



SAN FRANCISCO PLANNING DEPARTMENT

August 11, 2009

RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR WESTERN SOMA COMMUNITY PLAN (Case #2008. 0877E)

To: Responsible Agencies, Trustee Agencies, and Interested Parties

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and a Notice of Public Scoping Meetings for the above-referenced project, described below, has been issued by the San Francisco Planning Department (Planning Department). The NOP/Notice of Public Scoping Meetings is either attached or is available at the Planning Information Counter at 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org/mea.

Project Description: The proposed project consists of three components. The first one is the Draft Western SoMa Community Plan, a plan developed through extensive outreach and community participation to guide the future development within the Western SoMa area. The proposed Plan area is irregularly shaped and consists of two connected areas: one generally referred to as "north of Harrison Street," roughly bounded by 13th Street to the east, Bryant Street to the south, Seventh Street to the west, and Minna Street (an alleyway between Mission and Howard Streets) to the north, and the second area, generally referred to as "south of Harrison Street," roughly bounded by Townsend Street to the south, Fourth Street to the east, Harrison Street to the north and Seventh Street to the west. The proposed Plan would amend the Western SoMa Special Use District (SUD) and would implement new planning policies and controls for land use, urban form, building height and design, street network and open space. In general, the goal of the Draft Plan is to maintain the mixed-use character of the proposed Plan area and preserve existing housing, while encouraging new residential and resident-serving uses (including affordable housing) within the proposed Residential Enclave Districts north of Harrison Street and targeting larger parcels south of Harrison Street for local- and region-serving, primarily commercial uses (such as office and technology-based uses) and large-scale (over 25,000 square feet) commercial developments.

The second component of the proposed project is the rezoning of approximately 47 parcels proximate to the proposed Plan boundary (generally bounded by Seventh Street, Ninth Street, Mission Street and Minna Street) in order to reconcile their use districts and height and bulk districts with those of the neighboring properties. These parcels have not been identified for rezoning in either the Draft Western SoMa Community Plan or the Eastern Neighborhoods Rezoning and Area Plans but would be rezoned to correspond to recent and proposed rezoning efforts (Eastern Neighborhoods and Western SoMa). The existing designations of these parcels are Heavy Commercial (CM) and Service/Light Industrial/Residential (SLR). As part of this project, parcels would be rezoned as Downtown General Commercial (C-3-G) along the south side of Mission Street, between 10th and the west side of 9th Streets; and rezoned as Eastern Neighborhoods Mixed Use Office (MUO) along the south side of Mission Street, between Ninth and the west side of Seventh Streets. No changes to the existing height or bulk districts are proposed as part of this process.

The third component of the proposed project is a privately funded mixed-use residential, commercial, and light industrial/artist development proposed at 350 8th Street (Block 3756, Lots 3 and 15), within the proposed Plan area. The site is occupied by a large paved lot and three small, single-story administration and maintenance structures, which would be demolished to accommodate the proposed 634,000-square-foot mixed-use development (which would also include approximately 131,000 square feet of below-grade garage parking). The site would be redeveloped with approximately 420 dwelling units, 50,000 sq. ft. of commercial/retail space, 9,840 sq. ft. of light industrial/artist space, 3,500 sq. ft. of community space, and 43,200 sq. ft. of open space.

The City has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. Prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING**, in the Bessie Carmichael School at 375 Seventh Street at 6:00 p.m. on August 25, 2009. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and

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information to be contained in the EIR for the project. Written comments will also be accepted at this meeting and until 5 p.m. on **September 11, 2009**. Written comments should be sent to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, Major Environmental Analysis, 1650 Mission Street, Suite 400, San Francisco, CA 94103. The Planning Department maintains a list of persons who have expressed an interest in the proposed project. In an effort to reduce paperwork, future mailings will be conducted via email to those persons for whom an email address has been provided.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning attached materials and the environmental review process, please contact **Paul Lord** at **(415) 558-6311**. Documents relating to the proposed project can be viewed at 1650 Mission Street, Suite 400, San Francisco, CA 94103.



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Preparation of an Environmental Impact Report

Date: August 11, 2009
Case No.: **2008. 0877E**
Project Title: **Western SoMa Community Plan**
BPA Nos.: Not applicable
Zoning: Various; see below
Block/Lot: Various; see below
Lot Size: Not applicable
Project Sponsor/Lead Agency: San Francisco Planning Department
Staff Contact: Paul Lord – (415) 558- 6311
Paul.Lord@sfgov.org

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PROJECT DESCRIPTION

Project Context

The *Eastern Neighborhoods Rezoning and Area Plans* were adopted in January 2009 after a multi-year planning process. When first drawn up in 2002, this document included all of the South of Market (SoMa) area, although subsequently the SoMa area was divided into East SoMa and Western SoMa.¹

On November 23, 2004, the Board of Supervisors adopted Resolution 731-04, which removed the area of the City referred to as Western SoMa from the Eastern Neighborhoods rezoning process and established the Western SoMa Citizens Planning Task Force (Task Force). The Task Force was charged with advising the Planning Department and the Board of Supervisors on planning activities pertaining to this area. The Task Force authored the *Western SoMa Community Plan* (proposed Plan or Draft Plan), which was published on August 14, 2008, and addressed a variety of topics within the Western SoMa Plan area, including land use, neighborhood economy, housing, transportation and the street network, urban design and built form, historic preservation, and open space.² The Task Force continues to hold regular meetings on the planning process, which are open to the public, and will continue to do so as the Draft Plan evolves.

The California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) be prepared by the lead agency with the primary responsibility over the approval of the project, to assess the potentially significant environmental impacts of the proposed project (in this case the Draft Plan and two related projects, as described further below). Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development, where feasible, and have the obligation to balance economic, environmental, and social factors.

¹ The *East SoMa Plan* was adopted as part of the Eastern Neighborhoods planning process.

² The Western SoMa Community Plan is available online at:
http://www.sfgov.org/site/uploadedfiles/westernsoma/CommunityPlan/WSoMa_ComPlan_for_Citizens_ReviewVer3.pdf.

As part of the review process under CEQA, the Planning Department will convene a public scoping meeting at which public comment will be solicited on the issues that will be covered in the EIR. This attachment to the Notice of Preparation (NOP) provides a summary description of the proposed project and identifies environmental issues anticipated to be analyzed in the EIR. The NOP provides the time, date, and location of the public scoping meeting.

Project Overview

The proposed project consists of three components: (1) the Draft *Western SoMa Community Plan*, a plan developed through extensive outreach and community participation to guide the future development within the Western SoMa area; (2) the rezoning of 47 parcels proximate to the Draft Plan boundary in order to reconcile their use districts with those of the neighboring properties (“rezoning of adjacent parcels”); and (3) a privately funded mixed-use project proposed at 350 8th Street (Block 3756, Lots 3 and 15) within the Draft Plan area, that consists of approximately 420 dwelling units, approximately 50,000 square feet of commercial/retail space, approximately 9,840 square feet of light industrial/artist space and approximately 3,500 square feet of community space. These three elements, in combination, make up the proposed project. The individual elements of the proposed project are described in more detail below.

The Planning Department will prepare an EIR that will analyze on a programmatic level the physical environmental effects of both the proposed Plan and the rezoning of adjacent parcels, and will analyze on a project-specific level the effects of developing the proposed mixed-use project at 350 8th Street. The EIR document will contain the cumulative environmental impact analysis of development under the proposed project through the year 2030.

The EIR will also evaluate a No Project Alternative, which would entail a continuation of existing zoning controls within the Draft Plan Area, including existing zoning designations and height and bulk limits and *General Plan* policies, as well as no rezoning of the adjacent parcels and no implementation of the 350 8th Street mixed-use development.³ In addition to the No Project Alternative, the EIR will also analyze one or more alternatives that could potentially reduce or avoid any significant environmental impacts associated with the proposed project as well as potentially an alternative that examines greater growth.

Major Project Components

WESTERN SOMA COMMUNITY PLAN

The Draft *Western SoMa Community Plan* is a comprehensive plan for the Western SoMa neighborhood, located in the western portion of the South of Market neighborhood of San Francisco. The area covered by the Draft Plan is irregularly shaped and consists of two connected areas: one generally referred to as “north of Harrison Street,” roughly bounded by 13th Street to the east, Bryant Street to the south, Seventh Street to the west, and Minna Street (an alleyway between Mission and Howard Streets) to the north, and the second area, generally referred to as “south of Harrison Street,” roughly bounded by Townsend

³ Under the No Project Alternative, the 350 8th Street project would be able to proceed but would require its own separate CEQA review.

Street to the south, Fourth Street to the east, Harrison Street to the north and Seventh Street to the west. Several outlying parcels also fall within the boundaries of the Draft Plan area and are illustrated in **Figure 1**. The proposed Plan area currently includes a mix of land uses, including residential uses (single- and multi-family buildings, live/work lofts, and single-occupant residential (SRO) developments), commercial uses (primarily office and retail), and light industrial and art-related uses.

The various components of the proposed Plan that will be the subject of the EIR are described below.

Land Use Controls. The majority of Draft Plan area is within the Service/Light Industrial/Residential (SLR) and Service/Light Industrial (SLI) zoning districts. Other zoning districts that exist within the boundaries of the proposed Plan include Light Industrial (M-1), Service/Secondary Office (SSO) and Residential Service (RSD) districts, Residential Enclave Districts (REDs), and public parcels.

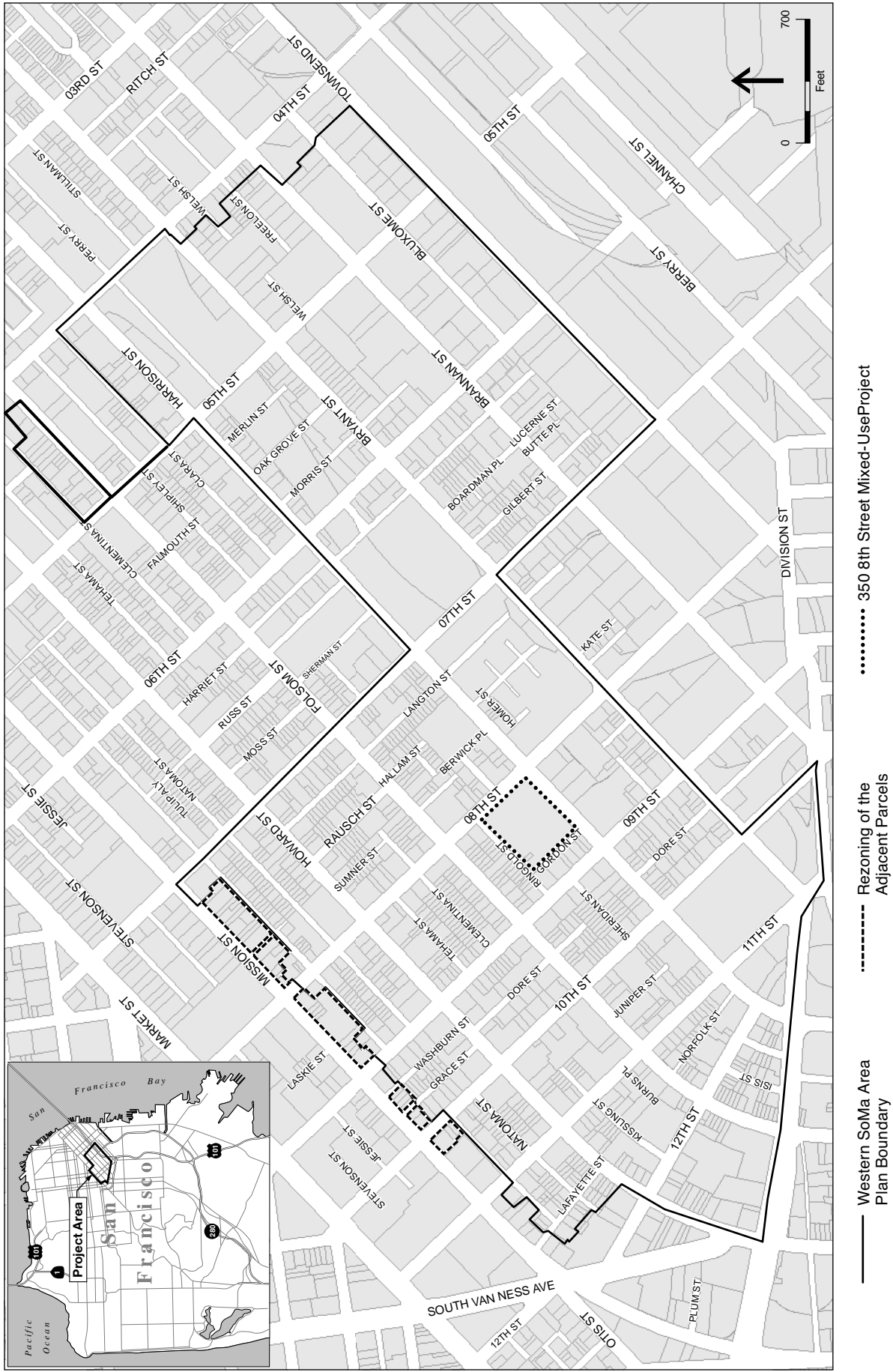
The proposed Plan would amend the existing Western SoMa Special Use District (SUD) and would implement new planning policies and controls for land use, urban form, building height and design, street network and open space. In general, the goal of the Draft Plan is to maintain the mixed-use character of the proposed Plan area and preserve existing housing, while encouraging new residential and resident-serving uses (including affordable housing) within the proposed Residential Enclave Districts north of Harrison Street⁴ and targeting larger parcels south of Harrison Street for local- and region-serving, primarily commercial uses (such as office and technology-based uses) and large-scale (over 25,000 square feet) commercial developments. South of Harrison Street, residential uses would be prohibited outside of the designated residential and mixed use districts. In addition, Townsend Street would be targeted as a mid-rise business corridor that would promote high-tech and digital-media uses and Folsom Street would be maintained and developed for neighborhood-serving retail uses. Size of commercial developments would be limited throughout the proposed Plan area except for designated large lots south of Harrison Street. **Figure 2** illustrates the proposed zoning districts.

One of the major goals of the proposed Plan is to create a “complete neighborhood” that would maintain residential uses in appropriate areas with a proximate mix of neighborhood services while at the same time minimizing conflicts between residential and other uses. The Draft Plan also focuses on strengthening “high-tech”-related business opportunities that would meet local and broader strategic employment needs. The Draft Plan would also include controls for formula retail uses that would avoid clustering, integrate them with non-formula uses, and discourage auto-oriented formula retail uses north of Interstate 80.

The Draft *Western SoMa Community Plan* proposes to establish the following zoning designations within the SUD, some of which would be created specifically to achieve the objectives set forth in the Draft Plan:

- **Residential Enclave District (RED)** – clusters of low-scale, medium density, predominantly residential developments would be concentrated along mid-block alleyways (Natoma, Tehama, Clementina, etc.), primarily north of Harrison Street, similar to existing conditions of RED

⁴ As described in the discussion of proposed zoning designations below, the Residential Enclave District (RED) would have controls similar to existing RED zoning in the proposed Plan area. A proposed RED Mixed district would allow a small amount of ground-floor commercial use.

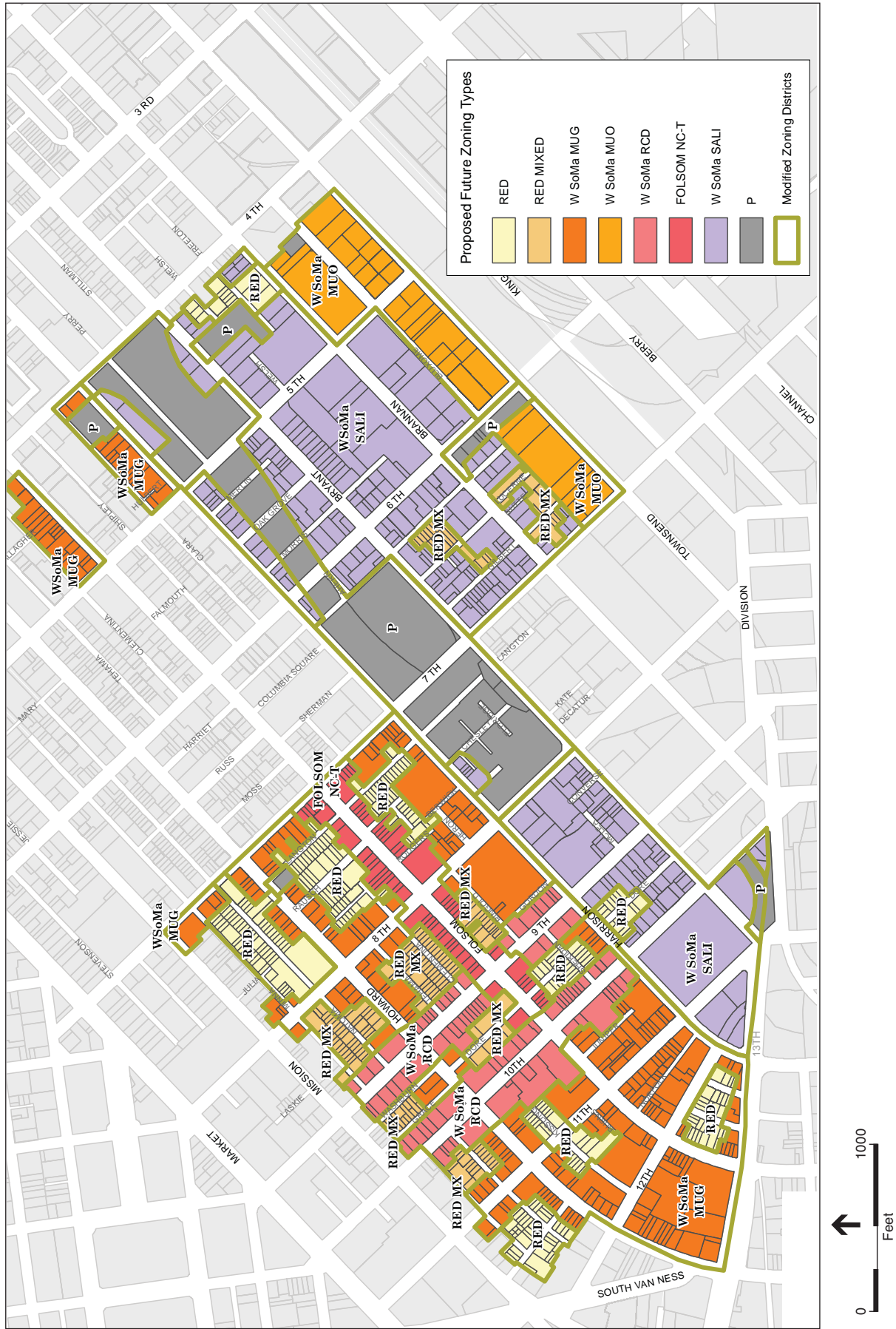


SOURCE: San Francisco Planning Department

Case No. 2008.0877E: Western SoMa Community Plan EIR

Figure 1

Project Site Location and Component Boundaries



Case No. 2008.0877E: Western SoMa Community Plan EIR
Figure 2
 Proposed Western SoMa Zoning Districts

SOURCE: Western SoMa Citizens Planning Task Force

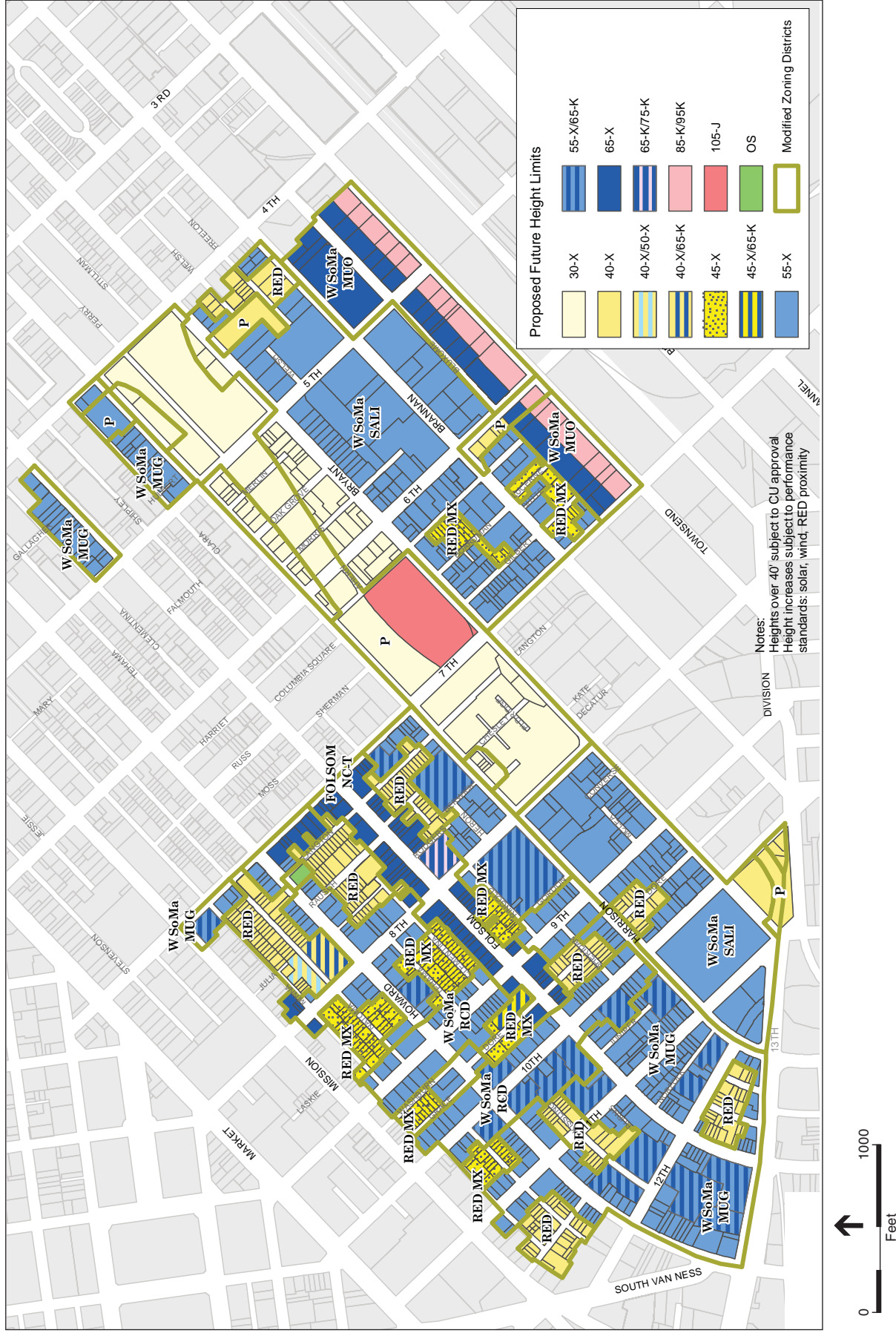
districts, which exist at present. This district would not permit any single-room occupancy (SRO) units or any retail, commercial or light industrial uses.

Residential Enclave District, Mixed (RED MIXED) – similar to the RED districts, RED MIXED districts would promote residential developments but would also allow for a limited mix of supportive uses such as retail, and light manufacturing, using appropriate buffers to allow incompatible uses to exist in proximity to one another and requiring a Conditional Use authorization.

- **Western SoMa Mixed-Use General (W SoMa MUG)** – this district would surround the RED and RED MIXED clusters north of Harrison Street. It would permit residential uses and support a flexible mix of smaller neighborhood-serving retail, commercial and industrial/production, distribution, and repair (PDR) uses, some permitted as principal uses and others requiring a Conditional Use authorization. Large scale commercial uses, loft-style live/work spaces and research and development (R&D) facilities would not be permitted within this district.
- **Western SoMa Mixed-Use Office (W SoMa MUO)** – located along Townsend Street and along Brannan Street, between Fourth and Fifth Streets, this district would promote a variety of smaller-scale office uses, digital media and “high-tech” uses, and light industrial/PDR uses amidst a mix of other neighborhood-serving uses such as medical and religious. No residential uses would be permitted within this district.
- **Western SoMa Regional Commercial District (W SoMa RCD)** – located along 9th and 10th Street Plan-designated transportation routes, this district would allow for a variety of uses, including residential, retail, office, and industrial/PDR. New developments, however, would be subject to floor-by-floor land use restrictions.
- **Folsom Neighborhood Commercial Transit (Folsom NC-T)** – this district would encourage height and density along the “Downtown Folsom” neighborhood-serving commercial corridor between Seventh and Tenth Streets. The Folsom NC-T district would allow residential and limited institutional, office and retail uses. Small accessory entertainment uses and small hotels would be permitted. SRO uses would be permitted pending Conditional Use authorization.
- **Western SoMa Service, Arts, Light Industrial (W SoMa SALI)** – designed to protect and facilitate the expansion of existing light industrial, commercial, manufacturing, live/work and arts uses. New residential or office uses would not be permitted, although general retail and industrial/ PDR uses would be allowed. R&D-related uses would require a Conditional Use Authorization.

Building Heights and Form. Heights within the Draft Plan area currently range from 30 to 130 feet, although much of the Draft Plan area lies within the 50-X height and bulk district (50 foot height limit, no bulk limit) and most structures are one- to three-stories tall. The Draft Plan proposes to modestly increase or decrease height limits in specific subareas in order to facilitate meeting the defined goals and objectives articulated throughout the Plan.

Figure 3 illustrates the height districts proposed within the SUD. In general, the prevailing 50-foot height limit would be increased to 55 feet to encourage active uses at the ground level and the existing height limits within the RED, RED MIXED, and SALI districts would be reduced to 40 feet to maintain the



SOURCE: Western SoMa Citizens Planning Task Force

Case No. 2008.0877E: Western SoMa Community Plan EIR

Figure 3

Proposed Western SoMa Height Districts

“small scale” character of the residential and commercial uses that exist there, particularly along the mid-block alleys.

Other changes proposed by the Draft Plan include requiring height limits and upper story setbacks in new construction to preserve historic street walls, maintain adequate light and air, and maximize solar access, and encouraging the preservation and expansion of rear yards. In addition, the Draft Plan proposes to develop design standards to preserve the industrial character of the larger streets, the mixed industrial/residential character of the RED-mixed area and the residential character of the REDs.

Streets and Transportation. The primary goals of the Draft Plan with respect to transportation and circulation include promoting walking and bicycling as alternatives to the single-occupancy vehicle, improving the pedestrian experience in alleys, promoting safety through the use of traffic calming measures, eliminating freight and service vehicles within residential districts, and de-emphasizing auto-oriented uses on neighborhood-serving streets and along Folsom Street.

These goals would be implemented through various mechanisms including: implementation of alley treatments; the closure of one or more minor streets and alleys to general automobile traffic; installation of signalized midblock crossings; designation of certain streets (Ninth, Tenth, Harrison and Bryant) as limited truck access routes; installation of sidewalk bulb-outs on Folsom Street; installation of gateway treatments at and in the vicinity of U.S. 101 off-ramps; installation of public realm greening and pedestrian enhancements; initiation of new or modified experimental shuttle and/or fixed-route transit service; and parking management of on-street parking spaces, in coordination with *SFpark*, the San Francisco Municipal Transportation Authority’s “smart parking management program.”

Historic Preservation. One of the main goals of the Draft Plan is to further identify and preserve the historic and cultural resources within the proposed Plan area, including individual structures and districts, as well as resources that fall under the less recognized “social heritage landscape” category. Social heritage landscapes include resources that that pertain to specific social and cultural movements or to groups that have made a contribution to the broad patterns of the City’s history. These include the lesbian, gay, bisexual, transgendered, and questioning (LGBTQ) community and the Filipino community, both of which have existed in the Western SoMa area for decades and have established long-standing cultural traditions (such as street festivals and the Folsom Street Fair) and institutions (such as Filipino community center) within the neighborhood.

In addition, multiple opportunities exist within the proposed Plan area for the adaptive reuse and rehabilitation of existing buildings, both formally designated historic resources and structures that could be deemed eligible for formal designation. In addition to applying the nationally recognized *Secretary of the Interior Standards for the Treatment of Historic Properties* to minimize impacts of reusing and rehabilitating these structures, the Draft Plan proposes to develop a set of design standards that could be applied in conjunction with the policies and objectives of the Draft Western SoMa Community Plan in order to minimize impacts on historic and cultural resources.

Open Space. While the Western SoMa community has access to large spaces for recreation, such as the waterfront and Yerba Buena Gardens, it lacks street connectors that lead to those large spaces, or to the

small neighborhood parks serving the residents of the proposed Plan area. The Draft Plan calls for creating and improving existing open space (through collaboration with other public agencies such as the Department of Public Health), while partnering with private development in the creation of privately owned but publicly accessible open spaces, such as gardens and roofs.

Community Stabilization. The Draft Western SoMa Community Plan proposes to implement measures to ensure that infrastructure improvements keep pace with growth and development, and that new projects pay impact fees and provide public amenities, to offset the burden placed by new development on City services. The Draft Plan proposes that the number of market rate housing units approved by the San Francisco Planning Commission in any single calendar year not be more than 2.33 times (i.e., 70 percent market rate/30 percent below market rate (BMR)) the number of affordable housing units (including both nonprofit units and inclusionary units) approved by Planning Commission action that same year. Should the annual neighborhood data for net new jobs/household mix additions fall below 6.60:1 for two consecutive years, the Draft Plan proposes to create mechanisms to require that the Planning Commission impose Conditional Use requirements and findings for a period of time necessary to return to the desired jobs/household mix specified by the Draft Plan for the entire Western SoMa Special Use District.

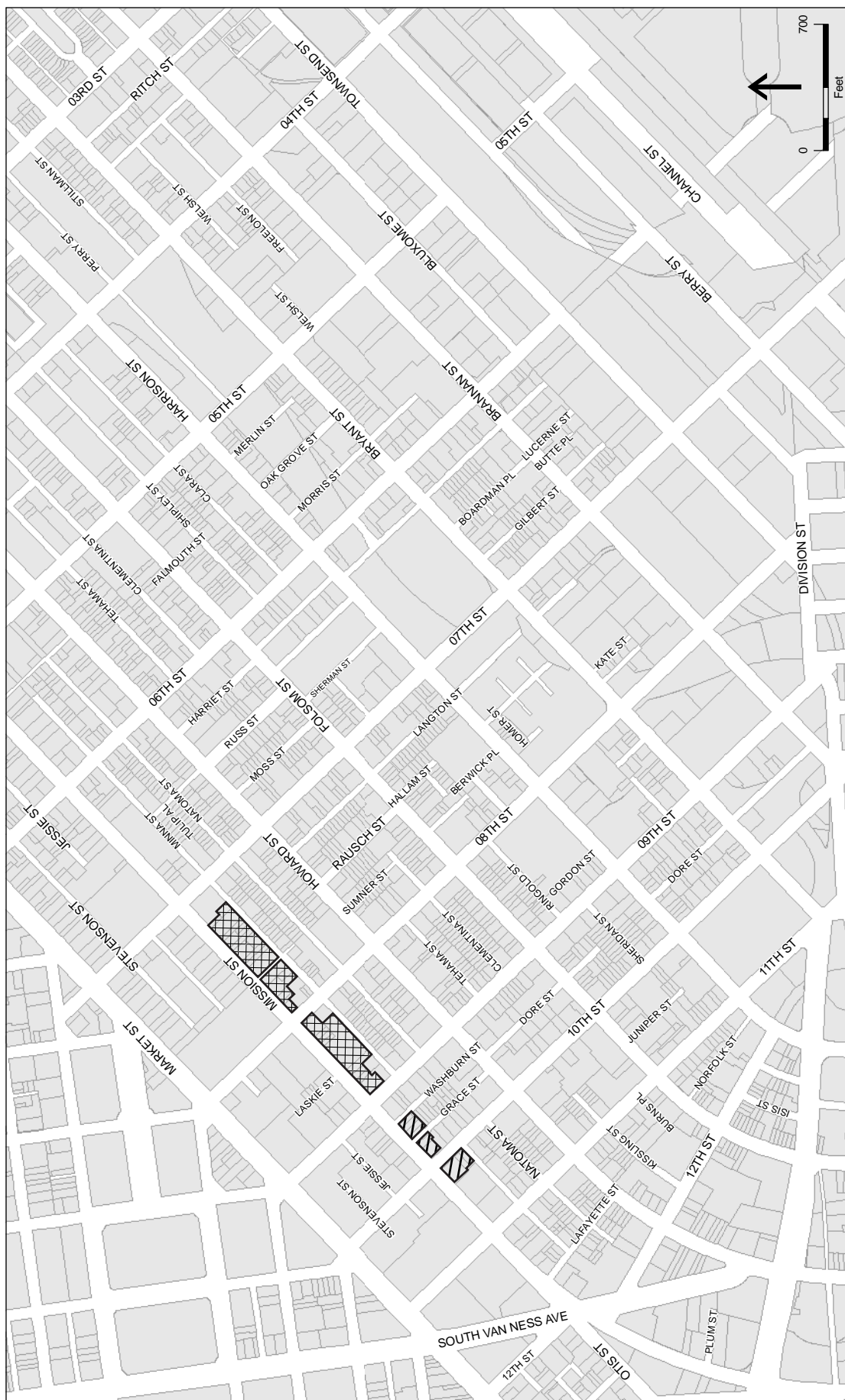
REZONING OF ADJACENT PARCELS

The EIR will also analyze, on a programmatic-level, the physical environmental impacts of rezoning approximately 47 parcels outside of but in proximity to the Draft Plan area and generally bounded by Seventh, Eleventh, Mission, and Minna Streets (see **Figure 4**). These parcels have not been identified for rezoning in either the Draft *Western SoMa Community Plan* or the *Eastern Neighborhoods Rezoning and Area Plans* but would be rezoned to correspond to recent and proposed rezoning efforts (Eastern Neighborhoods and Western SoMa). The existing designations of these parcels are Heavy Commercial (CM) and Service/Light Industrial/Residential (SLR). As part of this project, parcels would be rezoned as Downtown General Commercial (C-3-G) along the south side of Mission Street, between 10th and the west side of 9th Streets; and rezoned as Eastern Neighborhoods Mixed Use Office (MUO) along the south side of Mission Street, between Ninth and the west side of Seventh Streets.

The Planning Department is implementing this “clean-up” zoning process to reconcile the use districts of these parcels with those of the neighboring properties and to make them consistent with the zoning of the opposing block facades. The new designations would allow office uses appropriate to existing and future uses of the Mission Street corridor and would maintain the alley sculpting controls for the through parcels and non-through parcels located on the north side of Minna. No changes to the existing height or bulk districts are proposed as part of this process.

PROPOSED DEVELOPMENT AT 350TH STREET

As noted above, the EIR also will analyze on a project-specific level (in contrast to the program-level analysis otherwise contained in the EIR) the environmental impacts associated with a mixed-use residential, commercial, and light industrial/artist development at 350 8th Street, proposed for Block 3756, Lots 3 and 15, between Folsom and Harrison Streets. The 350 8th Street parcel is approximately 144,000 square feet in size and is currently used by the Golden Gate Bridge, Highway, and



Case No. 2008.0877E: Western SoMa Community Plan EIR
Figure 4
 Proposed Rezoning of the Adjacent Parcels

SOURCE: Western SoMa Citizens Planning Task Force

Transportation District as a bus parking and inspection yard. It is occupied by a large paved lot and three small, single-story administration and maintenance structures, which would be demolished to accommodate the proposed approximately 634,000-square-foot mixed-use development. The site would be redeveloped with approximately 420 dwelling units, approximately 50,000 square feet of commercial/retail space, approximately 9,840 square feet of light industrial/artist space, and approximately 3,500 square feet of community space. The project would also include about 43,200 square feet of ground-level open space, parts of which would be publicly accessible. **Figures 5 through 9** illustrate the proposed floor plans and elevations of the 350 8th Street mixed-use project.

The proposed project would include approximately seven buildings ranging from three to six stories, or 31 to 65 feet tall, distributed among an open-space network including new alleys, courtyards, and publicly accessible plazas. Of the new structures, two near the center of the project site would be six-story residential buildings and two along Gordon and Ringold Alleys would be three to five stories and would provide residential units above ground floor light industrial/artist space. A four-level commercial building would be constructed at the corner of Gordon and Harrison Streets and two residential above ground-floor commercial or community-space buildings would be constructed along Harrison and Eighth Streets. Parking, primarily below grade, would accommodate approximately 409 vehicles. Pedestrian access to the project site would be available on all sides and automobile access would be provided through a single entrance/exit on Harrison Street. Access to the project's below-grade parking would be via ramps from Harrison Street. Auto access to a proposed internal driveway within the project site would be from Eighth Street, and a small number of individual garage spaces would have access from Ringold Street. Freight loading spaces would be provided on the internal driveway.

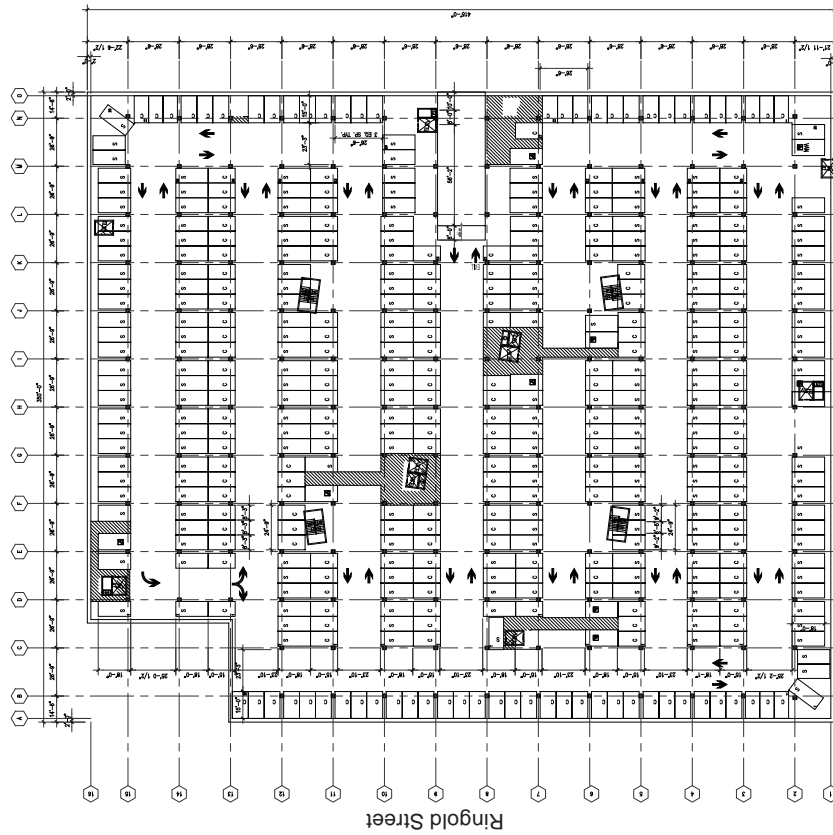
The proposed project would seek to take advantage of proposed allowable height increases from 40 to 65 feet and rear-yard modification for provision of open space in a configuration other than that of a traditional rear yard through a Conditional Use authorization. A parking variance may also be required.

POTENTIAL ENVIRONMENTAL ISSUES

The Proposed Project could result in potentially significant environmental effects. As required by CEQA, the EIR will examine those effects, identify mitigation measures, and analyze whether proposed mitigation measures would reduce the environmental effects to a less than significant level. The EIR will analyze the proposed Plan, based on the proposed new planning policies and controls for land use, urban design and built form, and street network improvements. It will also analyze the rezoning of the identified adjacent parcels and the 350 8th Street mixed-use development, in addition to the No Project Alternative and one or more other alternatives that will be determined once the EIR is under way and significant environmental impacts have been identified.

The *Plans and Policies* chapter of the EIR will discuss any inconsistencies between the Draft Plan and the City's adopted *General Plan* and its relevant elements (notably the Housing and Urban Design Elements and the recently adopted *East SoMa Plan*) as well as the *Bicycle Plan*, *Climate Action Plan* and other city-wide and regional planning documents.

8th Street

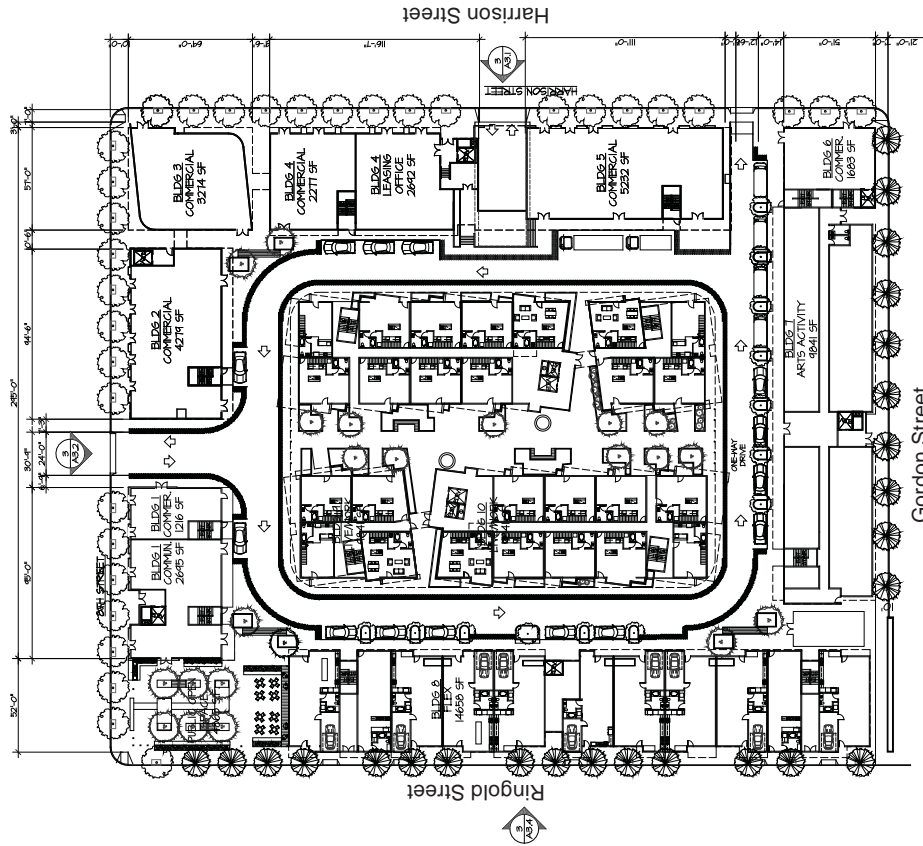


Gordon Street



1 BASEMENT FLOOR PLAN

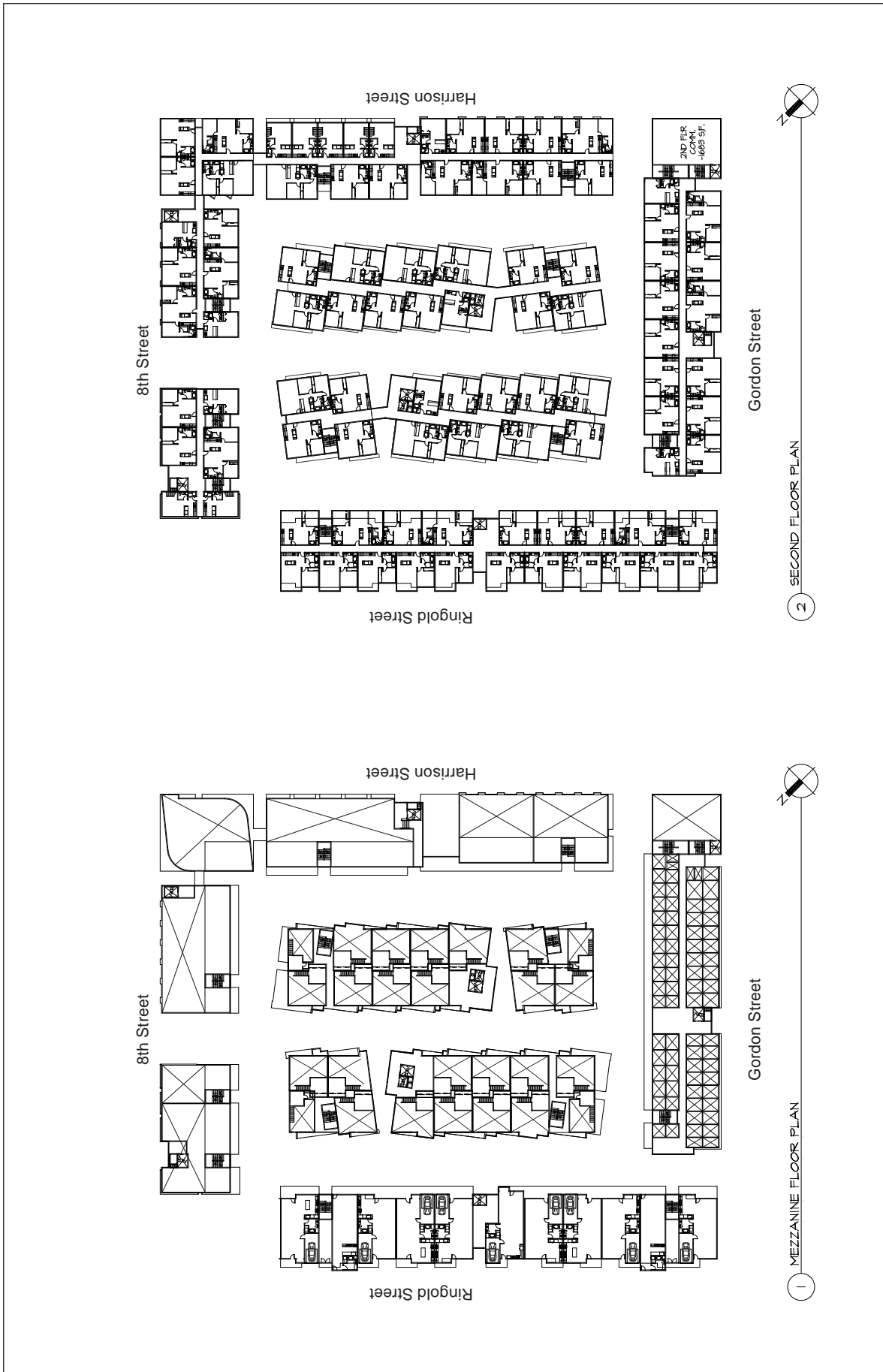
8th Street



Gordon Street



2 FIRST FLOOR PLAN



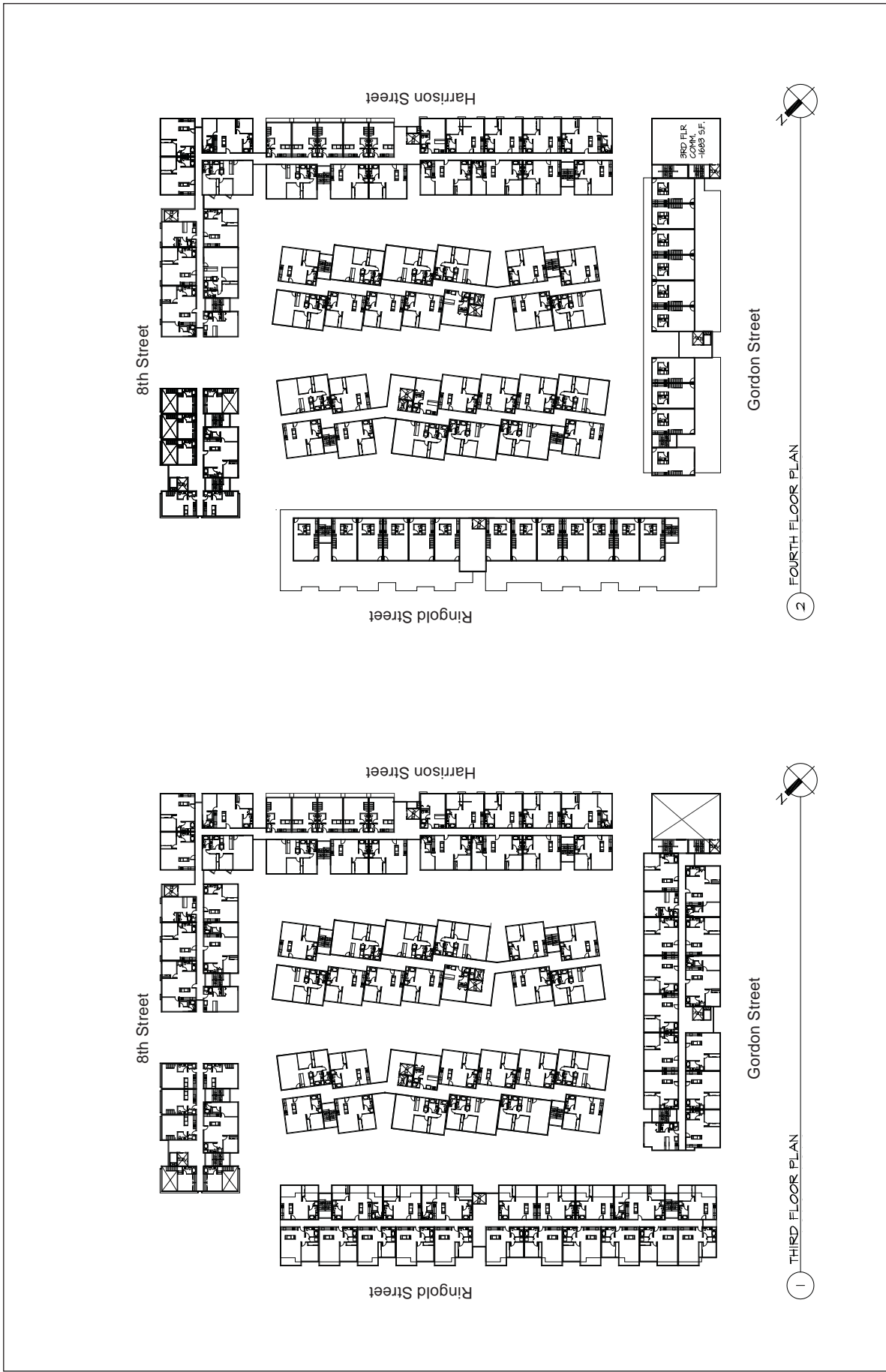
SOURCE: Kava Massih Architects

Case No. 2008.0877E: Western SoMa Community Plan EIR

Figure 6

350 8th Street Mixed-use Project-

Mezzanine and Second Floor Plans



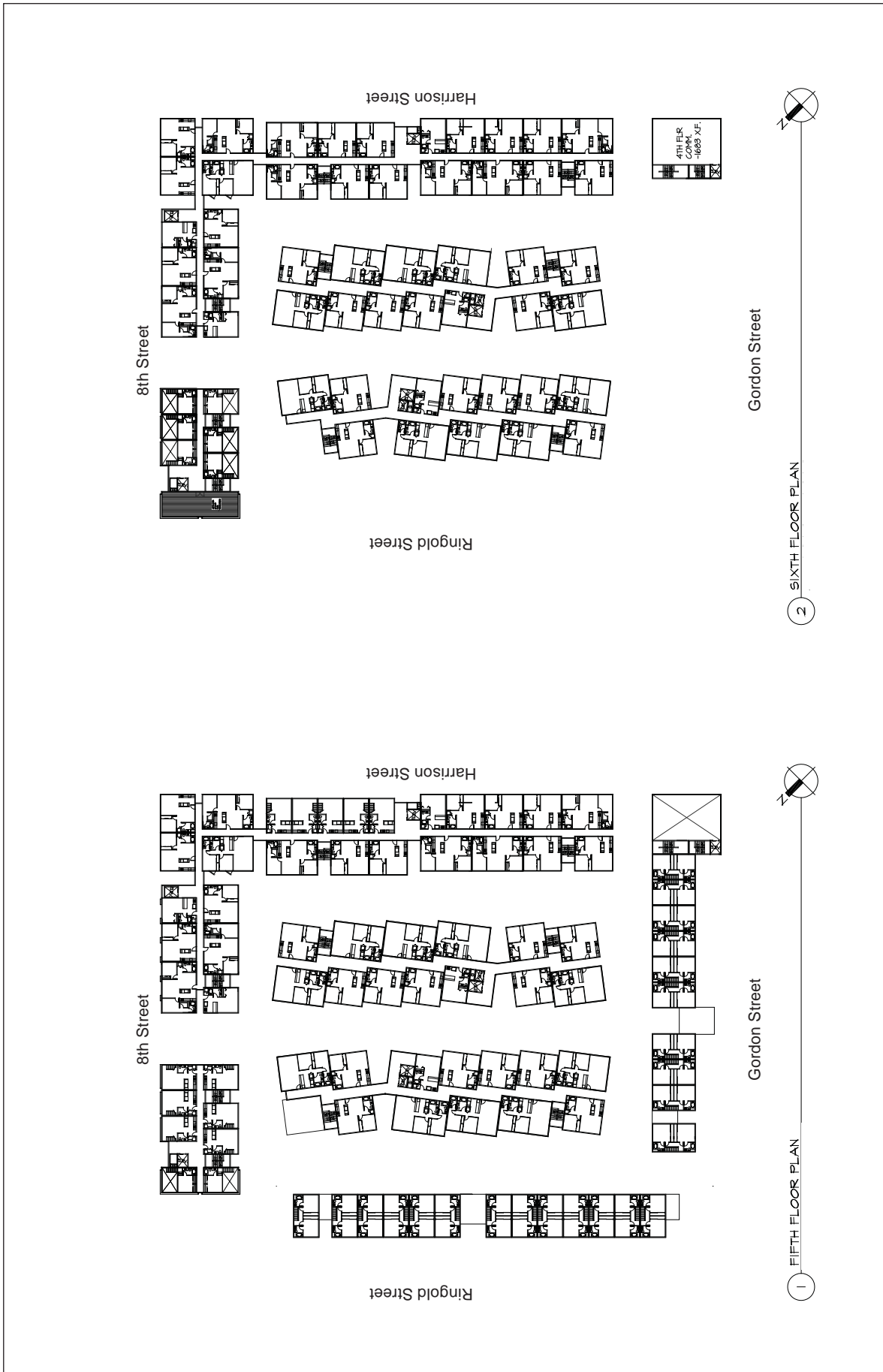
SOURCE: Kava Massih Architects

Case No. 2008.0877E: Western SoMa Community Plan EIR

Figure 7

350 8th Street Mixed-use Project-

Third and Fourth Floor Plans

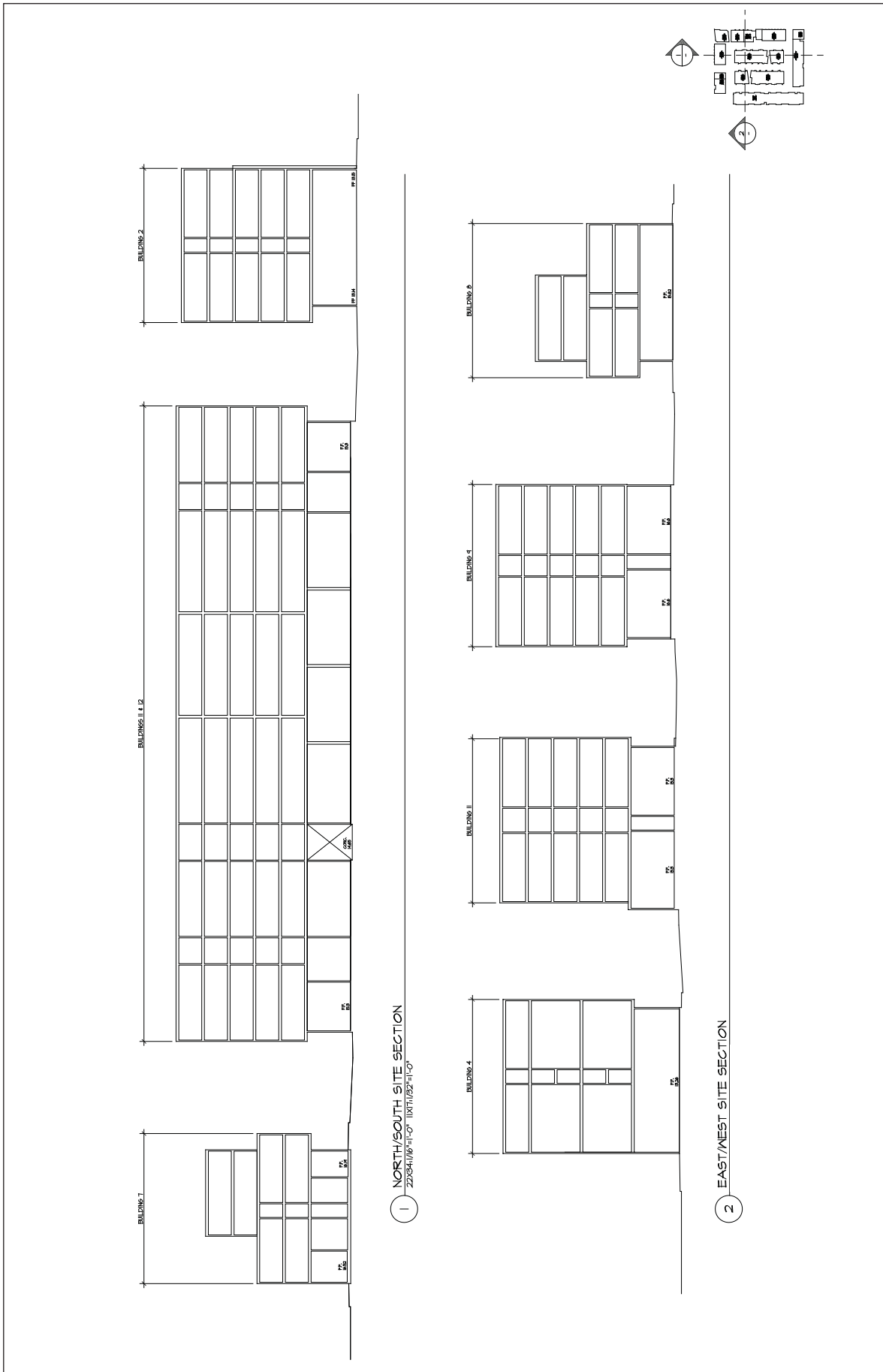


SOURCE: Kava Massih Architects

Case No. 2008.0877E: Western SoMa Community Plan EIR

Figure 8

350 8th Street Mixed-use Project-
Fifth and Sixth Floor Plans



SOURCE: Kava Massih Architects

Figure 9
350 8th Street Mixed-use Project-
Elevations

The *Environmental Impacts* chapter of the EIR will likely address the following environmental issues:

Land Use and Land Use Planning

By amending the existing land use and zoning controls, the proposed Western SoMa Community Plan would encourage particular land uses within specific subareas, shifting the density within those areas and within the Draft Plan area in general. The EIR will analyze whether the proposed land use changes could result in potential conflicts between land uses and whether the existing neighborhoods surrounding the Draft Western SoMa Community Plan area could be adversely affected. The EIR will also consider any land use impacts associated with the rezoning of the identified adjacent parcels and will analyze, on project-specific level, the land use impacts of implementing the proposed mixed-use development at 350 8th Street.

Visual Quality

The proposed changes in height contemplated by the proposed Plan, as well as the implementation of the proposed 350 8th Street project, could alter the visual quality within the Draft Plan area. The EIR will include a discussion of the visual character envisioned for the SUD, including the proposed RED and RED MIXED districts, the Townsend high-tech corridor, and the non-residential areas south of Harrison Street. A discussion of the alleyways and the proposed controls intended to maximize sunlight access to yards and streets will also be included.

The EIR will analyze the project's potential effects on the existing visual character, views and viewsheds, urban form, and orientation. The EIR will assess how the proposed land use changes and modifications in building height and bulk may result in physical changes that may have visual impacts. The discussion of the 350 8th Street mixed-use project will include additional analysis that will examine the proposed buildings' orientation and design within its surrounding context and may include visual simulations.

Population, Housing, and Employment

The EIR will describe existing and expected future conditions for housing supply, population, housing market conditions, business activity, and employment in the Draft Plan area, selected nearby neighborhoods and districts, the rest of the City, and the rest of the region, as relevant. The impact analysis will also consider how the proposed project, comprising of future development within the Draft Plan area and the proposed large-scale mixed-use development at 350 8th Street, would influence population and employment growth patterns in the City and the region. The EIR will also evaluate potential for the displacement of housing, population, business activity and jobs—from both the Draft Plan area and, indirectly, from nearby areas, as appropriate.

Archaeological and Historical Resources

No known paleontological resources exist within the study area. Therefore, the proposed project is not expected to result in any adverse impacts pertaining to paleontological resources. The EIR will present a brief discussion that will address this topic.

The analysis of potential archaeological impacts will include an areawide summary of the findings of existing archaeological research. This analysis may include a map of archaeological mitigation zones or specific areas of heightened concern for potential resources, for which project-specific mitigation will be required for subsequent development projects. The EIR will also describe specific conditions and any necessary mitigation measures for archaeological resources on the 350 8th Street project site.

With regard to historic architectural resources, the EIR will summarize the ongoing Historic Resources Survey being conducted for the Draft Plan area, and will also rely on any other available technical reports and surveys to identify historic resources within the Draft Plan area, evaluate the impacts of the Draft Plan and the proposed rezoning on historic resources, and identify appropriate mitigation and improvement measures to reduce any potentially significant environmental impacts. In addition to the physical structures that may possess some level of historical significance, the EIR will also examine the goals and policies included in the Draft Plan that attempt to preserve physical and non-physical potential cultural resources that relate to the history of LGBTQ individuals and groups in the proposed Plan area, and potential cultural resources associated with the history of the Filipino community in the proposed Plan area. The EIR will also provide the historic determination for the 350 8th Street development and analyze it on a project-specific level.

Transportation

The EIR will summarize the Transportation Study that will be prepared for the proposed project and will include an analysis of program-level impacts and mitigation measures associated with the Draft Plan and the rezoning of adjacent parcels and specific transportation impacts and mitigation measures associated with the 350 8th Street project. Future traffic volumes will be developed from output of the San Francisco County Transportation Authority's travel demand model (herein referred to as the "SFCTA Model"), as the 2030 Base scenario. Using this information, the EIR will document the net-new vehicle-trip, transit-trip, and other-trip generation of the proposed project and alternatives. Transit conditions will be assessed, with future ridership also derived from the SFCTA Model. Pedestrian and bicycle conditions, freight loading, and parking conditions will be analyzed, both on a programmatic level for both the Draft Plan and the proposed rezoning and on a project-specific level for the 350 8th Street mixed-use project.

Noise

The EIR will evaluate the land use mix envisioned by the Draft Plan for noise compatibility with existing and proposed land uses as well as with future traffic levels. Noise analysis will use available published information, such as the Department of Public Health's (DPH) recently prepared map of roadway noise levels, to evaluate compatibility of new uses with traffic noise levels.⁵ The EIR also will describe construction-period noise levels and identify sensitive receptors (residences) nearest to locations of the 350 8th Street project.

⁵ The Department of Public Health noise map is available online at <http://www.sfdph.org/dph/files/EHSdocs/ehsPubldocs/Noise/noisemap2.pdf>.

Air Quality

The air quality analysis will be prepared in accordance with the BAAQMD CEQA Guidelines' direction for plans, with the significance based upon the proposed Draft Plan's consistency with the most recent *Clean Air Plan* (currently the *Bay Area 2005 Ozone Strategy*), including the *Clean Air Plan's* transportation control measures. The EIR also will analyze the air quality effects of the proposed 350 8th Street development on a project-specific level.

The EIR will include a discussion of roadway-generated pollutant concentrations, notably PM_{2.5}. On a program level this discussion will be qualitative and will focus on the existing and anticipated mix of uses in the Draft Plan area and the potential for impacts related to air contaminant emissions to be situated adjacent to sensitive uses, with reference made to the recently adopted *San Francisco Health Code* and *Building Code* requirements for modeling of PM_{2.5} concentrations and, if necessary, air filtration systems.

The EIR also will quantify anticipated greenhouse gas emissions that could result from the proposed 350 8th Street project and other development in the Draft Plan Area, including analysis of the project's consistency with the California Global Warming Solutions Act of 2006 (AB 32). The EIR will also discuss issues associated with air quality for new development in close proximity to high-volume traffic corridors, consistent with DPH's Assessment and Mitigation of Air Pollution Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review.⁶

Wind

The study of wind effects for the EIR will be defined to reflect that the building heights proposed under the Draft Plan and as part of the 350 8th Street individual project would not surpass 85 feet and no height revisions are proposed for the parcels adjacent to the Draft Plan boundaries that would be rezoned with respect to land use. The EIR will provide an overview of the wind conditions in the Draft Plan area, based on available information, including past wind-tunnel tests, and on the 350 8th Street project site and will summarize a technical memorandum analyzing anticipated effects of the Draft Plan and/or the 350 8th Street project.

Shadow

The Howard & Langton Mini-Park is the only Recreation and Park Commission property within the Draft Plan Area with several others, including South of Market Recreation Center, Victoria Manolo Draves Park, and South Park, nearby. Because the height limits proposed by the Draft Plan will not exceed 65 feet, except along Townsend Street where a limit of 85 feet is proposed, shadow impacts associated with the proposed Plan are not anticipated to be substantial or significant on locations other than, potentially, the Howard & Langton Mini-Park. Nevertheless, the Draft Plan and the proposed 350 8th Street project have the potential to incrementally increase shading. Thus, the EIR will prepare graphical depictions of net new shadow from the proposed Draft Plan, and if determined necessary, for the 350 8th Street project. Mitigation measures for shadow impacts will be identified as appropriate.

⁶ This document can be viewed online at <http://www.sfgov.org/site/frame.asp?u=http://www.dph.sf.ca.us/> (accessed June 23, 2008).

Recreation & Public Space

As noted in the Draft Plan, Western SoMa's open space to residents ratio, at 0.027 acres of open space per 1,000 residents, is below that of other areas of the City. The Draft Western SoMa Plan area only has one public park, which is the Howard & Langton Mini-Park, located on Howard Street near Seventh Street. The EIR will assess whether the proposed Western SoMa Community Plan, in combination with the rezoning of the identified adjacent parcels and the implementation of the 350 8th Street project, would raise park and recreation facility use to a level that would result in significant environmental impacts. The EIR will also assess policies proposed as part of the Draft Plan that aim to improve the neighborhood's public realm conditions and encourage innovative ways to provide publicly accessible open space.

Utilities and Service Systems & Public Services

The projected increases in population within the Draft Plan Area and at the 350 8th Street project site would increase the demand for utilities such as water supply, wastewater treatment, solid waste disposal and energy supply and could result in an increased need for fire and police protection services. The EIR will briefly describe current conditions and identify any potential impacts likely to result from development pursuant to the Draft Plan, the proposed rezoning and the 350 8th Street project, and any corresponding mitigation measures. The EIR will also assess whether new or expanded public facilities would be required as a result of the proposed project and whether those additional facilities could have a substantial adverse impact on the environment.

Geology, Soils, and Seismicity

This section will describe the physical geological setting within the Draft Plan Area at a programmatic level, based on standard references for this topic, and at a project-specific level for the 350 8th Street project. Any geotechnical analyses being prepared for the 350 8th Street site will be summarized.

Hydrology and Water Quality

This EIR section will assess potential construction-related impacts to water quality and will qualitatively analyze potential changes in municipal sewage and stormwater runoff associated with project implementation. This section will describe the City's combined sewer-storm drain system, discuss the regulatory framework for control of water quality, qualitatively assess changes in the volume of discharges to the combined sewer system, if any, as a result of the Draft Plan, the rezoning of the identified adjacent parcels, the 350 8th Street project, and other development anticipated in the Draft Plan Area (along with any substantial cumulative increases from other development), and discuss the effects of any project-generated discharges to the SFPUC's Sewer System Master Plan currently being developed. The analysis will also incorporate the Draft Plan's proposed requirement that calls for 25 percent of the lot area to be retained as at-grade and permeable yards, the intention being increasing permeable surface areas and reducing stormwater flows. Flooding potential within the Draft Western SoMa Plan area will also be addressed, given that most of the study area is within the SoMa Flood Zone, where properties are prone to flooding, especially where ground stories are located below an elevation of 0.0 City Datum or below the hydraulic grade line or water level of the sewer.

Hazards and Hazardous Materials

This section will be based on existing information and environmental database review, will describe the legal requirements and required processes for remediation of contaminated sites, and will discuss the types of contaminants that are expected to be encountered within the Draft Western SoMa Plan Area and on the 350 8th Street site, based on historic land uses and subsurface conditions.

Other Issues

The EIR will briefly discuss potential effects related to biological resources, mineral and energy resources, and agricultural resources.

FINDING

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, Sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance).

PUBLIC SCOPING PROCESS

Pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The meeting will be held on **August 25, 2009 at 6:00 p.m.** at **Bessie Carmichael School at 375 Seventh Street**. Written comments will also be accepted at this meeting and until the close of business on **September 11, 2009**. Written comments should be sent to Bill Wycko, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for a responsible State agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

August 7, 2009
Date

Bill Wycko
Bill Wycko
Environmental Review Officer