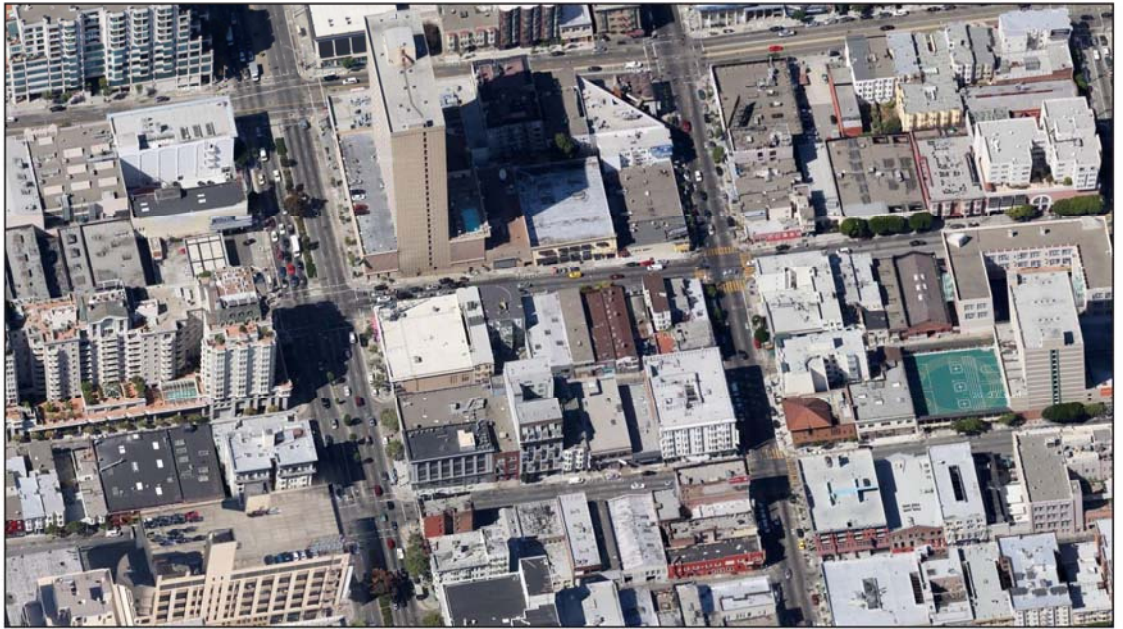


1527-1545 PINE STREET MIXED-USE PROJECT



CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT: CASE NO. 2006.0383E

STATE CLEARINGHOUSE NO. 2013112012

DRAFT EIR PUBLICATION DATE: MAY 14, 2014

DRAFT EIR PUBLIC HEARING DATE: JUNE 19, 2014

DRAFT EIR PUBLIC COMMENT PERIOD: MAY 15, 2014 - JUNE 30, 2014

FINAL EIR CERTIFICATION HEARING DATE: OCTOBER 2, 2014



SAN FRANCISCO
PLANNING
DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: September 17, 2014
TO: Members of the Planning Commission and Interested Parties
FROM: Sarah B. Jones, Environmental Review Officer
Re: **Attached Responses to Comments on Draft Environmental Impact Report Case No. 2006.0383E: 1527-1545 Pine Street Mixed-Use Project**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Attached for your review please find a copy of the Responses to Comments document for the Draft Environmental Impact Report (EIR) for the above-referenced project. **This document, along with the Draft EIR, will be before the Planning Commission for Final EIR certification on October 2, 2014.** The Planning Commission will receive public testimony on the Final EIR certification at the October 2, 2014 hearing. Please note that the public review period for the Draft EIR ended on June 30, 2014; any comments received after that date, including any comments provided orally or in writing at the Final EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the Responses to Comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street and express an opinion on the Responses to Comments document, or the Commission's decision to certify the completion of the Final EIR for this project.

Please note that if you receive the Responses to Comments document in addition to the Draft EIR, you technically have the Final EIR. If you have any questions concerning the Responses to Comments document or the environmental review process, please contact Michael Jacinto at 415-575-9033.

Thank you for your interest in this project and your consideration of this matter.

1527-1545 PINE STREET MIXED-USE PROJECT

RESPONSES TO COMMENTS

CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT: CASE NO. 2006.0383E
STATE CLEARINGHOUSE NO. 2013112012

DRAFT EIR PUBLICATION DATE: MAY 14, 2014

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SAN FRANCISCO
PLANNING
DEPARTMENT

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1. INTRODUCTION

A. PURPOSE OF THIS RESPONSES TO COMMENTS DOCUMENT

The purpose of this Responses to Comments (RTC) document is to present comments submitted on the Draft Environmental Impact Report (Draft EIR) for the proposed 1527-1545 Pine Street Mixed-Use Project, to respond in writing to comments on physical environmental issues, and to revise the Draft EIR as necessary to provide additional clarity. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code §21091 (d)(2)(A) and (B), the Planning Department has considered the comments received, evaluated the issues raised, and herein provides written responses that fully address the comments on physical environmental issues raised by the commenters. This RTC document also provides limited responses to general comments on the Draft EIR received during the public review period that were not related to physical environmental issues. In addition, this RTC document includes text changes initiated by Planning Department staff.

The Draft EIR together with this RTC document constitute the Final Environmental Impact Report (Final EIR) for the proposed project, in fulfillment of CEQA requirements and consistent with *CEQA Guidelines* §15132.

B. ENVIRONMENTAL REVIEW PROCESS

The San Francisco Planning Department prepared the Draft EIR for the 1527-1545 Pine Street Mixed-Use Project in accordance with CEQA, the *CEQA Guidelines* in Title 14 of the California Code of Regulations, and Chapter 31 of the San Francisco Administrative Code. The Draft EIR was published on May 14, 2014. A public comment period was held from May 15, 2014 to June 30, 2014 to solicit public comment on the adequacy and accuracy of information presented in the Draft EIR. Oral and written comments were provided by three Planning Commissioners at the public hearing held on June 19, 2014. No comments were made by other public agencies or by organizations or individuals during the public review period or public hearing. The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the Draft EIR. A complete transcript of proceedings from the public hearing on the Draft EIR and all written comments are included in their entirety in this document.

The San Francisco Planning Department distributed this RTC document to the Planning Commission. In accordance with Administrative Code §31.15, the Planning Commission will hold a hearing on October 2, 2014 to consider the adequacy of the Final EIR. If the Planning Commission finds the EIR to be in compliance with CEQA requirements, it will certify the

1. Introduction

document as a Final EIR. The Final EIR will consist of the Draft EIR and this RTC document, which includes the comments received during the public review period, responses to the comments on environmental issues, and any revisions to the Draft EIR that result from staff-initiated text changes. The City decision-makers will consider the certified Final EIR, along with other information received during the public process, to determine whether to approve, modify, or disapprove the proposed project, and to specify the mitigation measures and improvement measures that will be required as conditions of project approval in a Mitigation Monitoring and Reporting Program.

If the City decision-makers decide to approve the proposed project with the significant effects that are identified in the Final EIR, but which are not avoided or reduced to less-than-significant levels, they must indicate that any such unavoidable significant effects are acceptable due to overriding economic, legal, social, technological, or other considerations as described in *CEQA Guidelines* §15093. This is known as a Statement of Overriding Considerations, in which the City balances the benefits of a proposed project against its unavoidable environmental risks. If the benefits of a project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable (*CEQA Guidelines* §15093). If an agency adopts a Statement of Overriding Considerations, the statement must be included in the record of project approval.

C. DOCUMENT ORGANIZATION

This RTC document consists of the following sections:

Section 1, Introduction, discusses the purpose of the RTC document, the environmental review process for the EIR, and the organization of the RTC document.

Section 2, List of Persons Commenting, presents the names of persons who provided comments on the Draft EIR during the public comment period. This section is limited to the oral and written comments provided by Planning Commissioners at the Draft EIR public hearing. No other comments were presented during the public hearing, and no comment letters were submitted by other public agencies or by organizations or individuals during the public comment period. Commenters are listed in alphabetical order by last name. This list also shows the commenter code (described below) and the format (i.e., public hearing transcript or letter) and date for each set of comments.

Section 3, Responses to Comments, presents the comments excerpted verbatim from the public hearing transcript and written comments. The comments are organized by topic and appear as single-spaced text. Similar comments are grouped together by topic area. Because all the comments were made by members of the City Planning Commission, the comments are designated by “A-” for “agency” and the acronym “CPC.” Following each comment or group of

comments on a topic are the Planning Department's responses. The responses generally provide clarification of the Draft EIR text.

Section 4, Draft EIR Revisions, presents staff-initiated text changes identified by Planning Department staff to update, correct, or clarify the Draft EIR text. These changes and minor errata do not result in significant new information with respect to the proposed project, including the level of significance of project impacts or any new significant impacts. Therefore, recirculation of the Draft EIR pursuant to *CEQA Guidelines* §15088.5 is not required.

Attachments A and B present, respectively, a complete transcript of the public hearing and a copy of the letter received by the Planning Department in its entirety, with individual comments bracketed and coded as described above.

This RTC document will be consolidated with the Draft EIR as its own chapter, and upon certification of the EIR the two documents will together comprise the project's Final EIR. The revisions to the EIR's text called out in Section 4, Draft EIR Revisions, of the RTC document will be incorporated into the Draft EIR text as part of publishing the consolidated Final EIR.

2. LIST OF PERSONS COMMENTING

The Planning Commission held a public hearing about the 1527-1545 Pine Street Mixed-Use Project Draft EIR on June 19, 2014, and several Commissioners made oral comments at that hearing. One Commissioner also submitted written comments on the Draft EIR. No other comments on the Draft EIR were received by the Planning Department during the public comment period.

Commenters are listed below in **Table 2.1: Public Agencies Commenting on the Draft EIR**, in alphabetical order by last name, along with the corresponding commenter codes used in **Section 3, Comments and Responses**, to denote each set of comments. Comments are designated by “A-” for “agency” and the acronym “CPC” for “City Planning Commission.” In the case where a commenter spoke at the public hearing and submitted written comments, comment codes end with a sequential number (i.e., “A-CPC-Moore 1” for oral comments and “A-CPC-Moore 2” for written comments).

Table 2.1: Public Agencies Commenting on the Draft EIR

Commenter Code	Name of Agency Submitting Comments	Comment Format	Comment Date
A-CPC-Anto	Michael Antonini, Planning Commission	Transcript	6/19/2014
A-CPC-Moore 1	Kathrin Moore, Planning Commission	Transcript	6/19/2014
A-CPC-Moore 2	Kathrin Moore, Planning Commission	Letter	6/19/2014
A-CPC-Sugaya	Hisashi Sugaya, Planning Commission	Transcript	6/19/2014

3. COMMENTS AND RESPONSES

A. PLANS AND POLICIES

The comments and corresponding response in this section relate to the General Plan Objectives and Policies discussed in **EIR Chapter 3, Plans and Policies**.

Comment PP-1: General Plan Objectives and Policies

This response addresses the following comments:

- A-CPC-Moore 1-2
- A-CPC-Moore 2-1
- A-CPC-Anto-2

“I have one comment with three subpoints to my comments. It’s DEIR page 3.1, item 3, plans and policies, which stipulates a consistency with applicable plans and policies. I’m referring to bullet point 2, the Van Ness Avenue Area Plan.

“And on page 3.3 of the draft EIR I would like to ask that under point 2 -- there are two policies mentioned, policy 11.1 and 11.4, one speaking to demolition, the other one speaking to architectural integration which are generic comments. There are two policies -- three policy points in the Van Ness Area Plan which I would like to see referenced at least that the building could reflect on those points.

“One has something to do with attention to the alley. Alder [Austin] Street is an east-west alley and a potential resource in a densifying neighborhood. As per Van Ness SUD, the permitted bulk and required setbacks of a building may need to be arranged to maintain appropriate scale on the alley and maximize sunlight on narrow streets.

“We have a difficult time fully understanding that I made the same comment on the Bush Street project a few weeks ago, 1433. As a neighborhood densifies I believe that the blocks are too long for people to circulate on these mid-block streets which could become great like gathering spaces and resources because they are east-west alleys with the potential for sun and light.

“The next point is Van Ness Avenue setback. In order to maintain continuity of the prevailing street wall height established by the existing buildings along Van Ness and within two blocks of the proposed building -- in this case I would be looking south -- the building setback of up to 20 feet at a height of 50 feet or above may be required for all or a portion of the building. That I think comes into play when we look at the cumulative massing of those buildings going south, which really have and will shape the future historic character of Polk Street which I think should dominate because many listed historic resources like the Maybeck Buildings and some of the other old showrooms, they set the scale for the street wall.

3. Comments and Responses

“The next point is that for Pine, California, Sacramento, Clay and Washington setbacks, all part of the consistency with the Van Ness Avenue Area Plan, a setback of up to 15 feet may be required for all portions of a building on any lot abutting Pine, California, Sacramento, Clay and Washington Street which is located within the Van Ness Special Use District in order to preserve existing view corridors.

“And these are not designated view corridors which we don't have in the area, but we are trying to keep a certain transparency of long views to the hills in both directions so that Van Ness Avenue or buildings along the corridor don't start to block off the general perception of the city beyond.

“So I just want those referenced so that the building itself can reflect and encourage those as particular elements the EIR and the Commission in the future will look at.

“And I can hand in these comments, if you don't mind.” (*Commissioner Kathrin Moore, Planning Commission, Public Hearing Transcript, June 19, 2014 [A-CPC-Moore 1-2]*)

“DEIR Page 3.1

“3. Plans and Policies

“A. Consistency with Applicable Plans and Policies;

“*Van Ness Avenue Area Plan*

“DEIR Page 3.3

“Van Ness Avenue Area Plan

“Bullet Point 2:

“Policy 11 .1: avoid demolition or inappropriate alteration of historically and architecturally significant buildings

“Policy 11.4: encourage architectural integration of new structures with adjacent significant and contributory buildings

“As part of applicable plans and policies, I like to add:

“Attention to the Alley:

Alder [Austin] St is an east-west alley and a potential resource for a densifying neighborhood. As per Van Ness SUD the permitted bulk and required setbacks of a building may need to be arranged to maintain appropriate scale on the alley and maximize sunlight on narrow streets.

“Van Ness Avenue Setbacks:

In order to maintain continuity of the prevailing street wall height established by the existing buildings along Van Ness and within two blocks of the proposed building (in this case - to the south) a building setback of up to 20 feet, at a height of 50 ft or above, may be required for all or a portion of the building.

“Pine, California, Sacramento, Clay, and Washington Setbacks:

A setback of up to 15 ft may be required for all portions of a building on any lot abutting Pine, California, Sacramento, Clay, and Washington Streets which lot is located within the Van Ness Special Use District in order to preserve existing view corridors.” (*Commissioner Kathrin Moore, Planning Commission, Letter, June 19, 2014 [A-CPC-Moore 2-1]*)

“...and pointing out things and more so than complaining about the -- any deficiency in this document, just as did Commissioner Moore, pointing out the recognition that there are maybe some problems with the building in regards to urban design element, which is on that same page, 3.3, particularly avoid extreme contrast in color, shape and other characteristics that will cause new buildings to stand out in excess of their public importance.

“And then, of course, the points that were pointed out by Commissioner Moore later in the page, 11.1 and particularly 11.4, encourage architectural integration of new structures with adjacent significant contributory buildings.

“And if you look later in the document, and I’ve lost track of the page, there is a color rendering of what the building would look like and it does seem to be quite a contrast, but these are things that we’ll deal with when the project itself is before us. But the draft EIR I think made some very good reference to some of these points as far as compatibility.” (*Commissioner Michael Antonini, Planning Commission, Public Hearing Transcript, June 19, 2014 [A-CPC-Anto-2]*)

Response PP-1

These comments relate to the project’s potential conflicts with various objectives and policies related to urban design, such as those contained in the *General Plan’s* Urban Design Element and *Van Ness Avenue Area Plan*. Under CEQA the review of project consistency with applicable plans and policies is undertaken for the purposes of identifying where potential conflicts may arise and if these conflicts could generate physical environmental impacts. Any physical environmental impacts that may result from such potential conflicts are fully disclosed and discussed in **EIR Chapter 3, Plans and Policies**. Any conflicts related to aesthetic issues are no longer considered potential environmental impacts, as explained in **EIR Chapter 4, Environmental Setting, Impacts, and Mitigation Measures** on pp. 4.A.1 to 4.A.2, and are therefore not included in the Draft EIR.

City decision-makers will consider the consistency of the proposed project with plans, policies, and regulations that do not relate to physical environmental issues in determining whether to approve, modify, or disapprove the proposed project. This review, as explained in **EIR Chapter 3, Plans and Policies** on p. 3.6, occurs after the EIR is certified as part of the proposed project’s separate entitlement process. That review would include determinations as to conformity with provisions of the *General Plan*. The decision to approve or disapprove the proposed project rests with City decision-makers independent of conclusions reached in an EIR.

For example, the comments requesting the EIR reference three policy points in the *Van Ness Avenue Area Plan* – building setbacks along Van Ness Avenue to maintain the prevailing street wall height; building setbacks along Pine, California, Sacramento, Clay, and Washington streets to preserve existing view corridors; and the arrangement of building bulk and setbacks to maintain appropriate scale on and maximize sunlight to narrow streets and alleys – concern

3. Comments and Responses

aesthetic issues and are therefore not discussed in **EIR Chapter 4, Environmental Setting, Impacts, and Mitigation Measures**. These policies are implemented through Planning Code §253.2(a)(1), §253.2(a)(2), and §253.2(a)(3), respectively. Pursuant to Planning Code §253.2(a), the proposed project requires Conditional Use authorization to exceed a height of 50 feet in the Van Ness Special Use District. As part of its review of the proposed project's entitlements, the Planning Commission could impose setbacks or other modifications to the height and bulk of the building in order to address concerns related to prevailing street wall height, view corridors, scale, and sunlight access to Austin Street.

These comments are acknowledged and may be considered by City decision-makers during their deliberations on the proposed project, specifically, for example, making the necessary findings in support of a Conditional Use authorization.

B. ALTERNATIVES

The comment and corresponding response in this section cover the topic of a Reasonable Range of Alternatives related to **EIR Chapter 6, Alternatives**.

Comment ALT-1: Reasonable Range of Alternatives

This response addresses the following comment:

- A-CPC-Sugaya-1

"I'll hand in a written comment, but I think that the alternatives are inadequate. You have several preservation-related alternatives, but I think you missed one which I will outline in writing." (*Commissioner Hisashi Sugaya, Planning Commission, Public Hearing Transcript, June 19, 2014 [A-CPC-Sugaya-1]*)

Response ALT-1

The comment addresses the adequacy of the range of the alternatives analyzed in **EIR Chapter 6, Alternatives**, and suggests that an additional alternative should be analyzed. No subsequent written comments were submitted by this commenter.

As explained in **EIR Chapter 6, Alternatives** on p. 6.1, *CEQA Guidelines* §15126.6(a) requires that an EIR consider a reasonable range of alternatives to a proposed project that reduce, avoid, or eliminate one or more of the significant effects of the proposed project identified in the EIR while

also meeting most of the project’s objectives. The purpose of presenting a reasonable range of alternatives is to foster informed decision-making and public participation by disclosing the environmental consequences of alternatives when compared to the proposed project. The *CEQA Guidelines* do not specify a minimum or maximum number of alternatives that must be analyzed. Rather, they recognize the range of alternatives to a proposed project is potentially vast. CEQA requires that an EIR present a range of alternatives including a no project alternative plus a reasonable number of others that inform decision-making. CEQA also requires that one of the alternatives be identified as the environmentally superior alternative. CEQA does not specify a number of alternatives that would constitute an “appropriate range.” Instead, it includes a substantive mandate to demonstrate that these alternatives eliminate, avoid, or substantially reduce one or more adverse environmental effects of a project, while still meeting its basic objectives. The selection of an appropriate range of alternatives is premised on the “rule of reason” and feasibility, which means “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.”¹

The EIR concludes on pp. 4.B.18 and 4.B.22 that the project, if implemented as proposed, would result in significant and unavoidable impacts related to Historic Architectural Resources as well as a cumulatively considerably contribution to a significant cumulative impact related to Historic Architectural Resources. As stated on EIR p. 6.1, “The intent of the alternatives discussed below is to consider building design and development programs that could avoid or lessen any of the significant impacts resulting from development (demolition and new construction) under the proposed project while addressing most of the project objectives.” The EIR analyzes four project alternatives: the required No Project Alternative, the Full Preservation Alternative, the Partial Preservation Alternative, and a Façade Retention Alternative. The number and range of alternatives analyzed in the EIR complies with CEQA and the *CEQA Guidelines*.

The final determination of the feasibility of alternatives will be made by the decision-makers, based on substantial evidence in the entire record, which includes, but is not limited to, information presented in the EIR, comments received on the Draft EIR, and responses to those comments. Decision-makers can approve, disapprove, or modify the proposed project or one of the project alternatives as part of their deliberations on the proposed project.

¹ *CEQA Guidelines* §15364.

3. Comments and Responses

C. GENERAL COMMENTS ON THE DRAFT EIR

The comments and the corresponding response in this section cover the Draft EIR's format and adequacy.

Comment GEN-1: Format and Adequacy

This response addresses the following comments:

- A-CPC-Moore 1-1
- A-CPC-Anto-1

"Generally I'm actually very interested in a new format, this EIR, draft EIR is using which makes it easy to read. It has a physical depiction of the alternatives that one can understand because impacts are described. So I'm very happy that this step has been taken." (*Commissioner Kathrin Moore, Planning Commission, Public Hearing Transcript, June 19, 2014 [A-CPC-Moore 1-1]*)

"I also feel that the draft EIR does a very good job of analysis of the environmental impacts..." (*Commissioner Michael Antonini, Planning Commission, Public Hearing Transcript, June 19, 2014 [A-CPC-Anto-1]*)

Response GEN-1

One comment commends the depiction of the alternatives in the Draft EIR and the other deems the Draft EIR's impact analysis to be very good. These comments do not require a response in this RTC document; however, they are acknowledged and may be considered by the decision-makers as part of their deliberations on the proposed project.

4. DRAFT EIR REVISIONS

This section presents text changes for the *1527-1545 Pine Street Mixed-Use Project Draft Environmental Impact Report* initiated by Planning Department staff. These changes are staff-initiated text changes that clarify descriptive information, as well as correct minor inconsistencies and typographical errors. The revised text does not provide new information that would necessitate changes to any of the EIR's conclusions; that would result in any new significant impact not already identified in the EIR; or that would amount to a substantial increase in the severity of an impact identified in the EIR. In these revisions, new text is underlined and deletions are shown in ~~striketrough~~.

SUMMARY

The following changes have been made to the bulleted list on p. S.28 to make it more consistent with the corresponding list of areas of known controversy and issues to be resolved on p. 5.4 in **Chapter 5, Other CEQA Considerations** and other concerns raised during public comments on the NOP/IS:

On the basis of public comments on the NOP/IS, potential areas of controversy for the proposed project include the following public concerns:

- ~~Project Description: The proposed landscaping along Pine Street is insignificant and would not help revitalize the neighborhood.~~
- Land Use and Land Use Planning: The height of the proposed building would change the skyline and the proposed new building would conflict with the scale and character of the neighborhood. The proposed residential density would be out of scale with other buildings in the neighborhood and with newly approved mixed-use buildings.
- ~~Aesthetics: The proposed project's outdoor terraces and rooftop deck would be a source of light pollution, and construction of the project would result in the loss of view from an east-facing window in a nearby residence.~~
- Transportation and Circulation: The proposed residential density would result in increased traffic congestion in the project vicinity, especially in light of the Polk Street Improvement Project.
- Noise: Construction noise from the proposed project would affect nearby residents, and the proposed project's outdoor terraces and rooftop deck would be a source of noise pollution.
- ~~Air Quality: Construction activities would affect local air quality and impact nearby residents;~~

4. Draft EIR Revisions

- Wind: The proposed project would contribute to existing problems with gusty winds on Pine Street in the project vicinity. The San Francisco Towers building and the Holiday Inn have already increased winds to the extent that pedestrians have trouble walking and experience other difficulties. Additionally, the proposed project should not be granted an exception from the pedestrian wind comfort criterion by the Planning Commission, and wind speeds and patterns should be more thoroughly reviewed.
- Shadow: The height of the proposed building would result in loss of the amount of sunlight to an east-facing window in a nearby private residence, and would cast shadow on buildings to north, south, and west.
- ~~Public Services: The proposed project's increase in density on the project site would increase crime and vagrancy problems in the area.~~
- ~~Geology: In the event of an earthquake temblor, glass from the proposed project building would fall on Pine Street.~~

Public comments on the NOP/IS also raised the following concerns:

- Project Description: One comment states that the proposed landscaping along Pine Street is insignificant and would not help revitalize the neighborhood. This comment is about one particular aspect of the project itself and does not raise any specific environmental issues.
- Aesthetics: Comments state that the proposed project's outdoor terraces and rooftop deck would be a source of light pollution, and construction of the project would result in the loss of view from an east-facing window in a nearby residence. The EIR does not include the topic of Aesthetics, as described at greater length below.
- Air Quality: Comments state that construction activities would affect local air quality and impact nearby residents. The Initial Study (**Appendix A** to this EIR), pp. 90-94, concluded that construction air quality impacts would be less than significant. This topic is not further analyzed in the EIR.
- Public Services: One comment states that the proposed project's increase in density on the project site would increase crime and vagrancy problems in the area. The Initial Study, pp. 146-147, concluded that impacts on police protection services related to increases in the area population would be less than significant. This topic is not further analyzed in the EIR.
- Geology: One comment states that, in the event of an earthquake temblor, glass from the proposed project building would fall on Pine Street. The Initial Study, pp. 157-158, considered impacts from ground-shaking and concluded that such impacts would be less than significant. This topic is not further analyzed in the EIR.

SECTION 4.C, TRANSPORTATION AND CIRCULATION

The following changes have been made to the first sentence of the second paragraph on p. 4.C.43:

It is anticipated that construction activity of the proposed project may overlap with the construction activity of other reasonably foreseeable projects in the vicinity (i.e., the California Pacific Medical Center's [CPMC] Cathedral Hill Hospital at 1101 Van Ness Avenue/1255 Post Street; the 1433 Bush Street, 1634-1690 Pine Street, 1481 Post Street/1333 Gough Street, and 1800 Van Ness Avenue/1749 Clay Street projects; and the proposed Van Ness BRT project).

The last sentence of the first paragraph on p. 4.C.46 has been revised, as follows:

In addition, the area is well served by public transit, and bicycle and pedestrian facilities; thus, due to difficulty in finding on-street parking in the study area, some drivers may park outside of the study area, or switch to transit, carpool, bicycle or other forms of travel.

The last sentence of the first paragraph under the heading "Midday Demand" on p. 4.C.46 has been revised, as follows:

Since the proposed project would provide 80 residential parking spaces, there would be ~~in~~ an unmet parking demand during the midday of 29 parking spaces.

The last sentence of the second paragraph under the heading "Midday Demand" on p. 4.C.46 has been revised, as follows:

Due to difficulty in finding on-street parking in the study area, some drivers may park outside of the study area, or switch to transit, carpool, bicycle or other forms of travel.

ATTACHMENT A: PUBLIC HEARING TRANSCRIPT COMMENTS

In The Matter Of:

SFPC VS

IN RE:

PINE STREET MATTER

June 19, 2014

CLARK REPORTING & VIDEO CONFERENCING

2140 SHATTUCK AVE. STE. 405

BERKELEY, CA 94704

510.486.0700

WWW.CLARKDEPOS.COM

1 BEFORE THE SAN FRANCISCO PLANNING COMMISSION

2
3
4 RE: 1527-1545 PINE STREET
5 PUBLIC HEARING
6 ON THE DRAFT ENVIRONMENTAL IMPACT REPORT
7

8 Thursday, June 19, 2014
9

10 Item F. 10. 2006.0383E
11 Commission Chambers - Room 400
12 City Hall, 1 Dr. Carlton B. Goodlett Place
13 San Francisco, California
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19 REPORTED BY: PETER TORREANO, CSR 7623
20 CLARK REPORTING & VIDEO CONFERENCING
21 2140 SHATTUCK AVE. STE. 405
22 BERKELEY, CA 94704
23 510.486.0700
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A P P E A R A N C E S

SAN FRANCISCO PLANNING COMMISSION:

- Commissioner Cindy Wu, President
- Commissioner Michael Antonini
- Commissioner Gwyneth Borden
- Commissioner Kathrin Moore
- Commissioner Hisashi Sugaya

FOR THE PLANNING DEPARTMENT:

- John S. Rhaim, Director
- Rick Cooper

1 Thursday, June 19, 2014

12:39 p.m.

2 ---oOo---

3 P R O C E E D I N G S

4 COMMISSION SECRETARY: Commissioners, that
5 will place you under your regular calendar item 10 for
6 Case No. 2006.0383E, 1527 through 1545 Pine Street, the
7 public hearing on the draft environmental impact
8 report.

9 Please note that written comments will be
10 accepted at the Planning Department until 5:00 p.m. on
11 June 30th, 2014.

12 MR. COOPER: Good afternoon, Commissioners.
13 I'm Rick Cooper of the department staff.

14 This is a hearing to receive comments on the
15 draft environmental impact -- excuse me, impact report
16 for Case No. 2006.0383E, the 1527 to 1545 Pine Street
17 project.

18 The project site is comprised of five parcels
19 on the south side of Pine Street between Polk and Van
20 Ness Avenue and is currently developed with five
21 buildings that range in height from 20 to 25 feet above
22 street grade.

23 The proposed project entails demolition of the
24 existing structures on the site and construction of a
25 twelve-story approximately 138,000 square foot mixed

1 use building that would accommodate parking for up to
2 82 vehicles in its basement, commercial and art gallery
3 spaces on its second floor, and 107 residential units
4 on its upper floors. The building would have varied
5 height and massing in response to the site's two height
6 districts: Up to 120 feet on the western portion of
7 the site nearest Van Ness Avenue, and stepping down to
8 a limit of 60 feet toward Polk Street. Vehicular
9 access would be provided from Austin Street via a
10 20-foot wide driveway at the southwest corner of the
11 site.

12 The DEIR identified potentially significant
13 unavoidable direct and cumulative environmental impacts
14 on historical architectural resources.

15 The Historic Preservation Commission held a
16 hearing on the draft on June 4th. Members of the
17 Commission expressed concerns regarding the
18 relationship of the proposed project to the area
19 identified as Van Ness Auto Row and other historic
20 districts in the area and also requested better
21 renderings of the alternatives.

22 Staff is not here to answer comments today.
23 Comments will be transcribed and responded to in
24 writing in a comments and responses document which will
25 respond to all verbal and written comments received and 4

1 make revisions to the draft EIR as appropriate.

2 I would like to remind all speakers that this
3 is not a hearing to consider approval or disapproval of
4 the proposed project. Approval hearings will follow
5 the final EIR certification. Your comments today
6 should be confined to the adequacy and accuracy of the
7 information and analysis contained in the draft EIR.

8 I would also like to request that you speak as
9 slowly and clearly as possible so that the court
10 reporter can produce an accurate transcript of the
11 comments. Also, commenters should state their name and
12 address so they can properly be identified and so they
13 can receive a copy of the comments and responses when
14 completed.

15 After hearing comments from the public, we
16 will also receive any comments on the draft EIR in
17 writing -- or excuse me, from the draft EIR by the
18 members of the Commission.

19 The public comment period for this project
20 began on May 14th and extends until 5:00 p.m. on June
21 30th, 2014.

22 This concludes my presentation. Unless the
23 Commission members have any questions, we can open up
24 the hearing.

25 Thank you.

1 PRESIDENT WU: Thank you. Is there public
2 comment on this item?

3 Okay. Seeing none, public comment is closed.
4 Commissioner Moore?

5 COMMISSIONER MOORE: Generally I'm actually
6 very interested in a new format, this EIR, draft EIR is
7 using which makes it easy to read. It has a physical
8 depiction of the alternatives that one can understand
9 because impacts are described. So I'm very happy that
10 this step has been taken.

11 I have one comment with three subpoints to my
12 comments. It's DEIR page 3.1, item 3, plans and
13 policies, which stipulates a consistency with
14 applicable plans and policies. I'm referring to bullet
15 point 2, the Van Ness Avenue Area Plan.

16 And on page 3.3 of the draft EIR I would like
17 to ask that under point 2. There are two policies
18 mentioned, policy 11.1 and 11.4, one speaking to
19 demolition, the other one speaking to architectural
20 integration which are generic comments. There are two
21 policies -- three policy points in the Van Ness Area
22 Plan which I would like to see referenced at least that
23 the building could reflect on those points.

24 One has something to do with attention to the
25 alley. Alder Street is an east-west alley and a

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1 potential resource in a densifying neighborhood. As
2 per Van Ness SUD, the permitted bulk and required
3 setbacks of a building may need to be arranged to
4 maintain appropriate scale on the alley and maximize
5 sunlight on narrow streets.

6 We have a difficult time fully understanding
7 that I made the same comment on the Bush Street project
8 a few weeks ago, 1433. As a neighborhood densifies I
9 believe that the blocks are too long for people to
10 circulate on these mid block streets which could become
11 great like gathering spaces and resources because they
12 are east-west alleys with the potential for sun and
13 light.

14 The next point is Van Ness Avenue setback. In
15 order to maintain continuity of the prevailing street
16 wall height established by the existing buildings along
17 Van Ness and within two blocks of the proposed
18 building -- in this case I would be looking south --
19 the building setback of up to 20 feet at a height of 50
20 feet or above may be required for all or a portion of
21 the building.

22 That I think comes into play when we look at
23 the cumulative massing of those buildings going south,
24 which really have and will shape the future historic
25 character of Polk Street which I think should dominate 7

1 because many listed historic resources like the Maybeck
2 Buildings and some of the other old showrooms, they set
3 the scale for the street wall.

4 The next point is that for Pine, California,
5 Sacramento, Clay and Washington setbacks, all part of
6 the consistency with the Van Ness Avenue Area Plan, a
7 setback of up to 15 feet may be required for all
8 portions of a building on any lot abutting Pine,
9 California, Sacramento, Clay and Washington Street
10 which is located within the Van Ness Special Use
11 District in order to preserve existing view corridors.

12 And these are not designated view corridors
13 which we don't have in the area, but we are trying to
14 keep a certain transparency of long views to the hills
15 in both directions so that Van Ness Avenue or buildings
16 along the corridor don't start to block off the general
17 perception of the city beyond.

18 So I just want those referenced so that the
19 building itself can reflect and encourage those as
20 particular elements the EIR and the Commission in the
21 future will look at.

22 And I can hand in these comments, if you don't
23 mind.

24 PRESIDENT WU: Thank you.

25 Commissioner Antonini?

1 COMMISSIONER ANTONINI: Yeah. I also feel
2 that the draft EIR does a very good job of analysis of
3 the environmental impacts and pointing out things and
4 more so than complaining about the -- any deficiency in
5 this document, just as did Commissioner Moore, pointing
6 out the recognition that there are maybe some problems
7 with the building in regards to urban design element,
8 which is on that same page, 3.3, particularly avoid
9 extreme contrast in color, shape and other
10 characteristics that will cause new buildings to stand
11 out in excess of their public importance.

12 And then, of course, the points that were
13 pointed out by Commissioner Moore later in the page,
14 11.1 and particularly 11.4, encourage architectural
15 integration of new structures with adjacent significant
16 contributory buildings.

17 And if you look later in the document, and
18 I've lost track of the page, there is a color rendering
19 of what the building would look like and it does seem
20 to be quite a contrast, but these are things that we'll
21 deal with when the project itself is before us. But
22 the draft EIR I think made some very good reference to
23 some of these points as far as compatibility.

24 PRESIDENT WU: Commissioner Sugaya?

25 COMMISSIONER SUGAYA: I'll hand in a written

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1 comment, but I think that the alternatives are
2 inadequate. You have several preservation-related
3 alternatives, but I think you missed one which I will
4 outline in writing.

5 COMMISSION SECRETARY: Commissioners, we can
6 move on to item 11.

7 (The proceedings for item 10 concluded at
8 12:48 p.m. this date.)

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CERTIFICATE OF REPORTER

I, PETER TORREANO, a Certified Shorthand Reporter for the State of California, do hereby certify: That the foregoing statement was taken at the time and place therein cited; that the proceedings were thereafter transcribed under my direction into typewriting; that the foregoing is a complete and accurate record of said proceedings.

I further certify that I am not of counsel nor attorney for any of the parties in the foregoing proceedings and caption named nor in any way interested in the outcome of the cause named in said caption.

Dated: June 20, 2014

PETER TORREANO, CSR 7623

ATTACHMENT B: DRAFT EIR COMMENT LETTER

Received at CPC Hearing 6/19/14
M. Jacinto

DEIR Comments - 1527 – 1545 Pine Street
June 19, 2014

Commissioner Moore

DEIR Page 3.1

3. Plans and Policies

A. Consistency with Applicable Plans and Policies;
Van Ness Avenue Area Plan

DEIR Page 3.3

Van Ness Avenue Area Plan

Bullet Point 2:

Policy 11.1: avoid demolition or inappropriate alteration of historically and architecturally significant buildings

Policy 11.4: encourage architectural integration of new structures with adjacent significant and contributory buildings

As part of applicable plans and policies, I like to add :

Attention to the Alley:

Alder St is an east-west alley and a potential resource for a densifying neighborhood.

As per Van Ness SUD the permitted bulk and required setbacks of a building may need to be arranged to maintain appropriate scale on the alley and maximize sunlight on narrow streets.

Van Ness Avenue Setbacks:

In order to maintain continuity of the prevailing street wall height established by the existing buildings along Van Ness and within two blocks of the proposed building (in this case - to the south) a building setback of up to 20 feet, at a height of 50 ft or above, may be required for all or a portion of the building.

Pine, California, Sacramento, Clay, and Washington Setbacks:

A setback of up to 15 ft may be required for all portions of a building on any lot abutting Pine, California, Sacramento, Clay, and Washington Streets which lot is located within the Van Ness Special Use District in order to preserve existing view corridors.

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