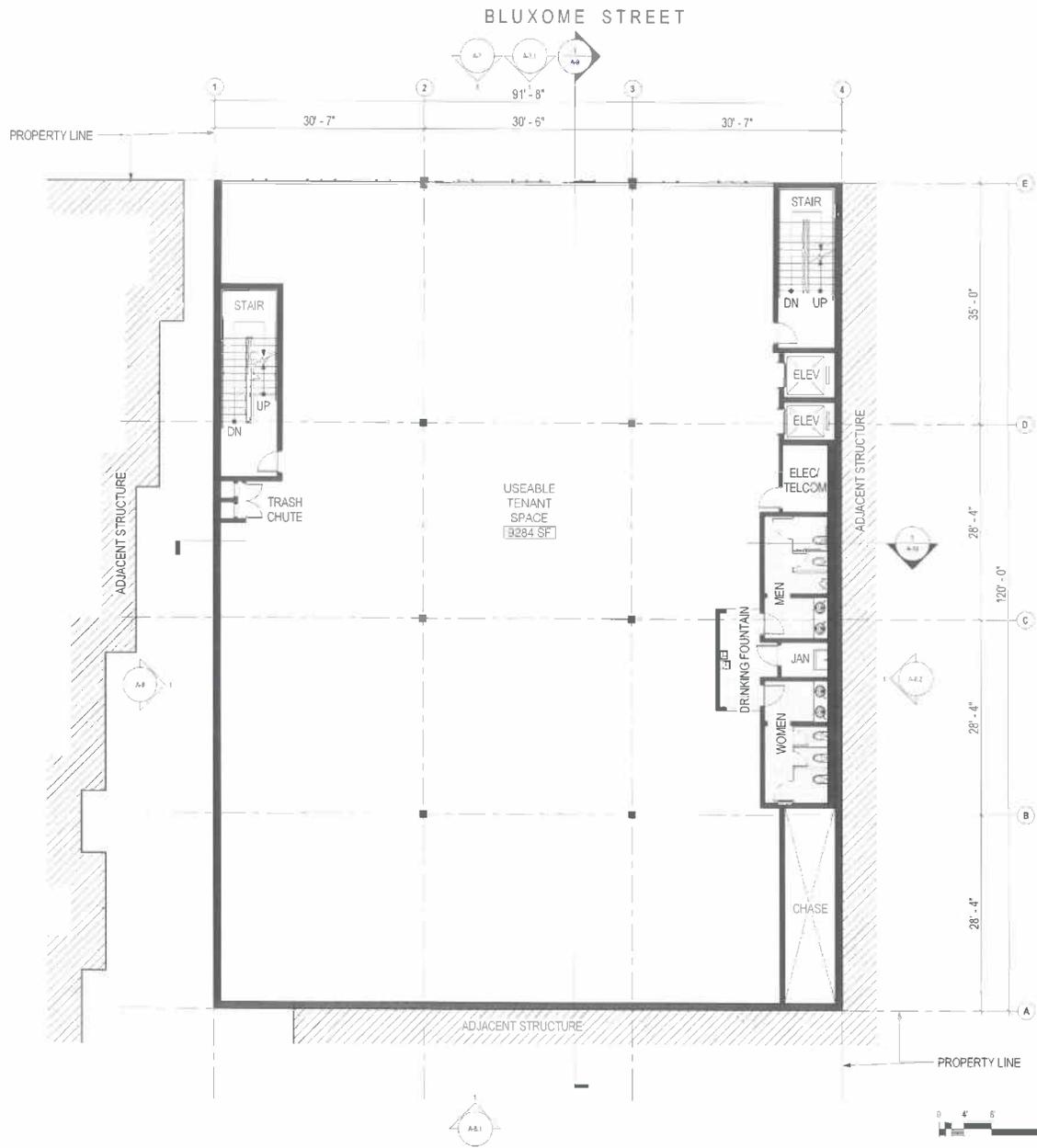
Building Data	
Occupancy:	Group B - Business
Type of Construction:	Type II A
Building Height:	65 Feet (10' exempt for mech. penthouse and 16' exempt for elevators)
No. of Stories:	5
Fire-Resistivity:	Primary Structural Frame = 1 hour Exterior Bearing Walls = 1 hour Interior Bearing Walls = 1 hour Interior Partitions = 0 hour Floor Assembly = 1 hour Roof Assembly = 1 hour
Occupant Load:	1st through 4th Floors = 111 5th Floor = 78 Total Occupant Load = 522
Min. Number of Exits:	2 per story
Max. Exit Travel Dist.:	300 feet (with sprinkler system)
Min. Egress Width:	1st thru 4th Floors = 33.3" for Stairways = 22.2" for Others 5th Floor = 23.4" for Stairways = 15.6" for Others
Min. Plumbing Fixt.:	1st thru 4th Floors = 3 Wc, 2 Lav. (M) = 3 Wc, 2 Lav. (F) 5th Floor = 2 Wc, 1 Lav. (M) = 2 Wc, 1 Lav. (F) 1 Water Fountain and 1 Service Sink on each floor

Area Summary	
<u>Gross Building Areas:</u>	
Level 1	= 11,000 square feet
Level 2	= 11,000 square feet
Level 3	= 11,000 square feet
Level 4	= 11,000 square feet
Level 5	= 9,700 square feet
Penthouse	= 1,300 square feet
Total	= 55,000 square feet
<u>Occupied Floor Area</u>	
Level 1	= 9,511 square feet
Level 2	= 9,808 square feet
Level 3	= 9,808 square feet
Level 4	= 9,808 square feet
Level 5	= 8,606 square feet
Roof Level	= 908 square feet
Total	= 48,449 square feet
<u>Useable Common Open Areas:</u>	
Level 1	= 0
Level 2	= 0
Level 3	= 0
Level 4	= 0
Level 5	= 0
Roof Level	= 2,359
Total	= 2,359 square feet **
** minimum useable common open area required = 969 square feet (1 per 50 sf)	

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A-2	Streetscape Plan
A-3	Floor Plan - Level 1
A-4	Floor Plan - Levels 2, 3 & 4
A-5	Floor Plan - Level 5
A-6	Floor Plan - Roof Level
A-7	North Elevation (Bluxome Street)
A-7.1	North Elevation - Hardline (Not Rendered)
A-7.2	Enlarged Elevation OF Typical Facade Bay
A-8	West Elevation
A-8.1	South Elevation
A-8.2	East Elevation
A-9	Longitudinal Section
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A-11	Street View
A-12	Bird's Eye View







TOTAL GSF ON THIS FLOOR = 11,000 SF
 TOTAL TENANT SPACE ON THIS FLOOR = 9,284 SF

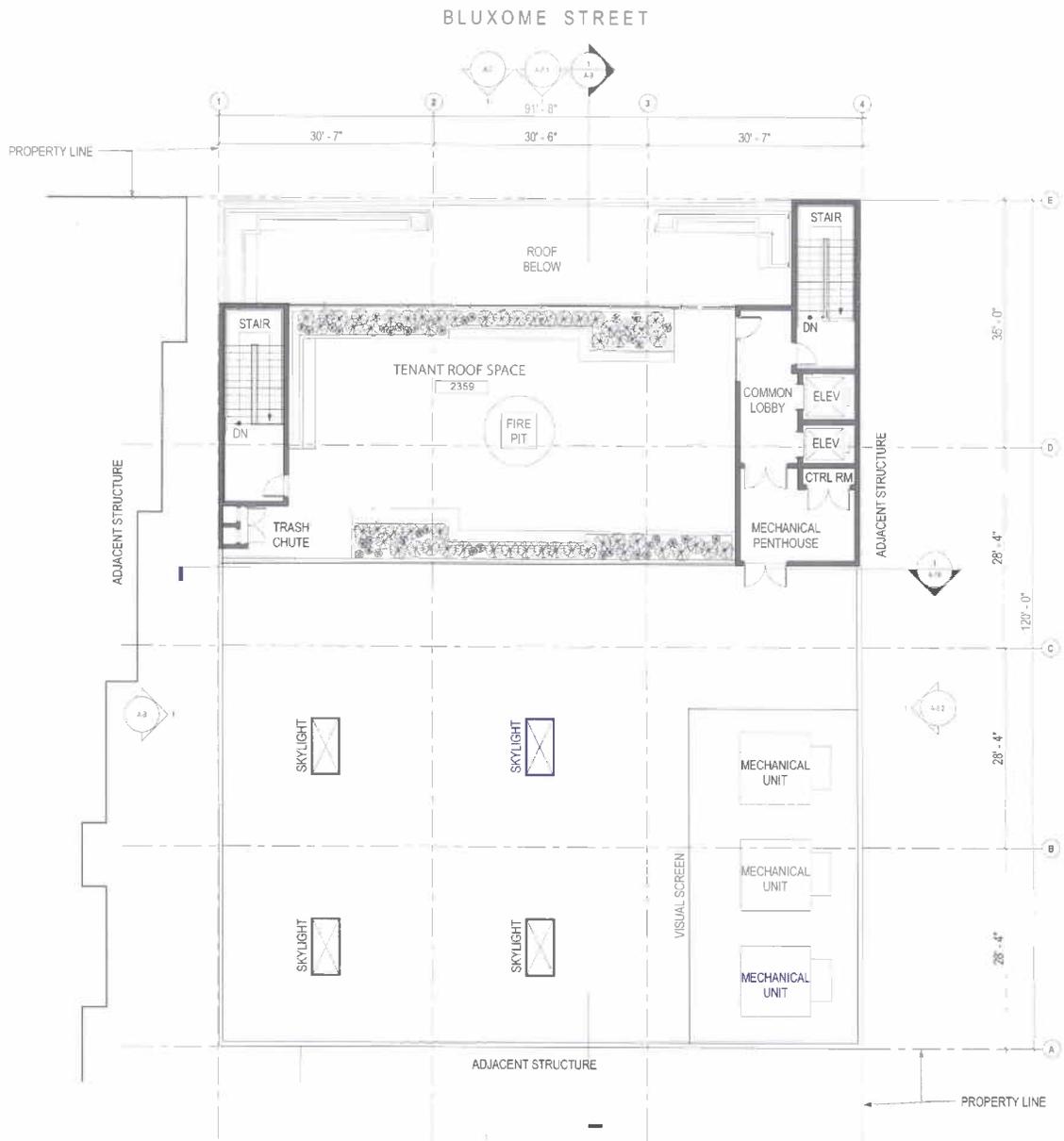


Floor Plan - Levels 2, 3 & 4
 Scale: 1/8" = 1'-0"

81-85 BLUXOME STREET OFFICE DEVELOPMENT
 SAN FRANCISCO, CALIFORNIA 94107
 Planning Approval Drawings

B
BLUXOME PARTNERS
 207 King Street, Suite 300
 San Francisco, CA 94107
 Phone: 702.214.8752

RIM
 ARCHITECTS
 1900 BANCROFT STREET
 SUITE 210
 SAN FRANCISCO, CALIFORNIA
 Phone: 415.241.0400



TOTAL GSF ON THIS FLOOR = 1,300 SF
 USEABLE COMMON OPEN SPACE FOR TENANTS = 2,359 SF

Floor Plan - Roof Level
 Scale: 1/8" = 1'-0"

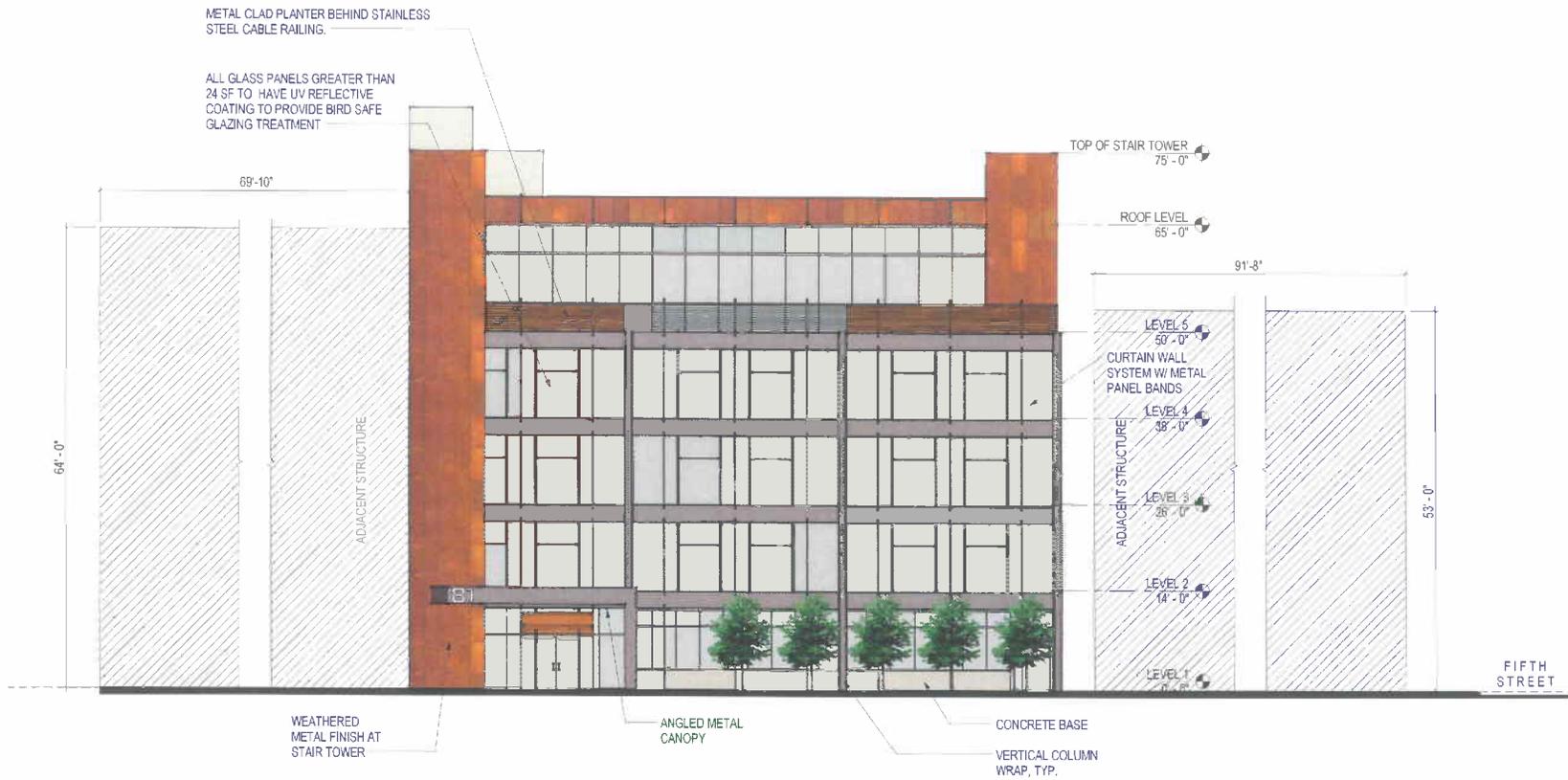


1010 SANSOME STREET
 SUITE 250
 SAN FRANCISCO, CA 94111
 Phone: 415.441.0002

81-85 BLUXOME STREET OFFICE DEVELOPMENT
 SAN FRANCISCO, CALIFORNIA 94107
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A-6

2013.05.16



North Elevation
 (Bluxome Street)

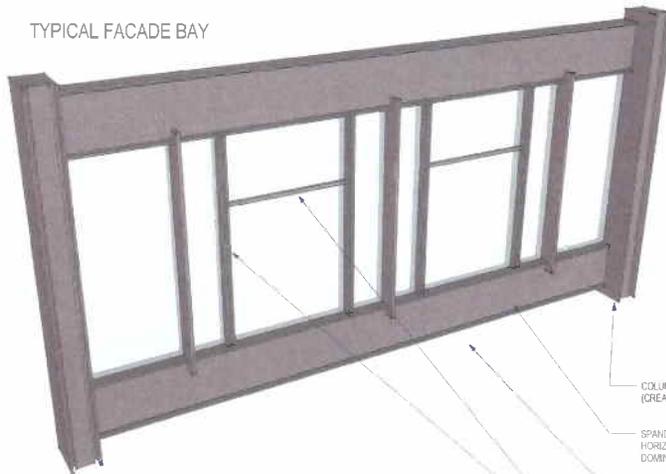




North Elevation - Hardline
 (Bluxome Street)



TYPICAL FACADE BAY



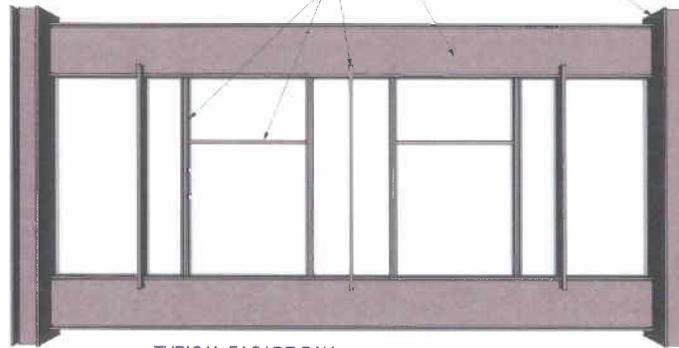
COLUMNS AT EACH BAY CONTINUE FULL HEIGHT OF FACADE (CREATING MAJOR VERTICAL RHYTHM)

SPANDRELS BETWEEN EACH FLOOR LEVEL SPAN HORIZONTALLY FOR THE FULL WIDTH OF FACADE (CREATE DOMINANT HORIZONTAL RHYTHM)

INTERMEDIATE VERTICAL MULLIONS WITH ATTACHED ARCHITECTURAL FIN PROJECTS PROUD OF HORIZONTAL SPANDREL

VERTICAL AND HORIZONTAL MULLIONS CREATE A HIERARCHY OF DIVISION WITHIN EACH BAY.

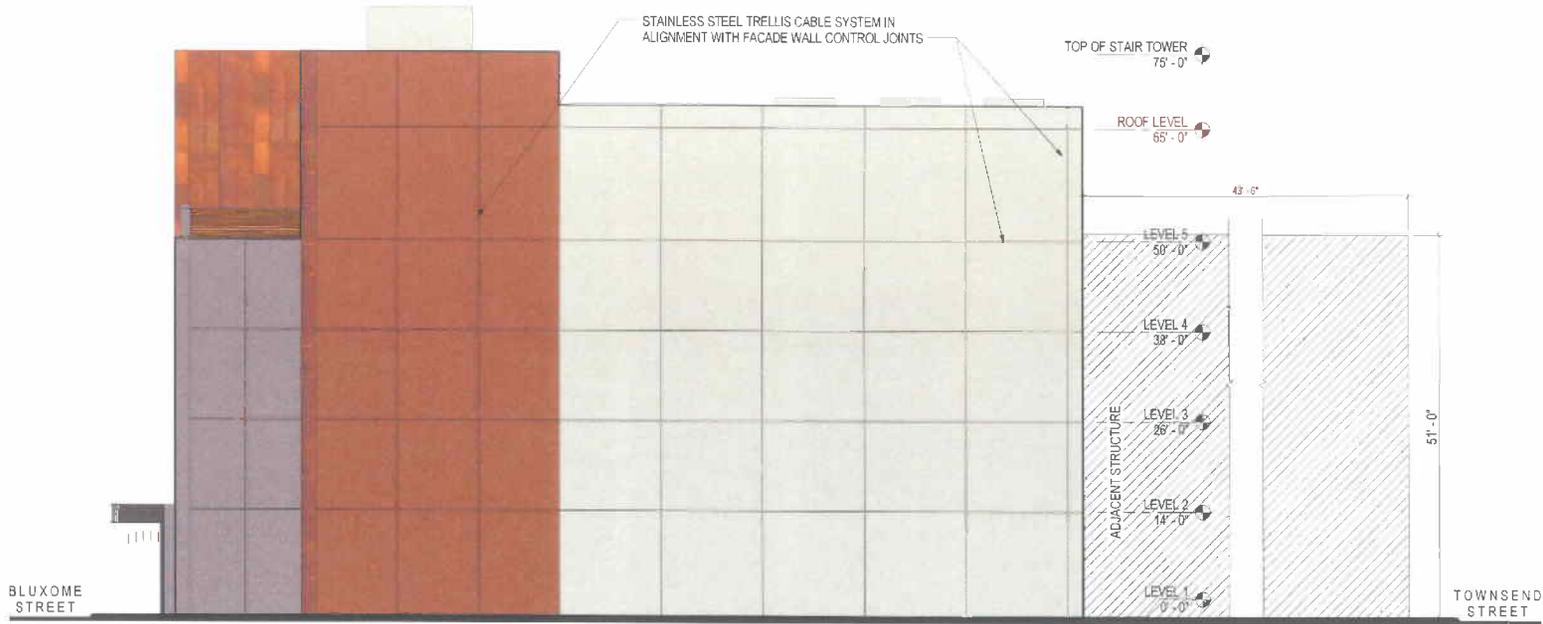
THE ARTICULATION OF COLUMNS, SPANDRELS AND MULLIONS CREATES A HEIRARCHY OF HORIZONTAL AND VERTICAL SUBDIVISION. THE PATTERN IS REPEATED ACROSS THE FACADE IN MULTIPLE BAYS.



TYPICAL FACADE BAY

Enlarged Elevation of Typical Facade Bay

Scale: Not to Scale



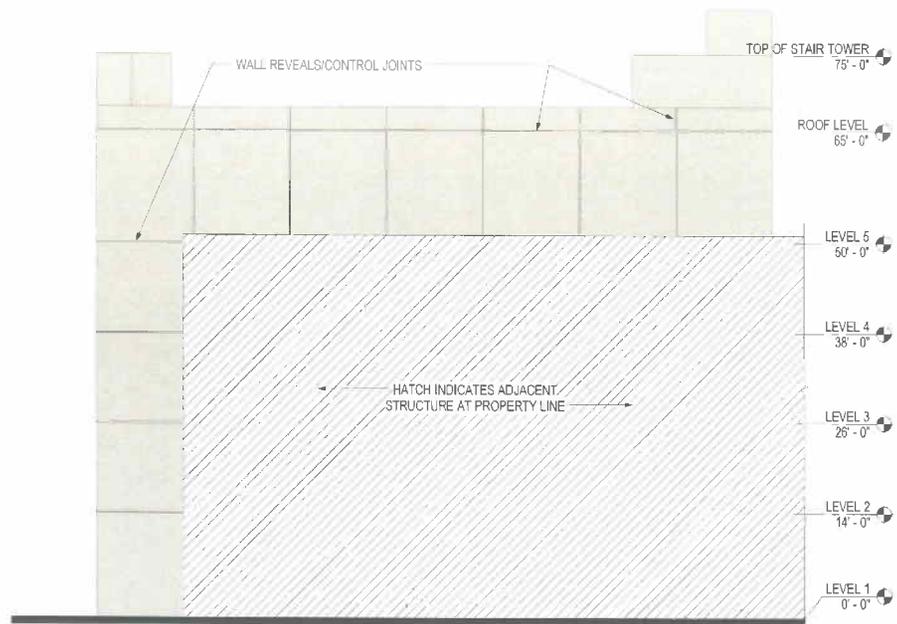
81-85 BLUXOME STREET OFFICE DEVELOPMENT
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 Planning Approval Drawings



West Elevation

Scale: 1/8" = 1'-0"

A-8
 2013.12.12



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SAN FRANCISCO, CALIFORNIA 94107
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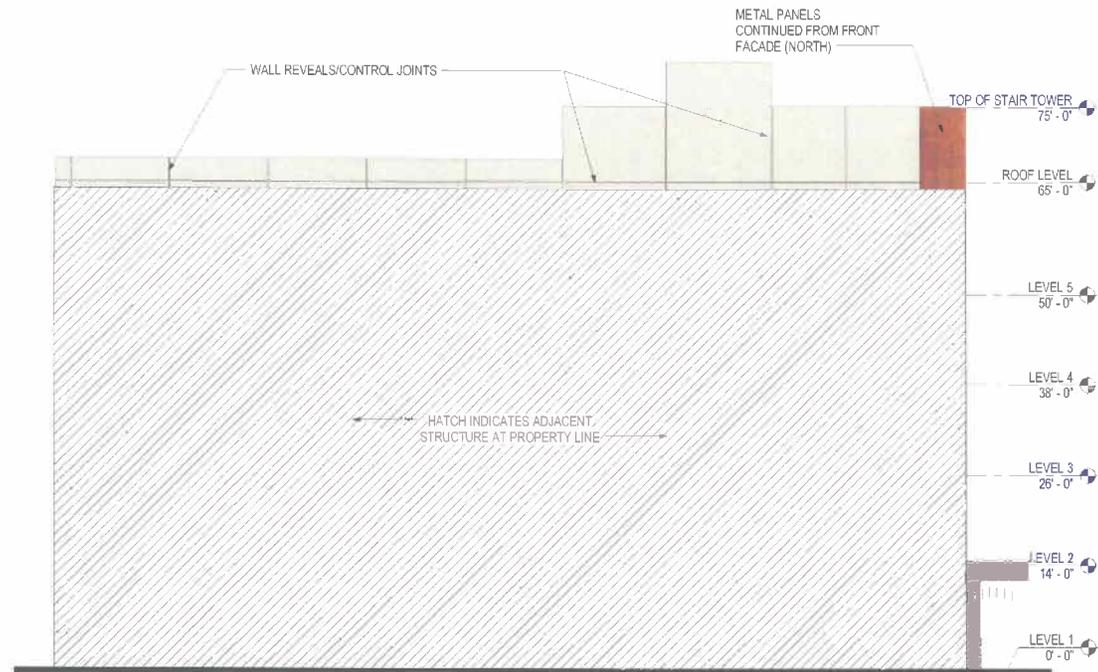


South Elevation

Scale: 1/8" = 1'-0"

A-8.1

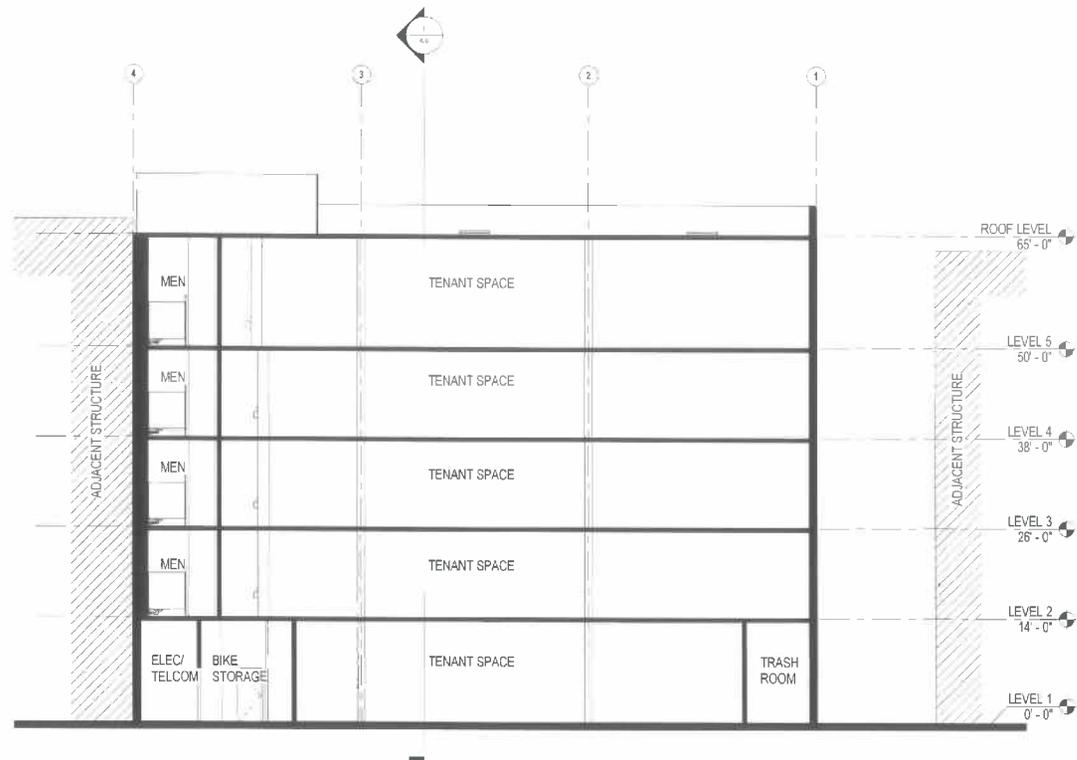
2013.12.12





81-85 BLUXOME STREET OFFICE DEVELOPMENT
 SAN FRANCISCO, CALIFORNIA 94107
 Planning Approval Drawings


 Longitudinal Section
 Scale: 1/8" = 1'-0"





81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
Planning Approval Drawings

Street View

Scale: Not to Scale

A-11

2013.05.16



1900 SANSALOE STREET
SUITE 250
SAN FRANCISCO, CA 94111
Phone 415.241.3239

81-85 BLUXOME STREET OFFICE DEVELOPMENT
SAN FRANCISCO, CALIFORNIA 94107
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Bird's Eye View

Scale: Not to Scale

A-12
2013.05.16