



SAN FRANCISCO PLANNING DEPARTMENT

Addendum to Environmental Impact Report

Date of Addendum: January 16, 2020
Date of EIR Certification: June 12, 2008
Case No.: 2007.0168EIA
Project Title: **Hunters View (227–229 West Point Road)**
Block/Lot: 4624/003, 4624/004, 4624/009, 4720/027
Project Sponsor: Margaret Miller, Hunters View Associates, LP
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REMARKS

Background

A final environmental impact report (EIR) for the subject project (Hunters View Redevelopment Project EIR), file number 2007.0168E, was certified on June 12, 2008. The project analyzed in the EIR involves the revitalization of the Hunters View public housing project that would include the demolition of all existing public housing units and other community facilities on the site, resulting in a mixed-income community that will include up to 800 new residential units and provide one-for-one replacement of the existing 267 public housing units. The project proposal includes up to 800 total units, including a total of 350 affordable rental units (267 of which will be the replacement public housing units) and up to 450 home ownership units, of which 10 to 15 percent will be affordable and 17 of those will be developed by Habitat for Humanity. This new mixed-income development will result in a range of resident incomes from less than 10 percent to over 120 percent of the area medium income (AMI). Additionally, the net proceeds from the sale of the market-rate for-sale units will subsidize a portion of the development costs of the public housing replacement units and affordable rental units.

Since the authorization was approved on June 12, 2008, the project sponsor and its affiliates have constructed 286 new housing units at Hunters View.

Proposed Modifications to Project

Subsequent to the certification of the final EIR, on November 29, 2018, the project sponsor filed a request for extension and three minor modifications of the conditions of approval of the conditional use authorization in Planning Commission Motion No. 17621. The project sponsor has requested an extension of the authorization for an additional 10 years, in order to provide additional time to complete the remaining affordable units in phase III of the Hunters View project, and for the project sponsor's market rate developer(s) to acquire the parcels designated for development as market-rate units, obtain financing, and begin construction on those lots. The project sponsor also requested three modifications to

the conditions of approval, which include (1) *Height*: amending Section 4.4 of the Design for Development to substitute the height diagram, which allows additional buildings to exceed 50 feet in height on certain blocks of Phase III of the Hunters View project (blocks 14 and 17)¹; (2) *Open Space and Streets*: amending Sections 3.1.2 and 3.1.3 of the Design for Development to remove the requirement for both Panhandle Park and Hudson Avenue Overlook and replace it with one larger Bayview Park in the area originally intended for Panhandle Park², and (3) *Parking Requirements*: amending the off-street and on-street parking requirements to reflect reduced parking requirements, and authorizing planning department staff to determine specific parking requirements for market-rate lots at the Hunters View project in collaboration with the developer(s) of those market-rate lots. These proposed revisions comprise the “modified project” for the purposes of this addendum.

The modified project would allow for more residential units to be developed on blocks 14 and 17 but would not exceed the number of residential units or non-residential uses analyzed in the FEIR. As a result, the modified project would also not increase the onsite service population. Further, the modified project would not result in additional demolition, changes in the area of excavation, or other changes in ground disturbance.

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, “If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefor shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter.”

Analysis of Potential Environmental Effects

The FEIR analyzed the environmental effects of implementing the Hunters View project. As shown in the analysis below, the modified project, which is the subject of this addendum, would not result in new environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures. Additionally, no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR. Therefore, as discussed in more detail below, the modified project would not change the analysis or conclusions reached in the FEIR.

Land Use

The FEIR acknowledged that the Hunters View development would result in an increase in intensity of existing land uses by redeveloping the site with residential uses at a greater density, adding commercial uses, and increasing community space on the site. The FEIR concluded that the proposed development would result in less-than-significant project-level and cumulative land use impacts. The modified project would include increasing heights on some portions of the site, removing parking requirements, and

¹ The modified project would increase the height on blocks 14 and 17 from 40 to 56.5 and 58 feet (respectively).

² To allow for more functional, programmable open space, the project sponsor proposes to combine the total area of Panhandle Park (approximately 22,800 square feet) with Hudson Avenue Overlook (approximately 8,000 square feet) to create Bayview Park (30,925 square feet).

changing the open space program. The modified project would not add any new land uses. As such, the modified project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project and would not have a substantial impact on the existing character of the vicinity. In addition, the proposed increase to the size of Bayview Park would not disrupt or divide the physical arrangement of an established community. Thus, project-level and cumulative land use impacts of the modified project would be the same as under the proposed project and would be less than significant.

Visual Quality and Urban Design

The FEIR concluded that the proposed Hunters View development would result in less-than-significant project-level and cumulative impacts related to visual quality and urban design. The FEIR acknowledged that implementation of the project would change the visual character of the site by replacing the existing one- to three-story buildings with new buildings ranging up to seven stories. The FEIR determined that the project would not have significant adverse impacts on publicly accessible scenic vistas, nor would the project damage scenic resources such as landscapes or other features that contribute to a scenic public setting. The Hunters View development would also change views from nearby areas but would be generally consistent with development in nearby areas, which include patterns of buildings of varying height and massing, from single-family buildings, townhomes and flats, to multi-unit buildings, on hillside streets above the areas near the shoreline.

Under the modified project, the height of some of the proposed buildings would be increased by an additional story to 56.5 feet (block 14) and 58 feet (block 17). These changes would not substantially degrade existing visual quality of the site or surroundings. Overall, project-level and cumulative impacts for the modified project related to visual quality and urban design would be the same as under the proposed project and would be less than significant.

Transportation and Circulation

The FEIR determined that the traffic generated by the Hunters View development would result in significant and unavoidable impacts, both individually and cumulatively, to the level of service of nearby intersections. The FEIR determined that the project would have a less than significant impact on transit, pedestrians, bicycles, parking, loading and construction. The modified project would increase the height on some portions of the site, remove parking requirements, and change the open space program. The modified project would not increase the number of residential units nor the amount of non-residential uses beyond the what was studied in the FEIR. As such, no new person-trips would be added by the modified project. Therefore, the project-level and cumulative transportation and circulation impacts of the modified project would be the same as under the proposed project, the same mitigation measures would apply, and no new mitigation measures are required.

Air Quality

The FEIR found that emissions generated during construction of the proposed project would have significant project-level air quality impacts. Construction-related emissions would result from the demolition of buildings, dust from excavation and grading (including the potential for disturbance of naturally occurring asbestos in serpentine soils), and exhaust from construction equipment. Compliance with the Bay Area Air Quality Management District's (BAAQMD) construction control measures, the

California Air Resources Board's (CARB) measures (related to naturally occurring asbestos), and implementation of mitigation measures E-1.A: Construction Dust Control, E-1.B: Construction Equipment Emissions, and E-2: Naturally Occurring Asbestos Control (consistent with Objective 5 of the San Francisco General Plan Air Quality Element, and BAAQMD regulations) would reduce construction-related impacts to a less than significant level. The modified project would not significantly increase the intensity of construction activities, and the same BAAQMD and CARB regulations and mitigation measures would apply. Therefore, impacts of the modified project would be the same as under the proposed project, and would be less than significant with mitigation.

The FEIR determined that the proposed project would produce operational emissions due to increased traffic volumes. However, the FEIR determined that daily operational emissions would not violate air quality standard or contribute substantially to an existing or projected air quality violation. In addition, future CO concentrations near intersections would not exceed the national 35.0 ppm and state 20.0 ppm 1-hour ambient air quality standards or the national 9.0 ppm and state 9.0 ppm 8-hour ambient air quality standards when the project is fully operational. Therefore, the FEIR determined that sensitive receptors located near these intersections would not be exposed to substantial pollutant concentrations, and that the project-level and cumulative impacts of the proposed project would be less than significant. The modified project would not increase the number of vehicle-trips; thus, operational impacts would remain less than significant.

The FEIR determined that the proposed project would contribute to long-term increases in greenhouse gas emissions as a result of increased automobile trips, building heating, and the demand for increased electricity, but that because the proposed project would be located in an urban area with good transit access, transportation-related GHG emissions would be lower than those produced by the same amount of population and employment growth elsewhere in the Bay Area. The FEIR also determined that as new construction, the project would be required to meet California Energy Efficiency Standards for Residential and Nonresidential Buildings, helping to reduce future energy demand as well as moderate the project's contribution to cumulative regional GHG emissions; therefore, impacts related to greenhouse gas emissions would be less than significant. The modified project would not increase the number of residential units nor the amount of non-residential uses and would be required to meet the same efficiency standards. As such, no new vehicle-trips or increased demand for heating or electricity would be added by the modified project. Therefore, impacts would remain the same under the modified project, and would be less than significant.

Noise

The FEIR found that construction of the proposed project would have significant project-level noise impacts and vibration impacts. The FEIR determined that Mitigation Measure F-1: Construction Noise, and Mitigation Measure F-2: Construction Vibration would reduce these impacts to less-than-significant levels.

The FEIR determined that the proposed project would more than double traffic volumes on local roadways resulting in increased traffic noise. However, since the existing ambient noise levels in the project area are low, the FEIR determined that increased traffic noise would not result in ambient noise levels that exceed 60 Community Noise Equivalent Level (CNEL). In addition, the FEIR determined that

the operation of new stationary equipment could increase noise levels. However, the operation of mechanical equipment would be required to comply with the San Francisco Noise Ordinance, San Francisco Police Code Section 2909, Fixed Source Levels, ensuring that noise levels associated with mechanical equipment would not exceed 50 dBA at the property line. Therefore, the FEIR determined that operational noise impacts would be less than significant.

The modified project would not intensify construction activities or increase traffic volumes or the use of stationary mechanical equipment at the project site beyond the levels evaluated in the FEIR. As a result, project-level and cumulative noise impacts of the modified project would be the same as under the proposed project, the same mitigation measures would apply, and no new mitigation measures are required.

Biological Resources

The FEIR identified the potential for project-level and cumulative significant impacts to biological resources related to disruption of nesting birds and the loss of serpentine bunchgrass habitat. The impact related to loss of serpentine bunchgrass would only occur if an off-site walkway were constructed on the PG&E site, adjacent to the project site. Impacts to nesting birds would be reduced to a less than significant level through implementation of Mitigation Measure G-1: Bird Nest Pre-Construction Survey and Mitigation Measure G-2: Bird Nest Buffer Zone, requiring a nesting bird survey, and a delay in construction and use of a 500-foot buffer zone if active bird nests are identified (respectively).

The modified project would not intensify construction activities, increase the amount of tree removal, or expand the construction area to the PG&E site. Therefore, the project-level and cumulative impacts related to biological resources would be the same as under the proposed project, the same mitigation measures would apply to the modified project, and no new mitigation measures are required.

Wind

The FEIR determined that the Hunters View development would have less than significant wind impacts, both individually and cumulatively. Based upon experience of the planning department in reviewing wind analyses and expert opinion on other projects, it is generally the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Although the modified project would increase the heights on blocks 14 and 17 from 40 to 50 feet, these buildings would remain under 80 feet. Therefore, project-level and cumulative wind impacts of the modified project would be the same as under the proposed project and would be less than significant.

Shadow

The FEIR determined that the Hunters View development would have less than significant shadow impacts, both individually and cumulatively. The closest parks to the project site are Youngblood Coleman Playground, Hunters Point Community Youth Park, Hilltop Park, India Basin Shoreline Park, Adam Rogers Park, and the Milton Meyer Recreation Center. A shadow fan determined that proposed project's shadows would not reach any of the open spaces under the jurisdiction of the Recreation and Park Commission. Therefore, the FEIR determined that the proposed project would not shade public areas subject to Planning Code section 295. The FEIR also determined that the proposed buildings would shade adjacent portions of streets and sidewalks but would not increase shading in the neighborhood

above levels common in a residential development of this density. While additional shading or loss of sunlight would be an adverse change for affected neighbors, it would not constitute a significant effect.

The modified project would increase the height on blocks 14 and 17 from 40 to 56.5 and 58 feet (respectively). With this height increase, the modified project would shade India Basin Shoreline Park and a planned future park at 900 Innes Avenue. Both of these properties are under the jurisdiction of the Recreation and Park Commission. Therefore, in order to comply with Planning Code section 295, a detailed shadow analysis was prepared to quantify the net new shadow created by the modified project on these properties.³ The shadow analysis indicated that the modified project would create net new shadow on both India Basin Shoreline Park and the planned future park at 900 Innes Avenue. Given that the 900 Innes Avenue open space is a planned future open space and therefore not part of the existing environment, no impact analysis of shadow effects on this property is required under CEQA. As such, the following analysis only addresses the shadow impacts of the modified project on India Basin Shoreline Park.

India Basin Shoreline Park is currently partly in shade in the late afternoon and early evening hours, with the morning and early afternoon hours being largely unshaded. Since the park is located east and southeast of the project site, net new shadows would also reach the park in the late afternoon/early evening, gradually growing larger as the sun is setting in the west.

Under section 295, the shadow analysis period ranges from one hour after sunrise to one hour before sunset, 365 days per year. The analysis uses a "solar year" which is the half-year period between the summer and winter solstices because the path of the sun is roughly mirrored over the other half of the year.

The modified project would create net new shadow on India Basin Shoreline Park from late February through mid-October. In late February when the days are shorter, net new shadow would reach the park at 5:27 p.m. Between late February and the summer solstice, as the days are getting longer, net new shadow would reach the park later each day as the sunset (and the end of the analysis period) grows later each day. On the summer solstice net new shadow would reach the park at about 7:00 p.m.

Between the summer solstice and mid-October, as the days are getting shorter, net new shadow would reach the park earlier each day, as the sunset also grows earlier. However, no net new shadow would be present prior to 5:15 p.m. on any day of the year and the maximum duration of shading would be 48 minutes. In late February, the maximum area of shading would be 2.3%. Between late February and the summer solstice the maximum area of shading would increase each day; between the summer solstice and mid-October the maximum area of shading would decrease each day.

In the four months surrounding the summer solstice (between early May and early August) the area of shading would cover up to one-third of the 5.37-acre park, but only during the last 15 to 25 minutes of the analysis period.

³ Prevision Design. Shadow Analysis Report for the Proposed Hunters View Phase 3 Blocks 14 and 17 Project per San Francisco Planning Standards. January 14, 2020. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case No. 2007.0168EIA.

Shading from the modified project would fall on portions of the park's grassy areas, pathways, picnic tables, fixed benches, driveways, and children's play areas. Park surveys were conducted during six different 30-minute observation periods.⁴ The number of observed users over those observation periods ranged from four to 350, the latter was during a special event (Bay Day). On non-event days park use ranged from four to 11 users, most of whom were sitting in vehicles or on benches or walking dogs.

Given that net new shadow would be limited in size and duration and confined to the end of the day and given the low number of park users and the nature of their activities, the additional shadow cast by the modified project would not be expected to have a substantial adverse effect on the use and enjoyment of India Basin Shoreline Park. The project-level and cumulative shadow impacts of the modified project would be the same as under the proposed project and would be less than significant.

Other Environmental Topics

The EIR found that the proposed project would have less-than-significant impacts related to cultural and paleontological resources; population and housing; recreation and public space; utilities and service systems; public services; geology, soils and seismicity; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural resources.

The modified project would not result in additional demolition, changes in the area of excavation, or other changes in ground disturbance. Therefore, impacts to cultural and paleontological resources; geology, soils and seismicity; hydrology and water quality; and hazards and hazardous materials would be the same as under the proposed project. Additionally, the modified project would not result in additional residential units or non-residential square footage that would increase the onsite service population. Therefore, impacts to population and housing; recreation and public space; utilities and service systems; and public services would be the same as under the proposed project. Since mineral and energy and agricultural resources are not present within San Francisco, these topics remain not applicable. Therefore, the modified project would not change the analysis or conclusions reached in the FEIR and the impacts on these other environmental topics would remain less than significant.

Conclusion

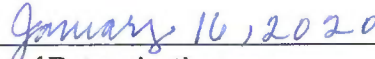
Based on the foregoing, it is concluded that the analyses conducted and the conclusions reached in the final EIR certified by the planning commission on June 12, 2008 remain valid and that no supplemental environmental review is required. The proposed revisions to the project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

⁴ Park observations were conducted on October 11 and 12, 2019 in the morning, afternoon and evening.

I do hereby certify that the above determination as been made pursuant to state and local requirements.



Lisa Gibson
Environmental Review Officer



Date of Determination

cc: Project Sponsor
Mat Snyder
Kimberly Durandet
Bulletin Board/Master Decision File
Distribution List