



SAN FRANCISCO PLANNING DEPARTMENT

To: Honorable San Francisco Board of Supervisors,
Angela Calvillo, Clerk of the Board

Date: May 23, 2011

Re: Board File 110116v2, and 110658, Planning Code - Zoning Map -
Presidio-Sutter Special Use District - 800 Presidio Avenue:
Commission Declines Hearing – Previously Recommended Approval

Staff Contact: Glenn Cabreros, Planner, (415) 558-6169
Glenn.Cabreros@sfgov.org

Reviewed by: AnMarie Rodgers, Manager of Legislative Affairs, (415) 558-6395

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On February 1, 2011, Supervisor Farrell introduced proposed legislation in Board File No. 110116. This proposed Ordinance would amend Zoning Map and Special Use District Sheets No. 3 of the San Francisco Zoning Map to reflect the boundaries of the Presidio-Sutter Special Use District and to change the height limit from 40-X to 55-X.

The Planning Commission considered this proposed Ordinance in conjunction with entitlements for a project at 800 Presidio Avenue on April 28, 2011. At that hearing, the Planning Commission recommended “approval” of the Ordinance per Commission Resolution Number 18341.

Since the Planning Commission hearing, two new Ordinances have been introduced for this site:

- 1) a revised Ordinance sponsored by Supervisor Farrell [BF 110116v.2] which is consistent with the recommendation by the Commission except that it would increase the existing height limit from 40-X to 45-X, which is 10’ less than the Planning Commission action and
- 2) a new proposed Ordinance sponsored by Supervisors Mirkarimi, Mar, and Avalos [BF 110658] which is consistent with the recommendation of the Planning Commission in that it would increase the height limit to 55-X.

As both proposed Ordinances [BF 110116v.2 and 110658] present alternatives for rezoning the height limit for the property at 800 Presidio that were discussed at the Commission’s public hearing on April 28, 2011, the Commission declines the opportunity to hear these new Ordinances and hereby waives the 90-day review period on both Board File 110116v2, and 110658. Instead, the Planning Commission recommends the Board of Supervisors consider Planning Commission Resolution 18341 as the Commission’s recommendation on this matter.

Attachment 1. Planning Commission Resolution 18341



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Text Amendment/Rezoning Resolution No. 18341

HEARING DATE APRIL 28, 2011

Date: April 28, 2011
Case No.: 2006.0868TZ
Project Address: 800 PRESIDIO AVENUE
Current Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District
Proposed Zoning: Presidio-Sutter Special Use District
RM-1 (Residential, Mixed, Low-Density)
40-X/55-X Height and Bulk District
Block/Lot: 1073/013
Project Sponsor: Booker T. Washington Community Service Center
800 Presidio Avenue
San Francisco, CA 94115
Sponsor Contact: Alice Barkley, Esq. – (415) 356-4635
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING ENVIRONMENTAL FINDINGS RELATED TO THE PROPOSED BOOKER T. WASHINGTON COMMUNITY SERVICES CENTER MIXED-USE PROJECT AT 800 PRESIDIO AVENUE. THE PROJECT INCLUDES DEMOLITION OF AN EXISTING 12,600-SQUARE-FOOT COMMUNITY CENTER AND CONSTRUCTION OF A 55-FOOT-TALL, 68,206-SQUARE-FOOT BUILDING CONTAINING 20,726-SQUARE FEET OF COMMUNITY CENTER AND GYMNASIUM SPACE AND 32,684-SQUARE FEET OF RESIDENTIAL SPACE ON ITS UPPER FLOORS. THE HOUSING COMPONENT OF THE PROJECT WOULD CONTAIN UP TO 50 UNITS OF AFFORDABLE HOUSING UNITS AT ITS UPPER LEVELS AND 21 OFF-STREET PARKING SPACES IN A BASEMENT GARAGE; AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE BY ADDING SECTION 249.53 CREATING THE PRESIDIO-SUTTER SPECIAL USE DISTRICT; TO AMEND SPECIAL USE DISTRICT ZONING MAP SHEET SU03 TO INCLUDE THE PRESIDIO-SUTTER SPECIAL USE DISTRICT; AND TO AMEND THE HEIGHT AND BULK LIMIT FROM 40-X TO 40-X/55-X ON HEIGHT AND BULK LIMIT ZONING MAP SHEET HT03 FOR THE PROPERTY AT 800 PRESIDIO AVENUE, LOT 013 IN ASSESSOR'S BLOCK 1073 WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT, AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

Whereas, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act (“CEQA”) has undertaken the environmental review process for the proposed Booker T. Washington Community Services Center Mixed-use Project and provided for appropriate public hearings before the Planning Commission; and

Whereas, the Booker T. Washington Community Services Center (“BTWCSC”) seeks to demolish an existing 31-foot tall, one-story building with a partial basement including a gymnasium at 800 Presidio Avenue and to construct a new mixed use building with a new community center and gymnasium that would serve the Western Addition and surrounding communities and an affordable housing component; and

Whereas, the gymnasium is a facility that is shared with Drew School and other schools and organizations who do not have a gymnasium; and

Whereas, the mixed-use project would include 48 units of affordable housing for low income households and two units for on-site managers; and

Whereas, 24 of the affordable units will be for Transitional Age Youths that require special programmatic support services; and

Whereas, the actions listed in Section I(c) of Attachment A to this Motion and referred to herein as “Approval Actions,” are part of a series of City discretionary actions in connection with the approval of the Booker T. Washington Community Center Mixed-use Project; and

Whereas, the Planning Department determined that an Environmental Impact Report (“EIR”) was required for the proposed project, and provided public notice of that determination by publication in a newspaper of general circulation on March 8, 2008; and

Whereas, the Planning Department, on June 23, 2010, published the Draft Environmental Impact Report (“DEIR”). The DEIR was circulated for public review in accordance with the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, California Public Resources Code section 21000 et seq., (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). The Planning Commission held a duly advertised public hearing on said DEIR on August 5, 2010, at which opportunity for public comment was given, and public comment was received on the DEIR; and

Whereas, the Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 14, 2011, which together with the DEIR constitute the Final Environmental Impact Report (“FEIR”); and

Whereas, the sponsor has proposed minor modifications to the project as described in the FEIR (see discussion of “Modified Project” in Section C of the Response to Comments document), and the Department finds that these changes would not result in any new significant impacts not disclosed in the DEIR; impacts of greater severity than reported in the DEIR; or require new or substantially altered mitigation measures than those included in the DEIR; and

Whereas, by adopting this Motion, the Planning Commission makes Environmental Findings for the project identified in the Final EIR as the “Modified Project,” which is referred to herein as the “Project”; and

Whereas, the Planning Commission, on April 28, 2011, by Motion No. 18340 reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31; and

Whereas, the Planning Commission, by Motion No. 18340 also certified the FEIR and found that the EIR was adequate, accurate, and objective, reflected the independent judgment of the Planning Commission, in compliance with CEQA, the CEQA Guidelines, and Chapter 31; and

Whereas, the Planning Department prepared proposed Environmental Findings, as required by CEQA, regarding the alternatives, mitigation measures and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, including all the actions listed in Attachment A and a proposed Mitigation Monitoring and Reporting Program, attached as Attachment B, which material was made available to the public and this Planning Commission for the Commission's review, considerations and actions; and

Whereas, on February 1, 2011, Supervisor Farrell introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 110116 for a text change and map amendment to create the Presidio-Sutter Special Use District, which would 1) create a new Planning Code Section 249.53 establishing the Presidio-Sutter Special Use District, 2) amend the Special Use District Zoning Map Sheet SU03 to map this new Special Use District; and, 3) amend the Height and Bulk Limit from 40-X to 40-X/55-X on Height and Bulk Zoning Map HT03 of the City and County of San Francisco to refer to this new Special Use District; and

Whereas, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2006.0868TZ on April 28, 2011; and,

Whereas, the Commission adopted the resolution on April 28, 2011, to approve the text change and zoning map amendments creating the Presidio-Sutter Special Use District and amending the height and bulk limit to 40-X/55-X; and,

Whereas, 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 by Department staff and other interested parties; and

Whereas, the project site consists of one Assessor's parcel (Lot 013) of approximately 22,360 square feet in area on Assessor's Block 1073. The parcel is at the east side of Presidio Avenue between Sutter and Post Streets; and

Whereas, the Commission has reviewed all the files before it relating to all the discretionary Approval Actions in connection with the approval of the Booker T. Washington Community Services Center Mixed-use Project which includes the proposed Ordinance described above; and

Whereas, affordable housing specifically designed for transitional age youth with support services are woefully lacking and necessary to ensure their successful integration into and be a contributing member of society; and

Whereas, the new Presidio-Sutter Special Use District (SUD) would allow for a project that proposes to construct a five-story-over-basement, 55-foot tall mixed-use building to house a state-of-the-art community facility space to support BTWCSC's programs, a gymnasium, and up to 50 units of housing, for low to very-low income households and transitional age youths; and

Whereas, the proposed map changes and text amendment have been found to be consistent with the following relevant Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

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: Recognize and reinforce the existing street pattern, especially as it is related to the topography.

The proposed SUD would allow for a height bonus for affordable housing projects. The height change of 15 feet (from 40-X to 55-X) is not found to be a significant deviation from the existing height limit, particularly as the project is at a corner lot and on the uphill portion of the subject block. The height change recognizes and reinforces the existing street pattern.

Policy 3: Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The SUD will allow for an affordable housing project up to 55 feet in height. The proposed height limit at the project site would be harmonious with the street-face along Presidio Avenue. With regard to the City's urban form, the height limit amendment would allow for a slightly taller building at the uphill edge of the subject block and would be in keeping with the overall topography and building forms of the surrounding area. A height increase at the subject site is consistent with the pattern of larger-scaled, multi-unit buildings found on corner lots in the immediate neighborhood. As is typical in most residential neighborhoods throughout the City, large corner buildings often serve as structures that define and anchor city blocks.

OBJECTIVE 3:

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

Policy 1: Promote harmony in the visual relationship and transitions between new and older buildings.

The proposed controls for the SUD would limit density and height bonuses to projects with an affordable component. The controls for the dwelling unit density would allow for increased unit density for projects in which 60 percent of the proposed units are permanently affordable to very low and low income households. Establishment of the SUD would retain the base zoning for the property within the RM-1 Zoning District and the 40-X Height and Bulk District.

The project proposed within the SUD is of a modern architectural style that relates positively to the nearby residential buildings. The project is grounded in the common rhythms and elements of architectural expression found in the surrounding neighborhood. The massing of the project is broken down to reflect the patterns of each block-face with larger massing elements facing Presidio Avenue, a 60-foot wide avenue, and smaller massing facing Sutter Street, a 38-foot wide city street. The project would complement and be harmonious with the surrounding neighborhood character.

The massing on the Sutter Street facade of the project would be divided into two segments reflecting the width of the neighboring buildings. The segment adjacent to the building immediately to the east will be set back 10 feet at the residential level from the property line demising the two buildings. The street face of the building will be set back 11 feet at the fourth floor providing a three-story expression at Sutter Street. The fifth floor massing will be set back an additional 15 feet from the main rear facade.

The massing along Presidio Avenue will be divided into three components: residential, building entrance and community center/gymnasium. The residential component reflects the massing of the residential building across Sutter Street and is terminated by the vertical entry articulation. The community center will drop approximately 11 feet in height from the entrance element and will provide a transition to the lower neighboring building to the south. This massing strategy will provide a transition between the project and older adjacent buildings.

Policy 6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The SUD provides flexibility in building height for affordable housing projects. A Planning Code-complying project within the existing 40-X height limit in combination with the proposed dwelling unit density bonus contemplated as part of the new SUD, could result in buildings that are more massive, squat and bulky in appearance.

Policy 7: Recognize the special urban design problems posed in development of large properties.

The establishment of the SUD is proposed in conjunction with an application for Conditional Use Authorization of a Planned Unit Development, which is allowed for a large property of at least a half-acre in size. Some of the design problems typically occurring in larger urban developments are addressed by the project by responding to the visual character of the neighborhood with regard to the project's site design and the building scale and form. The project building will draw from elements that are common to the block including a base-middle-top configuration, and architectural elements such as vertically-oriented windows, belt courses and strong projecting cornices. Additional problems often occur at the base of larger developments where multiple garage entrances dominate the pedestrian level as seen in many large residential buildings in the neighborhood. The base of the project building will have one garage entrance on Sutter Street. The shared entrance and storefront-style windows that would make up the balance of the sidewalk frontage on Presidio Avenue will create a strong relationship to the street. The massing of the building will reflect the site characteristics of the existing topography and will not obscure any public views. The massing of the proposed building will reflect the pattern of each block-face with a larger massing on Presidio Avenue and massing that is narrower and descending on Sutter Street similar to the buildings directly across from the project site on Sutter Street.

Policy 3: Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The SUD would allow for the creation of much needed affordable housing with the density bonus, and the SUD provides flexibility in achieving a high-quality design for an affordable housing project by providing a height bonus. BTWCSC is an integral part of the neighborhood even though its current institutional design -- when compared to the character of the immediately surrounding residential buildings -- does not positively contribute to the neighborhood character. The project has been divided into segments to reflect the proportion and scale of nearby existing residential buildings, and the project's architectural style complements the older residential buildings as well as the newer mixed-use and commercial buildings in the neighborhood. The project is designed so that the massing, bulk, height, design, color, shape and other features will be contextually more appropriate in the neighborhood than the current one-story building.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 1: Protect residential areas from the noise, pollution and physical danger of excessive traffic.

The SUD proposes amendments that affect only dwelling unit density and height. The underlying, existing RM-1 Zoning District would remain in place to regulate future uses and to protect other nearby residential areas. The Transportation Study for the Draft Environmental Impact Report concluded that the Project will not generate excessive traffic. The San Francisco Noise Ordinance (Police Code Article 29) and Title 24 of the California Building Code will ensure that nearby residences will not be exposed to excessive noise. As a mixed-use residential and community service center, the project will not cause pollution. Therefore, the project will not expose the nearby residential areas to noise, pollution or the physical danger of excessive traffic.

2004 HOUSING ELEMENT

OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4: Locate in-fill housing on appropriate sites in established residential neighborhoods.

The SUD would be consistent with this policy as the existing RM-1 Zoning District is retained, while providing opportunities specific to affordable housing projects. The project site is a large under-developed lot in an established residential neighborhood. The addition of a residential component to the replacement facility for BTWCSC is appropriate and promotes this policy.

Policy 1.6: Create incentives for the inclusion of housing, particularly permanently affordable housing, in new commercial development projects.

The SUD will increase inclusion of permanently affordable housing. The incentive bonus provided for height and density by the SUD is calibrated by a percentage of affordable housing units provided on site. The City has consistently identified the need for affordable housing units. The project will provide up to 50 new permanently affordable housing units in an area easily accessed by public transit.

OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1: Actively identify and pursue opportunity sites for permanently affordable housing. The BTWSCS site, located in a residential area, is currently underutilized, can accommodate a residential component with permanently affordable housing units, which is consistent with this policy.

The location of the SUD is desirable as it is located where the Western Addition neighborhood transitions into the neighborhoods of Pacific Heights, Presidio Heights and the Inner Richmond, and thus provides an opportunity for a diversity of housing types integrated into the City's existing neighborhoods.

Policy 4.4: Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.

The SUD specifically identifies a density bonus only for projects that include permanently affordable housing units. The Planning Code does not require off-street parking for affordable housing units.

OBJECTIVE 5:

INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE HOUSING PRODUCTION SYSTEM.

Policy 5.2: Support efforts of for-profit and non-profit organizations and other community based groups and expand their capacity to produce and manage permanently affordable housing.

The SUD is proposed in conjunction with a project that is sponsored by the BTWSCS, a community-based organization that has continuously served San Francisco for more than 90 years. BTWSCS has entered into an agreement with the John Steward Company (JSCO), a firm with demonstrated ability to develop and manage affordable housing projects. The partnership with JSCO will enable BTWSCS to gain experience and the capacity to manage permanently affordable housing projects.

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.1: Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The SUD would allow for an increased density for affordable housing projects. The housing units in the project will be rental units that are permanently affordable and will promote this objective and policy.

Policy 8.6: Increase the availability of units suitable for users with supportive housing needs.

Without the creation of the SUD, the subject site would be limited to 28 dwelling units pursuant to the density controls of the RM-1 Zoning District or up to 36 dwelling units with Conditional Use Authorization by the Planning Commission for development of a Planned Unit Development. The SUD would allow BTWCSC to create up to 50 affordable dwelling units, all of which are proposed to be studio units except for two manager units. Of the 48 studio units, 24 units will be transitional housing designated for emancipated foster youth, who will require on-site counseling and other supportive services to transition to independent living and to successfully integrate into society.

OBJECTIVE 10:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.

Policy 10.1: Focus efforts on the provisions of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

The SUD would allow for increased density at the project site, which in combination with services provided by BTWCSC, actively promotes this policy. The housing and services provided by BTWCSC have been designed to provide the tenants a stable residential environment, career counseling, educational and specialized employment skills, tutoring, childcare services, and other supportive services to help them become productive members of society.

TRANSPORTATION ELEMENT

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT

OBJECTIVE 11 (TRANSIT FIRST):

MAINTAIN PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

The provisions of the SUD to increase the height limit and provide density bonuses at the subject site is appropriate, as the project site is easily accessible by public transit; two MUNI lines (Nos. 2 and 43) are within one block of the Site. MUNI lines 1, 1BX, 3, 31 and 31L are within three blocks of the project site. The location of the SUD is consistent with the City's Transit First Policy.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 1: Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3: Develop centers to serve an identifiable neighborhood.

The SUD will allow for the continuation of the BTWCSC and provide the opportunity for the BTWCSC to create and operate permanently affordable housing. BTWCSC has been operating at the project site since 1952, serving the youth and the elderly in the Western Addition community. As the demographics of the neighborhood have changed, the population served by BTWCSC has followed, reflecting the ethnic diversity of the City and the neighborhood.

The BTWCSC site has convenient access to public transit, is located near support facilities such as Drew School and is 5-1/2 blocks from a branch public library. The continuing use of this site as a community center in the Western Addition as it has been for the last 58 years will not disrupt nor detract from the adjoining uses in the neighborhood.

Policy 2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 8: Provide neighborhood centers with a network of links to other neighborhood and citywide services.

BTWCSC works closely with other educational institutions such as USF and Drew School, whose resources benefit the underprivileged youth served by BTWCSC. The project's gymnasium will be used by Drew School, Lycee Francais, Sports for Good and others, which will eliminate the need for construction of costly duplicative facilities.

Policy 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible to meeting the current and changing needs of the neighborhood served.

The SUD will allow for BTWCSC to add an affordable housing component to their existing community services center. The SUD will provide more affordable units than what the base RM-1 Zoning would allow. Additionally, the SUD provides flexibility in the building design by providing a height bonus for affordable housing projects. The proposed BTWCSC building has been designed with multi-purpose space that can evolve to meet the changing educational and career development needs of the community it serves.

Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The project proposed concurrent with the legislation for the SUD will replace an aging neighborhood facility that can no longer meet the needs of current and future programs and services sorely needed by the community.

Whereas, the proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The creation of the SUD would not affect neighborhood-serving retail uses, as there is no neighborhood-serving retail use at the Site. The project site is zoned for residential use, and retail uses are not permitted. The increased unit density may provide nearby commercial uses with additional business.

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

The SUD, with the unit density bonuses for affordable housing, would expand the cultural and economic diversity of the neighborhood and the City. The height incentive provided by the SUD allows for additional design flexibility with regard to shaping the project's height, massing and scale as compared to the constraints of the current 40-foot height limit. There are no existing dwelling units on site. The community center use will continue on the site; the cultural diversity of the neighborhood will be enhanced with the new residential component.

- C. That the City's supply of affordable housing be preserved and enhanced,

The creation of the SUD and the associated project would enhance the City's supply of permanently affordable housing. The building to be demolished contains no housing. The addition of up to 50 affordable units permanently affordable to those with incomes not exceeding 60 percent of the area median income will enhance the City's supply of affordable housing.

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

With regard to the project proposed as part of the creation of this new SUD, the Transportation Study for the existing BTWCSC analyzed the transportation effects of a proposed increase of 694 net new daily person trips (282 for the center and 412 for the residential component),¹ of which 116 (44 for Center and 72 for the residential component) would occur during the PM peak hour and determined it would have no significant effect on traffic, public transportation or parking. The project will increase the number of youth served by approximately 50 (from 100 to 150).² It is not anticipated that

¹ The projected net new daily person trips are based on land use and not the actual number of youths served by BTWCSC. It is noted that the daily trips include both in-bound and out-bound trips.

² The program spaces can only accommodate an increase of 50 youths attending the various afterschool programs and teen center.

additional staff would be required; however, there will likely be more volunteers from Drew School, USF and other institutions who will act as resources for the afterschool programs. The seating capacity of the gymnasium will be decreased and the number of attendees for special evening events would be the same although the frequency may increase to an average of once a month.³ The Transportation Study and the Draft EIR concluded that the project will not have any significant effect on the streets, neighborhood parking and MUNI services.

- 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 SUD does not affect industrial or service sector businesses. Such uses are not permitted in a residential area.

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

Affordable housing projects contemplated under the height and density bonuses provided by the SUD would be required to comply with all current Building Code seismic and fire safety standards.

- G. That landmarks and historic buildings be preserved.

The proposed SUD would encourage the demolition of an historic resource to make way for a new construction project. The BTWCSC building is an historic resource because BTWCSC is the first community organization to provide services to the African-American community. The building is not located in a potential historic district. The adverse impact of the project on the historic resource has been fully analyzed in the Project EIR. While the project proposes demolition of the existing building, the project would allow BTWCSC to continue and enhance its long-standing community service uses.

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

The SUD would create a height limit over 40 feet. Per the Planning Code, buildings proposed over 40 feet in height are required to provide a shadow study pursuant to Planning Code Section 295. The proposed building would be up to 55 feet tall. A shadow fan study was prepared by the Planning Department and determined that the Project will not affect the sunlight access to any public parks or open space. The building is an infill development and will not impair any public view corridor.

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts the environmental findings attached hereto as Attachment A and the Mitigation and Monitoring and Reporting Program attached hereto as Attachment B.

³ Special events will be held at the gymnasium only after funds to purchase special floor covering become available. The size of the gymnasium would be the same as the current gymnasium on the site because its dimensions are dictated by the size of a regulation basketball court.

BE IT FUTHER RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18341 to create the Presidio-Sutter Special Use District.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 28, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Olague, Miguel, Borden, Moore and Sugaya

NOES: Commissioner Antonini

RECUSED: Commissioner Fong

ADOPTED: April 28, 2011

Attachment A

PREAMBLE

In determining to approve the project described in Section I, Project Description below, the ("Project"), the San Francisco Planning Commission ("Planning Commission," "Commission" or "City") makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, mitigation measures and alternatives, including a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA. In approving the Project, the Planning Commission has required the Project Sponsor to commit to implementing all mitigation measures identified in the Final EIR; the Project Sponsor has acknowledged in writing the feasibility of the mitigation measures contained in the MMRP.

This document is organized as follows:

Section I provides a description of the proposed Booker T. Washington Community Center Mixed-Use Project, the environmental review process for the Project, the Planning Commission actions to be taken, and the location and custodian of the record.

Section II lists the Project's less-than-significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR. (The Draft EIR and the Comments and Responses document together comprise the Final EIR.) Attachment B to this Planning Commission Motion contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule.

Section III identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level by the mitigation measures presented in the Final EIR.

Section IV identifies the project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

Section V sets forth the Planning Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

a. Project Description

These environmental findings refer to the project identified in the Final EIR as the "Modified Project" (see Comments and Responses Document, Section C), referred to herein as the "Project." The Booker T. Washington Community Center ("BTWCSC" or "Project Sponsor") proposes to demolish an existing 31-foot-4-inch tall, one-story with a partial basement building, and to construct a five-story-over-basement,

55-foot-tall mixed-use structure at 800 Presidio Avenue (Assessor’s Block 1073, Lot 13). The purpose of the project is to construct state-of-the art space to support BTWCSC’s programs, which are targeted at at-risk youth, a gymnasium, and 50 units of housing, of which 24 units are affordable to low income households and 24 units are for low and very low income transitional aged youth. (See Project Objectives in Section IV(b), below.)

The proposed project site is in San Francisco’s Western Addition neighborhood and is improved with a 13,745 gross square foot (“gsf”) community service building that includes a gymnasium on a 22,360 square-foot (over 0.5 acre) lot at the southeast corner of Presidio Avenue and Sutter Street. The existing building was constructed in 1952 and has been determined to be a historic resource for purposes of environmental review because of its association with BTWCSC, which is the oldest community service agency providing continuous service to the African American community since 1919. The 800 Presidio Avenue lot contains the existing building, a small parking lot for three independent accessible cars (or six in tandem), and rear yard. The site slopes steeply downward to the east on Sutter Street and is fairly flat along Presidio Avenue. The site is within a residential, Mixed, Low Density (RM-1) zoning district and the 40-X height and bulk district.

The approximately 68,206 gsf mixed-use building would contain a 7,506 gsf gymnasium, 11,529 gsf of program space, a 1,691-sf child care center, 50 units of affordable housing with supportive service space, building storage, and a basement garage containing 21-off-street spaces. The housing component and the community service space would have a shared entrance on Presidio Avenue.

The seating capacity of the gymnasium would decrease from the existing 200 seats to 175 seats. BTWCSC would continue to have 10 full time and part-time staff, although some of part-time staff will become full time or be given more hours. The new building would allow BTWCSC to expand its after school and teen program from 100 to 150 attendees and to add a day care center for 24 children. The project requires a Planned Unit Development, Conditional Use authorization, exceptions from the rear yard, unit exposure requirement, usable open space, and street tree requirements, as well as reclassification of the site as an Affordable Housing Special Use District to increase the allowable dwelling density and the maximum allowable height.

b. Environmental Review

On March 8, 2008, the Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation.

On June 23, 2010, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice.

Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on August 25, 2010.

On August 24, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 24, 2010.

The Commission held a duly advertised public hearing on said DEIR on August 5, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on August 10, 2010.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 48-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on April 14, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request to the Department.

A Final Environmental Impact Report ("Final EIR" or "EIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document, all as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, and are part of the record before the Commission.

On April 28, 2011, the Commission reviewed and considered the Final Environmental Impact Report and certified that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31.

c. Planning Commission Actions

The Planning Commission is currently considering various actions ("Approval Actions") in furtherance of the Project, which include the following:

- Affirmative recommendation by the Planning Commission to the Board of Supervisors regarding the establishment of the "Presidio-Sutter Affordable Housing Special Use District" to allow for reclassification of the subject property's 40-X height limit to 55-X and to permit residential density as proposed;
- Zoning map amendments related to the reclassification of the 40-X height district to 55-X and the overlay Special Use District;
- Conditional Use authorization pursuant to Planning Code 303 for:
 - A building greater than 40 feet in height in a residential district
 - A childcare center caring for 13 or more children
 - A social or philanthropic facility use
- Establishment of a Planned Unit Development, with Planning Code exceptions sought for:
 - Common usable open space (Planning Code Section 135)

- Rear Yard (Planning Code Section 136)
- Dwelling Unit Light and Exposure (Planning Code Section 140); and,
- Street Trees (Planning Code Section 143)

d. Location of Records

The records upon which all findings and determinations related to the adoption of the proposed project are based include the following:

- The EIR, and all documents referenced in or relied upon by the EIR;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the EIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the EIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the EIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the project or the EIR;
- All applications, letters, testimony, and presentations presented to the City by the project sponsor and its consultants in connection with the project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the project and the EIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcript, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Department is the custodian of these documents and materials.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

II. LESS-THAN-SIGNIFICANT IMPACTS AND FINDINGS REGARDING MITIGATION MEASURES

The Final EIR finds that implementation of the Project would result in less-than-significant impacts in the following environmental topic areas: Land Use and Land Use Planning; Aesthetics; Population and Housing; Cultural (Archeological and Paleontological) Resources; Transportation and Circulation; Noise; Air Quality; Greenhouse Gas Emissions; Wind and Shadow; Utilities and Service Systems; Recreation; Public Services; Biological Resources; Hydrology and Water Quality; Hazards and Hazardous Materials; Mineral Resources; and Agricultural and Forestry Resources.

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this section concern mitigation measures discussed in the Final EIR and presented in a Mitigation

Monitoring and Reporting Program (“MMRP”). A copy of the MMRP is included as Attachment 2 to the Planning Commission Motion adopting these findings. The Final EIR includes a series of mitigation measures that have been identified that would eliminate or reduce to a less-than-significant level potential environmental impacts of the Project listed in this section. All of the mitigation measures set forth in the Final EIR that are needed to reduce or avoid these significant adverse environmental impacts are contained the MMRP.

The Project Sponsor has agreed to implement all mitigation measures and improvement measures identified in the Final EIR (and MMRP).. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project has been required to incorporate mitigation measures identified in the EIR into the project to mitigate or to avoid significant or potentially significant environmental impacts. Except as otherwise noted, these mitigation measures will reduce or avoid the potentially significant impacts described in the Final EIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planning Commission’s Planning Code Section 303 proceeding or will be enforced through inclusion as conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, all potential project impacts, except for those associated with historical architecture resource impacts, would be avoided or reduced to a less-than-significant level (see Section III, below). The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

III. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that there are significant project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The Final EIR identifies a significant and unavoidable adverse effect to cultural (historic architectural) resources related to the demolition of the existing community center building at 800 Presidio Avenue. The Final EIR also indicates that implementation of the project would result in an adverse cumulative impacts related to the loss of an eligible historic resource in the Western Addition neighborhood. The FEIR identifies the following mitigation measure, which has been agreed to by the project sponsor.

a. Cultural Resources (Historic Architectural Resources)

M-C-P-1, Historic American Building Survey and Recordation: A common strategy for the mitigation of historical resources that would be adversely affected as part of the proposed project is through documentation and recordation of the resource prior to demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service’s Historic American Building Survey (HABS). As such, the project sponsor shall document the existing exterior conditions of the Booker T. Washington Community Center according to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:

- Drawings: Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar.
- Photographs: Black and white photographs with large-format negatives should be shot of exterior of the Booker T. Washington Community Center, including a few shots of this building in its existing context. Historic photos, where available, should be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper. Some historic photos of the site are known to exist, as they were cited in the HRER.
- Written data: A report should be prepared that documents the existing conditions of the Booker T. Washington Community Center, as well as the overall history and importance of this African-American institution within San Francisco. Much of the historical and descriptive data used in preparation of the HRER can be reused for this task.

Documentation of the Booker T. Washington Community Center shall be submitted to the following four repositories:

- Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library.
- Documentation report and one set of photographs and negatives shall be submitted to Booker T. Washington Community Center.
- Documentation report and xerographic copies of the photographs should be submitted to the Northwest Information Center of the California Historical Resources Information Resources System.
- Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of Booker T. Washington Community Center.

The Commission considers this measure feasible, and although the sponsor has agreed to adopt the measure, though its implementation would not reduce the impacts to historical architectural resources to less-than-significant levels.

IV. EVALUATION OF PROJECT ALTERNATIVES

a. Alternatives Analyzed in the FEIR

This section describes the Project as well as alternatives and the reasons for approving the Project and for rejecting the alternatives. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR also evaluate a “No Project” alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Planning Department considered a range of alternatives in Chapter VI of the Final EIR. The Final EIR considered but rejected a Preservation Alternative and an Adaptive Reuse Alternative due to inability to meet most of the Project's objectives and infeasibility. The Final EIR analyzed the No Project (Alternative A) and the Code Compliant alternative (Alternative B) as full Project alternatives. Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter VI of the Final EIR. The Planning Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the Final EIR and in the record. The Final EIR reflects the Planning Commission's and the City's independent judgment as to the alternatives. The Planning Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the Final EIR, and adopts a statement of overriding considerations.

b. Project Objectives

As described above, the Project seeks to demolish a building that is a historic resource and to construct a new mixed-use building with a new BTWCSC and an housing component with 48 affordable units and two managers' units. The following are the Project Sponsors' objectives, as identified in Chapter III of the Final EIR:

- To continue, and expand community center uses at the project site.
- To replace the existing dilapidated building at the project site with a new, larger community center facility that could provide and expand on the types of services currently offered at the BTWCSC.
- To create a mixed-use project that contains a diverse mix of affordability levels services and programs that will help meet the needs of underserved, and often overlooked, populations in the City of San Francisco, including emancipated foster youth and low-income residents.
- To construct a building that is modern yet respectful of the architectural character of the neighborhood and provides a substantial amount of at grade rear yard open space.
- To provide moderate-density, affordable housing near existing public transit, thereby implementing mixed-income housing objectives articulated in the General Plan.
- To increase the supply of affordable rental housing in a high land cost area through new construction.
- To create jobs for the local construction workforce.
- To create a building that accommodates the spatial needs of BTWCSC while being consistent with the overall scale and character of the surrounding neighborhood.

c. Alternatives Rejected and Reasons for Rejection

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible . . . the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the Final EIR that would reduce or avoid the impacts of the Project and finds that there is substantial

evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.” The Commission is also aware that under CEQA case law the concept of “feasibility” encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is “desirable” from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

FEIR Alternative A: No Project Alternative

The No Project Alternative would entail no physical land use changes at the project site (see analysis in Final EIR, Chapter VI.A). The No Project Alternative would prevent the Project's significant and unavoidable historical resources impact by avoiding demolition of the Center. It would, however, not meet the BTWCSC Project objectives. These include the objectives that pertain to the development of an enlarged community center, the creation of affordable housing, and the Center's ability to meet the needs of underserved populations by providing residential units intended to exclusively serve them. The Planning Commission rejects the No Project alternative as infeasible because would fail to meet Project Sponsor Objectives for reasons including, but not limited to, the following:

1. The 13,745 sf existing facility contains a 7,450 sf gymnasium, leaving only 6,295 gsf program, office, bath rooms, circulation, storage and building service. It does not have adequate program spaces for current programs to support contemporary educational and job skill training programs planned for the Center and lacks adequate space and infrastructure to meet the future programmatic needs of the Center, including quality programs for development of vocational and basic academic skills. The Project Sponsor's objective is the development of a larger state-of-the-art community facility that can accommodate additional programs, including but not limited to an early childhood development program and an affordable housing component that includes 24 affordable transitional aged youth units with integrated supportive program designed specifically for them. The proposed project before the Commission has large common space planned for the ground floor of the housing component provides opportunities for social intercourse among residents. It also allows space for case management services for the transition-aged youth. Transition-aged youth living in the apartments would have the opportunity to integrate into the community and to develop and practice self-sufficiency skills in a real world setting with the assistance and support of case managers. It is intended that the residents in the other 24 affordable housing units will act as informal role models. Housing and community center uses together provide a venue whereby community activities can occur and natural bonds and supportive relationships can develop naturally and over time. Such opportunities would not occur under the No Project alternative. It is infeasible to achieve Project Sponsor's objectives to accommodate its future programs that would require 20,726 gsf through rehabilitation of the internal elements of the existing structure, not to mention the affordable housing component.
2. The No Project alternative would not result in a structurally sound facility to continue the work of BTWCS with expanded programs, including a child care center, Youth Radio Studios,

vocational training, and other programs, nor use of this underutilized site to include an affordable housing component.

For the foregoing reasons, the Planning Commission rejects the No Project Alternative.

FEIR Alternative B: Code Compliant Alternative

The Code Compliant Alternative was selected because it would meet some of the Project Sponsor's objectives and would reduce overall environmental impacts relative to the Project (see analysis in Final EIR, Chapter VI.B). The Code Compliant Alternative would replace the existing community center structure on the project site with a mixed-use development that would consist of residential and community serving uses (consisting of a community center, a gymnasium, and a child-care facility). Under this alternative, the structure would be developed at a smaller scale and density than what is currently proposed. In addition, 59 parking spaces would be provided within a two-level, belowground parking garage, meeting the Planning Code requirement that would require 30 parking spaces for residential uses, 26 parking spaces for the gymnasium uses, and 3 parking spaces for childcare-related uses. The Code Compliant Alternative would orient the proposed gymnasium in a north-south orientation (parallel to Presidio Avenue), rather than in an east-west orientation as proposed by the project.

The CEQA Guidelines require that if the No-Project Alternative is found to be environmentally superior, “the EIR shall also identify an environmentally superior alternative among the other alternatives” (CEQA Guidelines, Section 15126.6[c]). Therefore, the Code-Compliant Alternative has been identified in Chapter VI of the DEIR as the environmentally superior alternative. This alternative, however, would not avoid, reduce or fully mitigate the project-related direct and cumulative significant unavoidable impacts to historic architectural resources to a less-than-significant level, since the existing structure on the site would be demolished. However, the Code Compliant Alternative would further reduce the magnitude of the project's less-than-significant impacts that pertain to the project's visual effects, land use compatibility and neighborhood character, and parking deficiencies.

The Planning Commission rejects the Code Compliant Alternative because, although a code compliant building would accommodate some of the BTWCSC programs, it would require the Project Sponsor to reduce the number of affordable housing units by 20 (i.e., 30 total units as opposed to 50 for the Project). A 30-unit housing development will not include specialize housing for transitional age youth, a primary objective of BTWCSC.

The Planning Commission was presented with information that a 41 unit building without a housing component for transitional aged youth housing would have a negative operating cash flow after 12 years, and a 41-unit affordable housing component will have a negative operation cash flow residential from the first year. This deficit will increase annually because the City's rent control ordinance limit the amount of annual rent increase, which will be lower than the projected average 3.5% cost of living increase. In addition, the Code Compliant Alternative would not provide an opportunity to design the southwest corner of the proposed building to provide transition to the lower downhill buildings on Sutter Street without further decreasing the number of affordable housing unit on site. In order to maximize the number of units under this alternative, the building would be constructed to the permitted height and bulk with no opportunity to decrease the mass of the building so that it would better relate to the adjacent one story single family home on Sutter Street, such as incorporating set backs on the Sutter Street facade. The Code Compliant alternative would also reduce the height of the gymnasium from 22

feet to 20 feet when the NCAA's minimum requirement and the preferred gymnasium height are 25 feet, thereby inhibiting the functionality of the gymnasium.

For the foregoing reasons, the Planning Commission rejects the Code Compliant Alternative as infeasible.

Alternatives Considered But Rejected From Further Consideration in the Draft EIR

In addition to the No Project and Code Compliant Alternatives, the Draft EIR analyzed two preservation alternatives that would have avoided demolition of the existing Center and potentially avoided the Project's historical resources impact. The Planning Department considered two variants of the preservation alternative: (1) an "Addition to the Existing Building" variant and (2) an Adaptive Reuse Variant. The Planning Department did not carry these alternatives forward for full analysis because due to basic lack of feasibility (see DEIR Chapter VI.C, and additional discussion in the Responses to Comments document at page C&R-113 to 118, and C&R-136 to 141. The preservation variants are further discussed in detail below.)

1. Addition to the Existing Building

This alternative would require seismic and structural upgrade of the existing Center -- a structurally unsound building with a rotated and cracked foundation and no shear wall. In order to structurally upgrade the building to meet current Building Code requirements, it would need new reinforced concrete foundations with micro-piles at each foundation point, new grade beams, diagonal steel bracing and top cords on all walls to provide shear for the building. The existing truss system also requires substantial reinforcing. Rehabilitation of the existing building would decrease the amount of program space because the building is required to meet the accessibility and other current Building Code requirements and would not allow BTWCSC to expand its existing programs nor add new programs.

Under this alternative, a housing component would be constructed in the parking lot area and the rear yard. The 19,740-gsf residential component would be 40-foot-tall with only 27 units. The residential component would eliminate some of the windows on the eastern end of the buildings facing the rear yard. The community center would not be able to expand to accommodate the new programs. There would be no available space for supportive services for emancipated foster and transitional youth residing in the housing component. The community center program space would not be integrated except through a long tunnel in the basement area rendering supervision difficult. This alternative also would not accommodate a child care center or provide sufficient room to expand the BTWCSC program. Consequently, this alternative would not meet the Project Sponsor's objectives and is not a cost effective alternative.

This housing component design has a very high exterior-wall-to-plan area ratio, which would drive up the cost due to its inefficient plan layout. The pro-forma prepared for a 41 unit affordable component show that such a project would be operating with a cash flow deficit. A 27 units building generate, it

In addition, this preservation alternative is inconsistent with some of the objectives and goals of the Housing Element of the General Plan, including but not limited to:

2004 Housing Element

- Objective 1: To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.

- Policy 1.6: Create incentives for the inclusion of housing, particularly permanently affordable housing, in new commercial development projects.
- Objective 4: Support affordable housing production by increasing site availability and capacity.
- Policy 4.4: Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.
- Objective 8: Ensure equal access to housing opportunities.
- Policy 8.6: Increase the availability of units suitable for users with supportive housing needs.
- Objective 10: Reduce homelessness and the risk of homelessness in coordination with relevant agencies and service providers.
- Policy 10.1: Focus efforts on the provisions of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.
- Policy 10.2: Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

Community Facilities Element

- Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

Alternative C (1) is infeasible and rejected by the Commission because it will decrease the number of on-site affordable housing units, will not provide expanded space for the programs, is not a cost effective alternative, and will not meet the Project Sponsor's objectives.

(2) Adaptive reuse of the Existing Building for Housing

Adaptive reuse of this building for housing would require a complete demolition of the interior of the existing building and necessitate structural strengthening described in the preservation variant above. This alternative would yield 22 to 25 units of affordable housing. The exterior walls would require modification to add additional windows. BTWCSC would be left with a 2-story residential building with no community program space. The affordable units would not be transitional aged youth units because the building would lack space for supportive services, which ensure that the transitional age youth and emancipated foster youth will be successfully integrated into and become a contributing member of society. This alternative would force BTWCSC to relocate or cease to exist. The historic significance is not credited to the architecture or the architect of the building, but the use of the building. Elimination of BTWCSC at the site would terminate historic significance of the building's association with BTWCSC.

In addition, the Adaptive Reuse Alternative is inconsistent with some of the objectives and goals of the Housing Element of the General Plan, including but not limited to:

2004 Housing Element

- Objective 4: Support affordable housing production by increasing site availability and capacity.
- Policy 4.4: Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.
- Objective 10 Reduce homelessness and the risk of homelessness in coordination with relevant agencies and service providers.
- Policy 10.1: Focus efforts on the provisions of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.
- Policy 10.2: Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

Community Facilities Element

- Objective 3: Assure that neighborhood Residents have access to needed services and a focus for neighborhood activities.
- Policy 1: Provide neighborhood centers in areas lacking adequate community facilities.
- Policy 2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.
- Policy 3: Develop Centers to serve an identifiable neighborhood.
- Policy 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible to meeting the current and changing needs of the neighborhood served.
- Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.
- Policy 8: Provide neighborhood centers with a network of links to other neighborhood and citywide services.

The adaptive reuse alternative is infeasible and rejected by the Commission because it will produce fewer number of affordable housing and eliminate BTWCSC at this Site. The gymnasium currently serves as a shared facility with other schools will be eliminated. Finally, the preservation alternative is infeasible and rejected because it would preserve the façade only and not the overall structure or use itself.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures and alternatives, significant impacts related to Historic Resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guideline Section 15093, the Planning Commission hereby finds, after consideration of the Final EIR and the evidence in the record, that each of

the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section, and in the documents found in the record, as defined in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approval, all significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures proposed in the EIR and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technical, legal, social and other considerations.

The Project will have the following benefits:

1. The Project would increase the number of individuals served by the BTWCSC program by 50 (from 100 to 150), add a child care center component for 24 children, and otherwise expand the type of programs provided on site.
2. The Project would enable the center to increase the hours of the part time staff.
3. The BTWCSC programs result in increased ethnic and socio-economic diversity.
4. The BTWCSC after-school programs target at-risk youth and provide corresponding support services.
5. The housing component of the Project would add 48 permanently affordable units to the City's Housing stock managed by a non-profit organization. According to the 2010 Larkin Street Youth Services Report, there are an estimated 5,700 homeless and marginally house youth between the ages of 12-24 each year. Their housing need is served by basic center (dropped in shelters) and transitional housing in San Francisco. There are a total of 324 beds serving approximately 1,312 youth per year. 292 of the 324 beds have an average stay of over 365 days, and the 24-unit apartment house at Ellis Street has an average stay of 1,414 days. Due to high demand for transitional aged youth housing, the number of youth able to access transitional aged youth housing has decreased dramatically. Based on the 2010 report by Larkin Street Youth Services, of the youth requiring transitional aged youth housing, 64 percent are male, 31 percent female, 3 percent male transgender, 1 percent female transgender and 1 percent other. These youth are from diverse ethnic background, 30 percent are white/Caucasian, 28 percent African American, 21 percent Latino, 5 percent Asian and Pacific Islanders, 2 percent American Indian, 11percent multiracial, and 3 percent other.

6. Homeless youth need a wide range of services to enable them to transition successfully from the street to more stable, healthy, and gainful conditions.
7. The housing component of the Center has been designed as an integral part of the BTWCSC's service programs. Twenty-four of the transitional aged youth units will be for at risk emancipated foster youth. A housing program integrated with supportive services would enhance the success rate of these youth to become contributing members of society and act as role model for other at-risk youth.
8. Childcare centers are in high demand; affordable childcare is virtually non-existent. The inclusion of a childcare center for 24 children would provide access to on-site childcare to parenting youth while they develop skills that would enable them to enhance their employment, earn a living wage, and achieve positive, long term outcomes for their families.
9. The BTWCSC programs and services would strengthen life skills, motivate high school graduation, support higher education goals and prepare participants for careers in the 21st century.
10. In partnership with the University of San Francisco Environmental Science and Service Learning Department, students and youth served by BTWCSC would incorporate health and wellness activities in their daily lives.
11. The computer training program would bridge the digital divide and bring practical computer use and the internet to low-income homes, including the neighboring public housing residents, and help to prepare youth as well as adults from low-income families' job skills necessary to compete in the 21st century job market.
12. The transitional aged youth housing proposed for this Project is a 24-month housing support program, allows former foster youth ages 18 to 24 the opportunity to develop a sense of permanency for the first time in their lives. The on-site supportive services provide stability, build communities, and pave the way for successful, independent living.
13. The Food Pantry, organized by senior volunteers provides weekly produce, bread, dry foods and can goods to families in need and emergency food, a need that has grown during the current economic downturn.
14. Participants in Youth Radio program undergo creative professional development, media education, technical training, and academic support. They learn professional expectations and appropriate workplace behavior, long-term commitment and how to be viable contributors and leaders in the media/arts, journalism and civic life.
15. The Draft conditional use approval motion before this commission discusses and demonstrates that the Project is consistent with and implements many of the objective and policies of the General Plan.

17. The Conditions of Approval for the Project include all the mitigation and improvement measures that would mitigate the Project's potentially significant impact to insignificant levels, except for its impact on an Architectural Historic Resource.

Having considered the above, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the Final EIR, and that those adverse environmental effects are therefore acceptable.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 1

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
MITIGATION MEASURE M-CP-1 HABS-Level Recordation				
<p>A common strategy for the mitigation of historical resources that would be lost as part of the proposed project is through documentation and recordation of the resource(s) prior to their demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service's Historic American Building Survey (HABS). As such, the project sponsor shall document the existing exterior conditions of the Booker T. Washington Community Center according to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:</p> <ul style="list-style-type: none"> • Drawings: Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar. • Photographs: Black and white photographs with large-format negatives should be shot of exterior of the Booker T. Washington Community Center, including a few shots of this building in its existing context. Historic photos, where available, should be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper. Some historic photos of the site are known to exist, as they were cited in the HRER. • Written data: A report should be prepared that documents the existing conditions of the Booker T. Washington Community Center, as well as the overall history and importance of this African- 	<p>Project sponsor.</p>	<p>Prior to demolition activities.</p>	<p>Project sponsor.</p>	<p>Considered complete upon completion of the drawings, photographs, and written report and distribution of written report to all required parties.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 2

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>American institution within San Francisco. Much of the historical and descriptive data used in preparation of the HREER can be reused for this task.</p> <p>Documentation of the Booker T. Washington Community Center shall be submitted to the following four repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library. • Documentation report and one set of photographs and negatives shall be submitted to Booker T. Washington Community Center. • Documentation report and xerographic copies of the photographs should be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. • Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of Booker T. Washington Community Center. 				
<p>MITIGATION MEASURE M-CP-2: Archeological Resources</p>				
<p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the</p>	<p>Project sponsor/ archeological consultant at the direction of the</p>	<p>Prior to soil- disturbing activities.</p>	<p>Archeological consultant shall report to the ERO.</p>	<p>During excavation, demolition and construction.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 3

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5 (a) and (c).</p>	<p>Environmental Review Officer (ERO).</p>			<p>Considered complete upon receipt of final monitoring report at completion of construction.</p>
<p>Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO.</p>	<p>During all soil-disturbing activities.</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ Contractor(s), and the ERO.</p>	<p>During excavation, demolition and construction. Considered complete upon submittal of the written report of the findings to the ERO.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 4

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program.</p>				
<p>If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. 	Project sponsor	If a significant archeological resource is present	Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), and the ERO. Monitor throughout all soils-disturbing activities.	During excavation, demolition and construction. Considered complete upon receipt of final monitoring report at completion of construction.
<p>Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project- 	Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the	Monitor throughout all soil-disturbing activities.	Project sponsor/ archeological consultant/ archeological monitor/ Contractor(s), and	During excavation, demolition and construction. Considered complete upon

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 5

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;</p> <ul style="list-style-type: none"> • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and 	<p>direction of the ERO.</p>		<p>the ERO. Monitor throughout all soils-disturbing activities.</p>	<p>receipt of final monitoring report at completion of construction.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 6

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <ul style="list-style-type: none"> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. 				
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination that an ADRP program is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), and the ERO. Monitor throughout all soils-disturbing activities.</p>	<p>During excavation, demolition and construction. Considered complete upon receipt of final monitoring report at completion of construction.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 7

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 				
<p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable</p>	<p>Project sponsor / archeological consultant in</p>	<p>In the event human remains and/or funerary</p>	<p>Project sponsor/ archeological consultant/ San</p>	<p>During excavation, demolition and</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 8

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>consultation with the San Francisco Coroner, NAHC, and MLD.</p>	<p>objects are found.</p>	<p>Francisco Coroner/ NAHC/ MDL. Monitor throughout all soils-disturbing activities</p>	<p>construction. Considered complete upon receipt of final monitoring report at completion of construction.</p>
<p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft 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 testing/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>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 (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies 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</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>After completion of the archeological data recovery, inventorying, analysis and interpretation.</p>	<p>Project sponsor/ archeological consultant/ ERO</p>	<p>Following completion of soil disturbing activities. Considered complete upon Planning Department receipt of final monitoring report at completion of construction.</p>

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 9

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>MITIGATION MEASURE M-BI-1: Breeding Birds</p>				
<p>If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the non-breeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season (February 1 through August 31), the following measures will be implemented to avoid and minimize impacts on nesting raptors and other protected birds:</p> <p>No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.</p> <p>If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these buffer zones and types of construction activities restricted in these areas will be based on existing noise and human disturbance levels in the project area.</p> <p>If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further</p>	<p>Project sponsor and a qualified wildlife biologist.</p>	<p>If construction is scheduled between February 1st and August 31st, within two weeks prior to construction commencement.</p>	<p>Project sponsor and a qualified wildlife biologist.</p>	<p>Considered complete upon preparation of a memorandum summarizing findings by the qualified wildlife biologist.</p>

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 10

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>mitigation will be required. If construction commences during the non-breeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established around active nests as needed to prevent impacts on nesting birds and their young.</p>				
<p>MITIGATION MEASURE M-HZ-2: Hazardous Building Materials</p>				
<p>The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing 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 tubes, which could contain mercury, are similarly removed 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>	<p>Project sponsor.</p>	<p>During demolition activities.</p>	<p>San Francisco Planning Department to review building materials surveys and monitor abatement compliance</p>	<p>Considered complete upon receipt by the San Francisco Planning Department of final abatement compliance report.</p>

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 11

Improvement Measures Identified by Planning Department Staff	Responsibility for Implementation	Implementation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
IMPROVEMENT MEASURE I-TR-1: Leasing of Parking				
The project sponsors should investigate the possibility of long-term leasing of parking spaces at the shopping center lot (at 2575 Geary Boulevard) for use by the community center for evening programs and events.	Project Sponsor.	Prior to reopening of the new community center.	Project sponsor to report to Planning Department Northwest Quadrant	Ongoing.
IMPROVEMENT MEASURE I-TR-2: Garage Safety				
The project sponsor should install a directional mirror in the garage so that drivers would have a view of Sutter Street. The garage would provide a vehicle approach warning signal (buzzer or beeper) to alert pedestrians of cars exiting the garage.	Project Sponsor, building management.	Prior to building occupation..	Project sponsor to report to Planning Department Northwest Quadrant	Considered complete upon submittal of a memo to Planning Department stating that this measure was implemented.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 12

IMPROVEMENT MEASURE I-TR-3: Loading Management Plan				
<p>As part of the project, the project sponsor could establish a loading management plan. The intent of the plan would be to eliminate the potential of double-parked freight trucks on Presidio Avenue in front of the building. Large deliveries and tenant move-ins and move-outs would be scheduled and coordinated through the property manager to ensure that the designated on-street loading spaces would be available as needed. Tenants would be required to provide advance notification to the property manager of date and time of move-ins and move-outs. The freight management plan would be extended to all freight deliveries and service calls to the building. Delivery and service calls at the building to the extent possible shall be scheduled between the hours of 9:00 a.m. and 3:30 p.m. in order to avoid the peak periods of Muni's Presidio Electric Trolley Coach Division pull-out and pull-in activities.</p>	<p>Project Sponsor, building management.</p>	<p>Prior to building occupation..</p>	<p>Project sponsor to report to Planning Department Northwest Quadrant</p>	<p>Considered complete upon submittal of the loading management plan.</p>
IMPROVEMENT MEASURE I-TR-4: Coordination with Waste Hauler				
<p>As part of the project, building management would coordinate with Sunset Scavenger as to specific location of garbage containers on pick-up day, consistent with collection services currently provided for other residential buildings in the area, to ensure minimal disruption of traffic flow on the streets.</p>	<p>Project Sponsor, building management.</p>	<p>Prior to building occupation.</p>	<p>Project sponsor to report to Planning Department Northwest Quadrant</p>	<p>Considered complete upon receipt by the San Francisco Planning Department of a memo summarizing the coordination</p>

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 13

				outcomes with Sunset Scavenger.
IMPROVEMENT MEASURE I-TR-5: Community Center Safety Program				
In order to reduce potential circulation conflicts associated with passenger loading, the project sponsor would establish a community center safety program, which would focus on safe (assisted) crossings of Presidio Avenue and Sutter Street during the weekday evening commute period (4:00 p.m. to 6:00 p.m.). The program could rely on employees or volunteers to serve as crossing guards, or contract with a private company for these services. The community center would also provide weekday evening commute period curbside assistance to drivers arriving to pick-up children and other center users. A goal of this effort would be to limit incidents of double parking on Presidio Avenue through coordination with drivers, center staff and passengers. Community center staff would assemble children at the curb prior to a scheduled pick-up, thus reducing the need for drivers to leave their double parked vehicle and enter the center, as currently occurs. While double parking would not be eliminated, the average length of time of double parked vehicles could be substantially reduced. In addition to assisted street crossings and passenger loading assistance, community center management would make a concerted effort to identify and facilitate ridesharing opportunities among drivers who consistently pick-up passengers at the center.	Project Sponsor/ community center management.	Prior to reopening of the new community center and compliance with the program would be ongoing.	Project sponsor to report to Planning Department Northwest Quadrant	Considered complete upon receipt by the San Francisco Planning Department of a memo summarizing the community center safety program.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 14

IMPROVEMENT MEASURE I-TR-6:				
Passenger Loading Zone				
<p>The project sponsors would meet with the Sustainable Streets Division of the San Francisco Municipal Transportation Agency regarding the possibility of securing curbside frontage on Presidio Avenue for passenger loading. An extended passenger loading zone in front of the community center between the hours of 4:00 p.m. and 6:00 p.m. would reduce the incidents of double parking and improve peak period vehicle, pedestrian and bicycle circulation. It should be noted that a consequence of establishing a curbside loading zone in this area would exacerbate already constrained parking conditions (by displacing two general-use parking spaces) and would require a high level of enforcement activity (including vehicle towing).</p>	Project Sponsor.	Prior to reopening of the new community center, ongoing enforcement.	SFMTA	Prior to completion of construction
IMPROVEMENT MEASURE I-TR-7:				
Construction Traffic Management				
<p>During the construction period, the project sponsor would limit construction truck movement to the hours between 9:00 a.m. and 3:30 p.m., or other hours if approved by SFMTA, and to prohibit staging or unloading of equipment and materials during the periods of 7:00 a.m. to 9:00 a.m. and 3:30 p.m. to 6:00 p.m., to minimize peak-period traffic conflicts and to accommodate queuing of Muni buses during the peak hours of service. The project sponsor and construction contractor would meet with SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible traffic management and improvement measures to reduce traffic congestion during construction of this project.</p>	Project Sponsor.	During project construction.	SFMTA	Prior to completion of construction

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 15

<p>IMPROVEMENT MEASURE I-TR-8: Parking Leasing for Construction Workers</p>				
<p>The project sponsors should investigate the possibility of leasing parking spaces at the shopping center (2575 Geary Boulevard) lot for use by construction workers for the duration (estimated 18 months) of the construction activity.</p>	<p>Project Sponsor.</p>	<p>Prior to commencement of construction activities.</p>	<p>Project sponsor to report to Planning Department Northwest Quadrant</p>	<p>Considered complete upon receipt by the San Francisco Planning Department of a memo summarizing outcome of coordination with 2575 Geary Boulevard property managers.</p>