SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 20512

HEARING DATE: September 5, 2019

Case No.:	**2015-014028ENV**
Project Title:	**3333 California Street Mixed-Use Project**
Zoning:	RM-1 (Residential, Mixed, Low Density District) 40-X Height and Bulk District
Block/Lot:	Assessor's Block 1032/Lot 003
Lot Size:	446,490 square feet (10.25 acres)
Project Sponsor:	Laurel Heights Partners Don Bragg - (415) 857-9324 dbragg@pradogroup.com
Staff Contact:	Kei Zushi - (415) 575-9038 CPC.3333CaliforniaEIR@sfgov.org

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE PROJECT AND PROJECT VARIANT AT 3333 CALIFORNIA STREET. BOTH THE PROJECT AND PROJECT VARIANT WOULD DEMOLISH THE EXISTING ANNEX BUILDING, SURFACE PARKING LOTS, AND CIRCULAR GARAGE RAMPS; PARTIALLY DEMOLISH THE EXISTING FOUR-STORY OFFICE BUILDING AND DIVIDE IT INTO TWO SEPARATE BUILDINGS, VERTICALLY EXPAND THE EXISTING BUILDING TO ADD TWO TO THREE LEVELS; AND CONSTRUCT THIRTEEN NEW BUILDINGS. IN TOTAL, THE PROJECT WOULD INCLUDE 824,691 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 558 UNITS), 54,117 SQUARE FEET OF RETAIL USE, 49,999 SQUARE FEET OF OFFICE USE, AND 14,690 SQUARE FEET OF CHILD CARE USE. THE PROJECT VARIANT WOULD INCLUDE 978,611 SQUARE FEET OF RESIDENTIAL USES (CONTAINING A TOTAL OF 744 UNITS), 48,593 SQUARE FEET OF RETAIL USE, AND 14,650 SQUARE FEET OF CHILD CARE USE. BOTH THE PROJECT AND PROJECT VARIANT WOULD ALSO INCLUDE VEHICULAR PARKING, BICYCLE PARKING, LOADING FACILITIES, AND STREETSCAPE IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter "commission") hereby CERTIFIES the final environmental impact report identified as case no. 2015-014028ENV, the "3333 California Street Mixed-Use Project" (hereinafter "project and variant"), based upon the following findings:

1. The City and County of San Francisco, acting through the planning department (hereinafter "department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Code. Regs. Title 14, section 15000 *et seq.*, (hereinafter "CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

   A. The department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on September 20, 2017.

B. The department held a public scoping meeting on October 16, 2017 in order to solicit public comment on the scope of the project's environmental review.

C. On April 25, 2018, the department published an initial study and provided public notice in a newspaper of general circulation of the availability of the initial study for public review and comment; this notice was mailed to the department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on April 25, 2018.

D. On November 7, 2018, the department published the draft EIR (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 commission public hearing on the DEIR; this notice was mailed to the department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on November 7, 2018.

E. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site on November 7, 2018.

F. On November 7, 2018, 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, and to government agencies, the latter both directly and through the State Clearinghouse.

G. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on November 7, 2018.

2. The historic preservation commission held a duly advertised hearing on said DEIR on December 5, 2018 at which historic preservation commission formulated its comments on the DEIR.

3. The planning commission held a duly advertised public hearing on said DEIR on December 13, 2018 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 January 8, 2019.

4. The department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-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 response to comments document, published on August 22, 2019, distributed to the commission and all parties who commented on the DEIR, and made available to others upon request at the department.

5. A final EIR (hereinafter "FEIR") 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 responses to comments document, all as required by law.

6. Project EIR 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, Suite 400, and are part of the

record before the commission. The project files are also available on the internet at the following address: https://www.ab900record.com/3333cal.

7. On September 5, 2019, the commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

8. The commission hereby does find that the FEIR concerning file no. 2015-014028ENV reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline section 15088.5, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

9. The commission, in certifying the completion of said FEIR, hereby does find that the project or project variant described in the EIR as well as the revised project and revised variant would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:

   A. The proposed project or project variant would have a significant, project-specific impact on historic architectural resources;

   B. The proposed project or project variant would have a significant, project-specific transit capacity utilization impact related to transportation and circulation; and

   C. The proposed project or project variant would have a significant, project-specific construction noise impact.

10. The commission reviewed and considered the information contained in the FEIR prior to approving the proposed project.

I hereby certify that the foregoing motion was ADOPTED by the Planning Commission at its regular meeting of September 5, 2019.

Jonas P. Ionin
Commission Secretary

AYES: Fung, Hillis, Johnson, Koppel, Melgar, Moore, Richards

NOES: None

ABSENT: None

ADOPTED: September 5, 2019