

File No. 110314

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date April 25, 2011

Board of Supervisors Meeting Date _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|---------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Department of Public Works' SUR Map No. 3011</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>North Beach Public Library and Joe DiMaggio Playground Master Plan</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Planning Commission Resolution</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Public Library Commission Resolution</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Recreation and Park Commission Resolution</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Department of Public Works' Order No. 179,289</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Planning Commission Motion</u> |

Completed by: Alisa Somera Date April 22, 2011

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Street Vacation - Resolution of Intention - Joe DiMaggio Playground Master Plan - Mason
2 Street]

3 **Resolution declaring the intention of the Board of Supervisors to vacate the one block**
4 **portion of Mason Street between Lombard Street and Columbus Avenue for purposes**
5 **of the North Beach Public Library and Joe DiMaggio Playground Master Plan, subject**
6 **to certain conditions; and setting the hearing date for all persons interested in the**
7 **proposed vacation of said public right-of-way.**

8
9 WHEREAS, This vacation proceeding for the one block portion of Mason Street
10 between Lombard Street and Columbus Avenue (the "Vacation Area"), is conducted under the
11 general vacation procedures of the Public Streets, Highways and Service Easements
12 Vacation Law (California Streets and Highways Code Sections 8300 et seq.); and,

13 WHEREAS, Section 787(a) of the San Francisco Public Works Code provides that the
14 street vacation procedures for the City and County of San Francisco (the "City") shall be in
15 accordance with the applicable provisions of the California Streets and Highways Code and
16 such rules and conditions as are adopted by the Board of Supervisors; and,

17 WHEREAS, The location and extent of the Vacation Area is more particularly described
18 on the Department of Public Works' SUR Map No. 3011, dated 02/10/2011,
19 2011, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
20 110314 and incorporated herein by reference; and,

21 WHEREAS, The vacation of the Vacation Area is necessary for the implementation of
22 the North Beach Public Library and Joe DiMaggio Playground Master Plan. A copy of said
23 Plan is on file with the Clerk of the Board of Supervisors in File No. 110314 and is
24 incorporated herein by reference; and,

1 WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution
2 No. _____, making findings of consistency with the General Plan and the eight
3 priority policies of Planning Code Section 101.1 for the proposed Street Vacation
4 contemplated in companion legislation on file with the Clerk of the Board of Supervisors in File
5 No. 110314. A copy of this Planning Commission Resolution is on file with the Clerk
6 of the Board of Supervisors in File No. 110314 and is incorporated by reference as
7 though fully set forth herein; and,

8 WHEREAS, On April 25, 2011, the San Francisco Public Library Commission,
9 at a duly noticed public hearing, adopted Resolution No. _____, recommending the
10 street vacation among other actions. A copy of said Resolution is on file with the Clerk of the
11 Board of Supervisors in File No. 110314 and is incorporated by reference herein; and;

12 WHEREAS, On April 25, 2011, the San Francisco Recreation and Park
13 Commission, at a duly noticed public hearing, adopted Resolution No. _____,
14 recommending the street vacation among other actions. A copy of said Resolution is on file
15 with the Clerk of the Board of Supervisors in File No. 110314 and is incorporated by
16 reference herein; and,

17 WHEREAS, In DPW Order No. 179,209, dated April 21, 2011, the Director of the
18 Department of Public Works ("DPW Director") determined: (i) the Vacation Area is
19 unnecessary for the City's present or prospective public street purposes, subject to
20 satisfaction of the condition specified below; (ii) the Vacation Area should be conditionally
21 vacated so that it is not deemed final and effective until the same time as the City issues a site
22 or building permit for the new North Beach Public Library to be constructed partially on the
23 Vacation Area; (iii) until the time that the condition specified in Subsection (ii) is satisfied,
24 Mason Street shall remain a dedicated public street; (iv) the interdepartmental transfer of the
25 Vacation from the jurisdiction of the Department of Public Works to the Recreation and Park

1 Department will further a proper public purpose by preserving the subject area for park and
2 recreational purposes, including construction of a library; (v) the interdepartmental transfer
3 shall occur simultaneously with the street vacation being final and effective; and (vi) there are
4 no physical public and private utilities affected by the vacation of the Vacation Area except as
5 stated below. A copy of the DPW Order is on file with the Clerk of the Board of Supervisors in
6 File No. 110314 and is incorporated herein by reference; and,

7 WHEREAS, The DPW Director further recommended that the Board acknowledge the
8 transfer of jurisdiction of the Vacation Area to the Recreation and Park Department is subject
9 to: (1) the right of the San Francisco Public Utilities Commission (the "PUC") to have
10 continued access to the Vacation Area for purposes of maintaining its facilities, (2) Pacific Gas
11 and Electric ("PG&E"), depending on its future assessment of service provision, may require
12 an easement or similar right to have continued access to the Vacation Area for purposes of
13 maintaining its facilities, (3) the public interest, convenience and necessity require that prior to
14 the final and effective date of the Street Vacation, the Recreation and Park Department and
15 the PUC enter into a memorandum of understanding concerning access to and maintenance
16 of said PUC facilities and the City's Division of Real Estate, if necessary, enter into an
17 easement or other document with PG&E concerning access to and maintenance of said
18 PG&E facilities; and,

19 WHEREAS, The DPW Director also recommended that the public interest,
20 convenience, and necessity require that, except as specifically provided above, no other
21 easements or other rights should be reserved for any public or private utilities or facilities that
22 are in place in such Vacation Area and that any rights based upon any such public or private
23 utilities or facilities should be extinguished; and,

24 WHEREAS, Pursuant to the Streets and Highways Code Section 892, the DPW
25 Director also found that the Vacation Area is unnecessary for non-motorized transportation as

1 there are multiple streets surrounding that Vacation Area that remain available for such
2 transportation and those members of the public availing themselves of non-motorized
3 transportation will not be inconvenienced by the proposed street vacation. In addition, the
4 Vacation Area, pursuant to the North Beach Public Library and Joe DiMaggio Playground
5 Master Plan, will remain available for passive recreational use, including some forms of non-
6 motorized transportation; now, therefore, be it

7 RESOLVED, That under California Streets and Highway Code Sections 8320 et seq.,
8 the Board of Supervisors hereby declares that it intends to order the vacation of the Vacation
9 Area, as shown on SUR Map No. 3011, and adopt the recommendations of the DPW
10 Director; and, be it

11 FURTHER RESOLVED, That notice is hereby given that on the 7th day of
12 June, 2011, beginning at approximately 3:00 P.M. in the Legislative Chambers of
13 the Board of Supervisors, all persons interested in or objecting to the proposed vacation will
14 be heard; and, be it

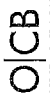
15 FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board
16 to transmit to the Department of Public Works a certified copy of this Resolution, and the
17 Board of Supervisors urges the Director of Public Works to publish and post this Resolution
18 promptly in the manner required by law and to give notice of the hearing of such contemplated
19 action in the manner required by law.



JOE DIMAGGIO PLAYGROUND AND
 NORTH BEACH PUBLIC LIBRARY
MASTER PLAN REPORT

OCTOBER 2008

Prepared by:
LEDDY MAYTUM STACY ASSOCIATES



OFFICE OF CAROL BARTON
 148 ELEVENTH STREET, SAN FRANCISCO, CA
 415 551 0090 415 552 0092 www.oicb.com

677 HARRISON STREET, SAN FRANCISCO, CA
 415 485 1700 415 485 1717 www.lmsaiaoh.com



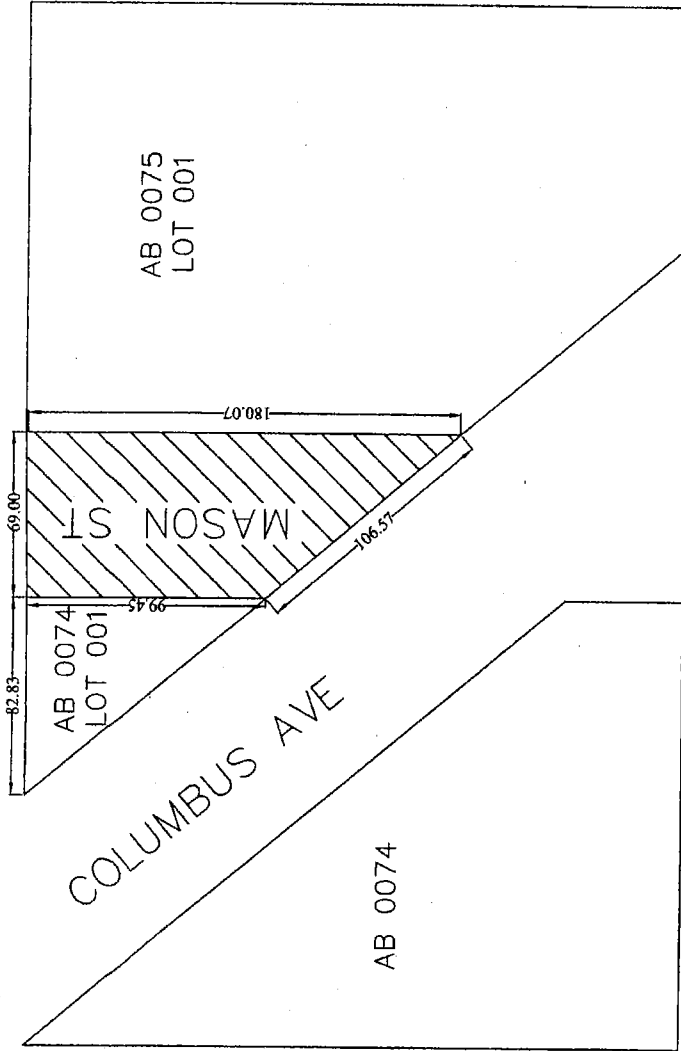
San Francisco
 Recreation & Parks
 San Francisco Public Library



BRANCH LIBRARY
 IMPROVEMENT PROGRAM



LOMBARD ST



PROPOSED AREA TO BE
VACATED

AB 0074

AB 0075
LOT 001

AB 0074
LOT 001

COLUMBUS AVE

82.83

69.00

39.45

180.07

106.51

MASON ST

REFERENCES:

- BLOCK DIAGRAM 0075,
50 VARA BLK. 152
- BLOCK DIAGRAM 0074,
50 VARA BLK. 179

APPROVED:

Bruce R. Storrs
BRUCE R. STORRS
CITY & COUNTY SURVEYOR

3/31/2011

DATE

BY

JR

DATE

02/10/11

DRW

CK

APP

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

PROPOSED STREET VACATION OF MASON ST BETWEEN
LOMBARD ST AND COLUMBUS AVE.
FILE:

SUR: 3011

SHEET 1 OF 1

SCALE: 1:50

CHANGE



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary CEQA Findings, Zoning Map Amendments, and General Plan Referral HEARING DATE: APRIL 21, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 14, 2011
Case No.: 2008.0968 ERZ
Project Address: 701 LOMBARD AND 2000 MASON STREETS
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO
PLAYGROUND MASTER PLAN PROJECT
Existing Zoning: North Beach NC (Neighborhood Commercial) and P (Public) Districts
40-X and OS Height and Bulk Districts
Telegraph Hill-North Beach Residential Special Use District
North Beach Special Use District
Block/Lot: 0074/001 and 0075/001
Project Sponsor: San Francisco Public Library and Recreation and Park Departments
30 Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Sponsor Contacts: Mindy Linetzky – (415) 557-4662
mindy.linetzky@sfgov.org
Karen Mauney-Brodek – (415) 575-5601
karen.mauney-brodek@sfgov.org
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

PROJECT DESCRIPTION

The project sponsors, the San Francisco Public Library (“SFPL”) and San Francisco Recreation and Park Department (“SFRPD”) propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Mason Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor’s Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason Street, the entire block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue (Assessor’s Block 0075, Lot 001).

The project would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan’s characteristics, rezoning of 701 Lombard to Public Use and Open Space height and bulk district and removing it from the Telegraph Hill-North Beach Residential Special Use District and North

Beach Special Use District; and other related actions. The project would result in a total net increase of approximately 3,200 sf of library floor area and approximately 12,010 sf of new open space.

SITE DESCRIPTION AND PRESENT USE

The project site comprises two parcels and a portion of the Mason Street right-of-way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue to the west in the North Beach neighborhood. 701 Lombard Street (Assessor's Block 0074, Lot 001) is a 4,119 square foot (sf) triangular lot bounded by Lombard Street, Mason Street, and Columbus Avenue. This parcel is owned by the City and County of San Francisco, under the jurisdiction of the San Francisco Recreation and Park Department ("SFRPD"), and currently functions as a commercial surface parking lot. 2000 Mason Street (Assessor's Block 0075, Lot 001) is a 109,701 sf irregularly-shaped block bounded by Lombard Street, Powell Street, Greenwich Street, Columbus Avenue, and Mason Street. The parcel is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the North Beach neighborhood in an area characterized by residential and residential-over-commercial structures that generally range in height from two- to four-stories. Properties in the immediate surroundings are located in the North Beach NCD (Neighborhood Commercial District) or RM-2 (Moderate-Density Residential, Mixed Use) with a 40-X Height and Bulk Designation.

ENVIRONMENTAL REVIEW

On August 25, 2010, the Department published a draft Environmental Impact Report ("EIR") for public review. The draft EIR was available for public comment until October 12, 2010. On October 7, 2010, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On April 7, 2011, the Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Project. On April 21, 2011, the Commission considered certification of the Final Environmental Impact Report.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 1, 2011	April 1, 2011	20 days
Posted Notice (property)	20 days	April 1, 2011	April 1, 2011	20 days
Posted Notice (intersections)	10 days	April 11, 2011	April 8, 2011	13 days
Mailed Notice	10 days	April 11, 2011	April 7, 2011	14 days

PUBLIC COMMENT

- The Department has received numerous comments in support of and in opposition to this project. Since notice of the hearing was posted on April 1, 2011, the Department has received six (6) emails regarding the project. One email expressed support for the project, two emails expressed opposition to the project, and three emails requested additional information about the project and/or hearing.

REQUIRED COMMISSION ACTIONS

In order for the project to proceed, the Commission must 1) Adopt Findings under the California Environmental Quality Act; 2) Adopt General Plan and Priority Policies of Section 101.1 findings for Street Vacation and Rezoning; 3) Make recommendation to Board of Supervisors on Zoning and Height Reclassifications (Section 302) of 701 Lombard Street from the North Beach Neighborhood Commercial District to a Public (P) District, from the 40-X to the Open Space (OS) Height and Bulk District, and removal of this property from the Telegraph Hill-North Beach Residential Special Use District, and the North Beach Special Use District. The Commission may approve, or approve in part, or disapprove the proposed Zoning Map amendments and General Plan Referral.

CASE NO. 2008.0968R: GENERAL PLAN REFERRAL

REQUIRED COMMISSION ACTION

General Plan referral is required pursuant to Section 4.105 of the City Charter and Section 2A.53 of the Administrative Code. The City Charter states that prior to passage by the Board of Supervisors of any proposed action pertaining to acquisition of property by the City or County of San Francisco, vacation of property owned by the City and County of San Francisco, or a change of use or title of such property, the Planning Commission must evaluate in writing its conformity with the General Plan.

RECOMMENDATION

The Project is consistent with the Objectives and Policies of the General Plan and meets the criteria set forth in Section 101.1 of the Planning Code. Accordingly, the Department recommends that the Planning Commission find the project to be in conformity, on balance, with the General Plan, along with the proposed conditions. This finding should be noted as an exception due to unique circumstances of this project and should not form a precedent for future release of other street areas.

BASIS FOR RECOMMENDATION

General Plan policies suggest that proposals for the "giving up" of street space – in this case a street vacation – be subject to a high level scrutiny. The General Plan cautions against the giving up of any street area for non-public uses. However, General Plan policies also support the use of street properties for needed public space and other amenities provided the street is not necessary for vehicular circulation.

Through this, the General Plan seeks to balance the benefits of retaining a conventional street with the benefits afforded through the re-purposing of that street.

In this case, the portion of Mason Street proposed for vacation (1) has no ability to connect to the larger street network of the City, (2) has low vehicular volumes, (3) is not a successful public space from a land use or urban design perspective, and (4) does not generally represent the conditions typically present in public streets that the General Plan seeks to protect. Concurrently, the proposal offers notable public benefits including (1) an expanded and more accessible public library and (2) a larger neighborhood park which, without the granting of a street vacation, would be nearly impossible to achieve. Both are viewed as long-term public benefits that substantially outweigh any impacts relating to the loss of an unused portion of the street network.

Other compelling factors further support the vacation of this portion of Mason Street along with the other City actions included in the proposal. Specifically:

1. The project will convert an existing surface parking lot, under the jurisdiction of the San Francisco Recreation and Park Department, which is currently used for non-recreational, commercial enterprise, to a public use.
2. The proposed Branch Library would better utilize the site's presence on a major commercial corridor and would increase civic presence along Columbus Avenue while also providing a strong, appropriate street wall to increase the pedestrian and visual amenity.
3. The vacated portion of Mason Street will largely continue to be used as a pedestrian and open space amenity. The proposed North Beach Branch Library will extend only to roughly the centerline of the western parking lane on Mason Street, leaving the balance [73%] of the current street – including the existing travel lanes and eastern parking lane, to be used for open recreational activities and pedestrian movement.
4. The existing branch library is inadequate to serve the community and does not meet seismic or disability access standards. Moreover, the size and services afforded by the existing branch Library are below those found at branch libraries elsewhere in the City, thus depriving North Beach and surrounding neighborhoods of City services available to residents elsewhere in San Francisco. The proposal would provide a new branch library commensurate with other branch libraries in the San Francisco Public Library system and would be in full compliance with earthquake and access standards.
5. The relocation of the branch Library will make the former site, within the Joe DiMaggio Playground, available for open recreational use. The project would increase onsite open space by 20 percent over existing conditions, or roughly 12,000 square feet of programmed recreational open space in one of San Francisco's densest neighborhoods. This is consistent with General Plan goals for removing non-recreational uses from public parks and would further afford a greater contiguous area for open recreational activity.
6. The project would provide a high quality civic and cultural space through the configuration of the new branch library and reorganized playground with a connecting plaza that has clear sight lines and access between the park's active and passive recreational facilities. The accessible green plaza on the current Mason Street right-of-way would strengthen the visual connection between the branch library and the park through the transformation of an underutilized stretch of asphalt.

7. The vacated portion of Mason Street will be transferred to the San Francisco Recreation and Park Department and will be used to enlarge and enhance the Joe DiMaggio Playground. This is consistent with General Plan policies to acquire additional park space. Under the City Charter, the land could not subsequently be transferred to another agency without the consent of the voters.
8. The General Plan states that North Beach is underserved by public open space and is a "High Need Neighborhood" that should be afforded priority to receive additional public open space resources because of the high residential density and presence of a number of socio-demographic factors.
9. The proposed closure of Mason Street is consistent with General Plan policies calling for the reduction of the impacts of traffic around public parks. Branch library users could access the library and adjacent Joe DiMaggio Park without crossing vehicular traffic lanes.

As with any public project, the City must ensure that the associated public benefits will be enduring. As such, the following conditions are recommended for inclusion as part of the finding of consistency with the General Plan:

1. The transferred portion of the Mason Street right-of-way to the Recreation and Parks Department is to be used exclusively for an enlarged Joe DiMaggio Playground, the new North Beach Library, and associated activities, and generally as set forth in the plans and application submitted as part of Planning Department Case No. 2008.0968EZ.
2. The former right-of-way that is not occupied by the new North Beach Library shall be open to the public excepting reasonable rules and regulations adopted by City Agencies which are deemed necessary for security, public safety, and similar reasons.
3. That there be no construction of permanent buildings on or above the vacated right-of-way excepting the proposed Branch Library as discussed elsewhere in this General Plan determination.

CASE NO. 2008.0968Z: ZONING MAP AMENDMENTS

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modification* as described below to the proposed Ordinance and adopt the attached Draft Resolution to that effect.

- The requested modification is to amend the Ordinance to remove the 2000 Mason Street property (the current Joe DiMaggio Playground site (Assessor's Block 0075, Lot 001)) from the Telegraph Hill-North Beach Residential Special Use District so that it is consistent with the zoning designation for 701 Lombard Street (Assessor's Block 0074, Lot 001).

BASIS FOR RECOMMENDATION

- Rezoning of the subject property will make zoning controls consistent across the entirety of the area under the jurisdiction of the San Francisco Recreation and Park Department.

- The proposed zoning classifications will be consistent with other parks and properties under the jurisdiction of the San Francisco Recreation and Park Department.
- The proposal is, on balance, consistent with the General Plan.

RECOMMENDATIONS: Approve a Motion adopting CEQA Findings for the North Beach Public Library and Joe DiMaggio Playground Master Plan project and associated actions; Approve a Motion finding General Plan conformity and consistency with Planning Code Section 101.1(b) Priority Policies; Approve a resolution recommending approval with modification to the Board of Supervisors of Zoning Map Amendments for 701 Lombard Street.

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Public Comment (received since April 1, 2011) |
| <input checked="" type="checkbox"/> Draft Resolution (CEQA Findings) | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion (General Plan Referral) | Existing and proposed site plans |
| <input checked="" type="checkbox"/> Draft Resolution (Rezoning) | Proposed new library floor plans |
| <input checked="" type="checkbox"/> Draft Rezoning Ordinance | Massing model illustration |
| <input checked="" type="checkbox"/> Draft Resolution of Intention and Draft Ordinance for Street Vacation | |
| <input checked="" type="checkbox"/> Zoning District Map | |
| <input checked="" type="checkbox"/> Height & Bulk Map | |
| <input checked="" type="checkbox"/> Parcel Map | |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |

Exhibits above marked with an "X" are included in this packet

MPL

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: April 21, 2011

Hearing Date: April 21, 2011
Case No.: 2008.0968E
Project Address: 701 Lombard and 2000 Mason Streets
Zoning: Block Lot 74/01 North Beach Neighborhood Commercial to Public
40-X to OS Height and Bulk District
Block/Lot: 74/01 and 75/01
Project Sponsors: San Francisco Public Library; Recreation and Parks Department
30 Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Sponsor Contacts: Mindy Linetzky - (415) 575-4662
mindy.linetzky@sfgov.org
Karen Mauney-Brodek - (415) 575-5601
karen.mauney-brodek@sfgov.org
Staff Contact: Michael Jacinto - (415) 575-9033
michaeljacinto@sfgov.org

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Information:
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT. THE MASTER PLAN PROJECT INCLUDES, BUT IS NOT LIMITED TO, REZONING OF 701 LOMBARD TO PUBLIC USE ZONING DESIGNATION AND OPEN SPACE HEIGHT AND BULK DISTRICT; CONSTRUCTION OF A NEW, 8,500-SQUARE-FOOT BRANCH LIBRARY BUILDING AT 701 LOMBARD STREET; DEMOLITION OF THE EXISTING BRANCH LIBRARY BUILDING LOCATED AT 2000 MASON STREET; VACATION OF THE ONE BLOCK PORTION OF MASON STREET BETWEEN LOMBARD STREET AND COLUMBUS AVENUE; INTERDEPARTMENTAL TRANSFER OF THE FORMER MASON STREET RIGHT-OF-WAY FROM THE DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT; MERGER OF LOT 1 ON ASSESSOR BLOCK 74 WITH FORMER MASON STREET; OPEN SPACE IMPROVEMENTS IN FORMER MASON STREET RIGHT-OF-WAY; REORGANIZATION OF RECREATION FACILITIES ON THE JOE DIMAGGIO PLAYGROUND; AND OTHER RELATED ACTIONS, AS DESCRIBED HEREIN AND IN THE ENVIRONMENTAL IMPACT REPORT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2008.0968E at 701 Lombard and 2000 Mason Streets (hereinafter "Project"), 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. Admin. Code 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 April 29, 2009.
 - B. On August 25, 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.
 - C. 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.
 - D. 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.
 - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 24, 2010.
2. The Commission held a duly advertised public hearing on said DEIR on October 7, 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 October 12, 2010.
 3. 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 7, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law.
 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.

6. On April 21, 2011, the Commission reviewed and considered the Final Environmental Impact Report and hereby does find 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 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternative is the Proposed Project ("Master Plan"), described on pages 25-50 in the Final Environmental Impact Report.
8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning Case File No. 2008.0968E – North Beach Public Library and Joe DiMaggio Playground Master Plan Project reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report:
 - A. Will have a project-specific significant effect on the environment related to the demolition of the North Beach Branch Library, considered a potential historical resource for purposes of the CEQA analysis; and
 - B. Will have a significant effect on the environment in that it would contribute considerably to an adverse cumulative impact on a potential multiple property listing (e.g., historic district) identified for purposes of the CEQA analysis.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of April 21, 2011.

Linda Avery
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSED:

ADOPTED:



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion CEQA FINDINGS HEARING DATE: APRIL 21, 2011

Hearing Date: April 21, 2011
Case No.: 2008.0968ERZ
Project Address: 701 LOMBARD AND 2000 MASON STREETS
 NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO
 PLAYGROUND MASTER PLAN PROJECT
Existing Zoning: North Beach NC (Neighborhood Commercial) and P (Public) Districts
 40-X and OS Height and Bulk Districts
 Telegraph Hill-North Beach Residential Special Use District
 North Beach Special Use District
Block/Lot: 000074/001 and 0075/001
Project Sponsor: San Francisco Public Library and Recreation and Park Departments
 30 Van Ness Avenue, 4th Floor
 San Francisco, CA 94103
Sponsor Contacts: Mindy Linetzky – (415) 557-4662
mindy.linetzky@sfgov.org
 Karen Mauney-Brodek – (415) 575-5601
karen.mauney-brodek@sfgov.org
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO THE PROPOSED NORTH BEACH BRANCH LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT. THE MASTER PLAN PROJECT INCLUDES, BUT IS NOT LIMITED TO, REZONING OF 701 LOMBARD TO PUBLIC USE ZONING DESIGNATION AND OPEN SPACE HEIGHT AND BULK DISTRICT; CONSTRUCTION OF A NEW, 8,500-SQUARE-FOOT BRANCH LIBRARY BUILDING AT 701 LOMBARD STREET; DEMOLITION OF THE EXISTING BRANCH LIBRARY BUILDING LOCATED AT 2000 MASON STREET; VACATION OF THE ONE BLOCK PORTION OF MASON STREET BETWEEN LOMBARD STREET AND COLUMBUS AVENUE; INTERDEPARTMENTAL TRANSFER OF THE FORMER MASON STREET FROM DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT; MERGER OF LOT 001 ON ASSESSOR BLOCK 0074 WITH FORMER MASON STREET; OPEN SPACE IMPROVEMENTS IN THE FORMER MASON STREET RIGHT-OF-WAY; REORGANIZATION OF RECREATION FACILITIES ON THE JOE DIMAGGIO PLAYGROUND; AND OTHER RELATED ACTIONS, AS DESCRIBED HEREIN AND IN THE ENVIRONMENTAL IMPACT REPORT, FOR THE PROPERTIES LOCATED AT 701 LOMBARD STREET (ASSESSOR'S BLOCK 0074, LOT 001) AND 2000 MASON

STREET (ASSESSOR'S BLOCK 0075, LOT 001), WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT, TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, NORTH BEACH SPECIAL USE DISTRICT, PUBLIC USE DISTRICT AND THE 40-X AND OS (OPEN SPACE) HEIGHT AND BULK DISTRICTS.

Whereas, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA") has undertaken the environmental review process for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan project ("Project" or "Master Plan") and provided for appropriate public hearings before the Planning Commission.

Whereas, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") proposes to adopt the North Beach Public Library and Joe DiMaggio Playground Master Plan that contemplates construction of a new North Beach Branch Library, demolition of the existing branch library; increasing open space at the Joe DiMaggio Playground by vacating a portion of the Mason Street right-of-way between Lombard Street and Columbus Avenue; and transforming it into public open space contiguous with the adjacent Joe DiMaggio Playground.

Whereas, the San Francisco Public Library ("SFPL") seeks to construct and operate a new branch library as part of the Branch Library Improvement Program that would serve the North Beach, Chinatown, Russian Hill and surrounding communities at 701 Lombard Street and demolish the existing North Beach Branch Library on Joe DiMaggio Playground.

Whereas, the Master Plan also proposes integration of the site of the former library into park use on the east side of Mason Street; alteration, improvement, and enhancement of the playground features; and introduction of improved passive and active recreation amenities on an enlarged Joe DiMaggio Playground.

Whereas, the actions listed in Attachment A hereto ("Actions") are part of a series of considerations in connection with the adoption of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project and various implementation actions ("Project"), as particularly described in Attachment A hereto.

Whereas, the Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

Whereas, the Planning Department, on August 25, 2010 published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with CEQA, the State CEQA Guidelines, 14 California Code of Regulations Sections 15000 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 October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

Motion XXXXXX
Hearing Date: April 21, 2011

CASE NO 2008.0968ERZ
701 Lombard Street and 2000 Mason Streets
North Beach Public Library and
Joe DiMaggio Playground Master Plan

Whereas, the Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

Whereas, no substantial new information or any conditions exist as described in CEQA Guidelines Section 15088.5 prior to certification of the FEIR that would require recirculation of the whole or any part of the FEIR.

Whereas, the Planning Commission, on April 21, 2011, by Motion No. _____, 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.

Whereas, the Planning Commission, by Motion No. _____, also certified the FEIR and found that the EIR was adequate, accurate, objective, and complete. The FEIR reflected the independent judgment of the Planning Commission and the Commission adopted findings of significant impacts associated with the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

Whereas, the Planning Department prepared proposed Findings, as required by CEQA (the "CEQA Findings"), regarding the alternatives, mitigation measures and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A and a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, which material was made available to the public and this Planning Commission for the Planning Commission's review, considerations and actions.

DECISION

THEREFORE, BE IT RESOLVED, that the Planning Commission has reviewed the actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project and hereby adopts the CEQA Findings attached hereto as Attachment A including a statement of overriding considerations, and including as Exhibit 1, the Mitigation Monitoring and Reporting Program, and as Exhibit 2, the recommended Improvement Measures.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of April 21, 2011.

Linda Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ACTION: Adoption of CEQA Findings, April 21, 2011

Attachment A

PREAMBLE

In determining to approve those aspects of the proposed project located at 701 Lombard Street and 2000 Mason Street ("proposed project, project or Master Plan") within its jurisdiction, the San Francisco Planning Commission ("Planning Commission" or "City") makes and adopts the following findings of fact regarding the project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

Section I provides a description of the proposed North Beach Public Library and Joe DiMaggio Master Plan Project, the environmental review process for the project, the Planning Commission actions to be taken, and the location of records.

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 ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

Section III identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

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

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and

Columbus Avenue; and 2000 Mason (also known as 661 Lombard) Street, the entire block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue (Assessor's Block 0075, Lot 001).

The project would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing branch library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan's characteristics described in Chapter 2, Project Description, in the Final EIR; rezoning of 701 Lombard Street to Public Use and Open Space Height and Bulk district; and other related actions. The project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space. A project variant, which was a partial street vacation of Mason Street, is not part of the project at this time.

b. Environmental Review

On April 29, 2009, the Department determined that an Environmental Impact Report ("EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation.

On August 25, 2010, the Department published the Draft Environmental Impact Report ("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 October 7, 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 October 12, 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 7, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses 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 21, 2011, the Commission reviewed and considered the Final Environmental Impact Report and found that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines, and Chapter 31.

c. Planning Commission Actions

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

- Certification of the EIR;
- Adoption of these CEQA Findings, including a Statement of Overriding Considerations, Mitigation Measures, and the Mitigation Monitoring and Reporting Program (MMRP);
- Adoption of General Plan and Priority Policy conformity findings concerning vacation and interdepartmental transfer of Mason Street and the Rezoning of 701 Lombard Street;
- Issuance of Recommendation for Rezoning of Assessor's Block 0074, Lot 001 from North Beach Neighborhood Commercial District ("North Beach NCD") to Public ("P") Use District, from 40-X to an Open Space ("OS") Height and Bulk district, and removing the lot from two special use districts.

d. Location of Records

The record upon which all findings and determinations related to the adoption of the Master Plan 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 Mitigation Monitoring and Reporting Program (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 Commission Secretary 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 Master Plan would result in less-than-significant impacts in the following environmental topic areas: Land Use, Land Use Planning and Recreation; 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; 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, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings, which shall be adopted as conditions of project approval. The Final EIR includes a series of mitigation measures that have been identified that would eliminate or reduce to a less-than-significant level the Master Plan's 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 in Exhibit 1. The Planning Commission hereby adopts these mitigation measures, as set forth in the attached Exhibit 1 to this motion. The Planning Commission finds that such measures are feasible and has been informed that the project sponsors intend to adopt these measures as conditions of project approval.

a. Cultural Resources (Archeological Resources)

M-CP-1: According to the FEIR, there is a possibility, though not likely, that the proposed project could affect CEQA-significant archeological resources or human remains through grading, excavation or other soils-disturbing activities. The project sponsors would distribute the Planning Department archeological resource "ALERT" sheet, which indicates the potential for underground resources to the project prime

contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. If, during the activities listed above, the contractor(s) discover underground artifacts, said contractor(s) shall notify the Environmental Review Officer (ERO) and the ERO may implement any of the following measures: preservation in situ of the archeological resource or preparation of an archeological monitoring program or testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

The Planning Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction on archeological resources to a less-than-significant level because the measure, which should be adopted as a condition of project approval, provides adequate protection against any material damage to potential underground cultural resources that may exist on the project site(s).

b. Biological Resources

M-BI-1: The FEIR detailed the trees which may be removed as part of the implementation of the Master Plan, described the process for tree removal as well as pertinent regulations related thereto. In particular, the FEIR described the Migratory Bird Treaty Act of 1918 which protects migratory birds including any part, nest, or egg of such birds. As described in Measure M-BI-1, if active construction work is scheduled between September 1 and January 31, this measure is not required. If active construction work occurs during the breeding season, from February 1 through August 31, then a qualified biologist would conduct a preconstruction survey within 250 feet of the site two weeks prior to the start of construction to determine the presence of nesting birds. 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. If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required.

The Planning Commission finds that the foregoing mitigation measure is feasible and will mitigate the potential impacts of project construction on biological resources to a less-than-significant level by ensuring that nesting birds and their fledglings are not adversely affected by proposed tree removal. These measures should be adopted as a condition of project approval.

c. Hazardous Materials

M-HZ-1: The FEIR identifies the project site as being is down-gradient from a property at 724-734 Lombard Street that is on the California State Department of Toxic Substance Control's Hazardous Waste Sites list. A gasoline leak was first reported on the 724-734 Lombard Street property in May 2006 and assessment is ongoing. While the EIR found the potential for hazardous materials in the soils at the project site to be low, it includes a measure that requires sponsors to sample, test, treat and dispose of any contaminated soil in accordance with state regulations should testing indicate the presence of contamination which may affect the site from adjacent locations.

M-HZ-2: The FEIR detailed the 701 Lombard Street parcel's history and disclosed that Underground Storage Tanks associated with the site's previous gas station use have been removed in 1984. Soils borings were conducted and no evidence of hydrocarbon contamination or detectable residues of petroleum hydrocarbons were found. However, if, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.

The Planning Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction related to hazardous materials to a less-than-significant level through review and oversight by the Department of Public Health. These measures should be adopted as a condition of project approval.

d. MMRP

The attached Exhibit 1 contains the MMRP required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. It provides a table setting forth each mitigation measure listed in the EIR that would reduce or eliminate potentially significant adverse impacts of the Project.

Exhibit 1 also specifies the party responsible for implementation of each measure, establishes monitoring actions, and a monitoring schedule. The Planning Commission finds that the MMRP attached hereto as Exhibit 1 is designed to ensure compliance with, among other things, CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The Planning Commission further finds that the MMRP presents measures that are appropriate and feasible for adoption, and the MMRP should be adopted and implemented as set forth herein and in Exhibit 1. The Planning Commission has been informed that the project sponsors intend to adopt these mitigation measures as conditions of project approval. The Planning Commission also recommends to the project sponsors the adoption of improvement measures that would ameliorate less-than-significant impacts that are contained in Exhibit 2 to this Attachment.

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 City finds that there are significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1. The Final EIR identifies a significant and unavoidable adverse effect to cultural (historic architectural) resources related to the demolition of the existing branch library located at 2000 Mason Street. The Final EIR also indicates that implementation of the Master Plan would result in an adverse cumulative impact associated with the demolition of the branch library that is a contributor to a potential Multiple Property Listing.

The findings in this section concern mitigation measures discussed in the Final EIR, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings. These mitigation measures should be adopted as conditions of project approval. The Final EIR includes a series of mitigation measures that have been identified that would reduce but not to a less-than-significant level the Master Plan's 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 in Exhibit 1. The Planning Commission hereby adopts these mitigation measures, as set forth in the attached Exhibit 1 to this motion. The Planning Commission finds that such measures are feasible and has been informed that the project sponsors intend to adopt these measures as conditions of project approval.

a. Cultural Resources (Historic Architectural Resources)

M-C-P-2: Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Level II Historic American Building Survey (HABS). Level II documentation shall include select existing drawings photographed with large-format negatives or photographically reproduced on Mylar. Photographs shall include exterior views and historic views of the existing library (some of which are available at the San Francisco History Center at the San Francisco Public Library) in accordance with *HABS/HAER Photograph Specifications and Guidelines*.

M-C-P-3: The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretative display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.

The Planning Commission, based on information set forth in the administrative record and this Attachment A, finds that the foregoing mitigation measures are feasible, though these measures will not mitigate the direct and cumulative impacts related to the demolition of the existing branch library, considered an historic resource for purposes of environmental review, to less-than-significant levels. These measures nonetheless should be adopted as a condition of project approval.

IV. EVALUATION OF PROJECT ALTERNATIVES

a. Alternatives Analyzed in the FEIR

The FEIR analyzed four project alternatives: a "No Project Alternative", a "Preservation and Rehabilitation Alternative", a "Preservation and Southerly Expansion Alternative", and a "Three-story Library (701 Lombard Parcel) Alternative." The FEIR determined that these alternatives were potentially feasible, but did not necessarily meet the project sponsors' objectives. A brief description of each alternative is provided below, followed by findings related to the rationale for the City's rejection of each alternative.

The Commission rejects the Alternatives set forth in the Final EIR and listed below because it finds, in addition to the reasons described below, elsewhere in these Findings, and in the administrative record, that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations under CEQA Guidelines 15091(a)(3), that make infeasible such alternatives. In making these determinations, the 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."

No Project Alternative

Under the No Project Alternative, the project sites would remain in their existing conditions. The existing commercial parking lot use at 701 Lombard Street is assumed to continue to operate for the foreseeable future. The existing branch building at 2000 Mason Street would not be demolished, the adjacent Joe DiMaggio Playground would remain in its current configuration, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction. Conditions described in detail for each environmental topic in the FEIR's Environmental Setting chapter would remain and none of the impacts associated with the Master Plan would occur.

The Commission rejects the No Project Alternative because it would not result in an expansion of library floor area or provide additional space for library programs or collections. The No Project Alternative would not increase accessibility, address existing accessibility or seismic safety deficiencies, nor would it incorporate energy-efficient upgrades or internal building system improvements. It also would not provide a technically upgraded facility on par with other branch libraries in the system. The No Project Alternative would not result in an increase in open space, nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Rehabilitation Alternative

Under the Preservation and Rehabilitation Alternative, the existing branch library building would be renovated to meet existing State Historic Building Code requirements related to seismic stability. The library would also be renovated to meet current American's with Disability Act (ADA) accessibility requirements. Renovations would also include asbestos abatement, installation of new fire sprinklers, interior lighting, roof repair and construction of an elevator between the different building levels to the library's lowest level at the east of the stairway.

Under the Preservation and Rehabilitation Alternative, the FEIR assumes that the Joe DiMaggio Playground would not be renovated and its features would remain in their current state and present locations, though maintenance is expected to occur over time as needed. The 701 Lombard Street parcel would continue to function as a commercial parking lot, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction.

The Commission rejects the Preservation and Rehabilitation Alternative because it would result in a reduction of usable library floor area between approximately 4 to 10 percent due to the circulation and access improvements that would be needed to comply with current ADA requirements. This alternative would continue library operation on four levels and would not fulfill the objective of having key library program elements on one floor for efficient staffing and materials processing. These improvements

would entail installation of either an interior or exterior elevator to accommodate vertical circulation between existing library levels for disabled persons. This alternative therefore would not meet the sponsor's objective to provide space to accommodate shelving for more books and other materials, increase programming space or to provide a program room. Further, the alternative is rejected because if the elevator were constructed on the eastern exterior of the library building, it would require a touchdown and circulation area at ground-level at the location of the playground's existing westernmost tennis court, and an exterior elevator would encroach on the court's play area and render it unusable. The FEIR states that initial test fit analyses indicate that a replacement court, based on standard dimensions of 120 feet by 60 feet, would be too large to be incorporated into the 701 Lombard parcel without closure and vacation of Mason Street, and any fencing around the relocated court would disrupt views along the Mason Street view corridor. This contrasts with the proposed Master Plan conditions, where no fencing in the former Mason Street public right-of-way is proposed. Finally, the branch would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move in period for the new library. This alternative would not result in an increase in open space nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Southerly Expansion Alternative

Under the Preservation and Southerly Expansion Alternative, an approximately 4,300-square-foot, single-story addition would be built to the south and southeast of the existing branch building, in the location of the western portion of the children's play area and closed reading garden. In this alternative, a 1,960-square-foot outdoor children's reading garden would be located to the south of the addition, and a 3,560-square-foot renovated children's play area would be located east of the addition. The existing library entrance would be converted into an emergency exit and the new main entrance would be located along the southwestern façade of the addition, set back about eight feet from Columbus Avenue. The interior of the existing library would be renovated to meet current ADA and seismic requirements. An interior lift/elevator would be installed to allow for vertical circulation for disabled persons between library levels. Total publicly accessible floor area in the library would be 4,380 square feet, compared to about 4,055 square feet under the preferred branch scheme proposed as part of the Master Plan. Under this alternative, Mason Street would be vacated and closed to vehicular traffic. The 701 Lombard Street parcel would be renovated as a public recreational open space. The remainder of the Joe DiMaggio Playground would be renovated as per the Master Plan.

The Commission rejects the Preservation and Southerly Expansion Alternative because it would result in operation of an expanded library over four levels. The library's 13 percent increase in floor area would result in scattered staff areas and would require hiring additional staff to supervise program areas across multiple levels.

This alternative would require closure of the entirety of the existing children's play area during library construction, and would almost halve the size of the area upon completion, thereby eliminating about 4,525 square feet of that specific recreational program area. New open space at the 701 Lombard Street parcel would not be preferable or feasible for active recreational use, such as a playground, according to information presented during the Master Planning process. To use the site for active recreational use, the grade change across the site would require either filling along Lombard Street enclosed by a retaining wall, or excavation along Columbus Avenue and Mason Street supported by retaining walls that could

be as tall as 9 feet. Active recreational uses at this location could require additional fencing. This may block access to the street, creating a barrier between the sidewalk and the triangle parcel.

This alternative also would result in some restricted access between the library and some playground areas. Although the spaces would be merged with Joe DiMaggio Playground to create one contiguous block, access to recreational facilities east and west of the library would be provided at separate entrances, because the expanded library would prohibit east-west through-access between features. The ability to visually survey the park would be reduced under this scheme as compared to the Master Plan because the library building would occupy a large portion of the middle of the site if Mason Street is fully vacated and the vacated areas of 701 Lombard Street are fully used for open space. Nor would this alternative result in an increase in open space, even with the possible future incorporation of the 701 Lombard parcel, since the one-story new library horizontal expansion would occupy existing park open space. This alternative would not enhance connectivity between park amenities, create an integrated recreational facility, or increase open space. Finally, the existing branch library would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move-in period to the proposed new library. For the foregoing reasons, the Commission rejects this alternative. In addition, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Three-story Library (701 Lombard Parcel) Alternative

Under the Three-story Library (701 Lombard Parcel) Alternative, a new branch library would be constructed at the 701 Lombard Street parcel without expansion or modification of its existing eastern lot line 19.5 feet eastward as proposed under Master Plan conditions. The branch library building would be three stories tall and would have a height of up to 40 feet. It would contain approximately 9,016 square feet of floor area – about 516 square feet larger than the branch library’s floor area analyzed for the Master Plan and about 70 percent larger than the existing North Beach branch. The library’s first floor would accommodate a total of about 4,023 square feet and include an approximately 500-square-foot teen area; approximately 944-square-foot children’s area adjacent to a children’s librarian desk in the central portion of the floor, and an elevator along the library’s east (Mason Street) wall; a staff work room containing about 567 square feet of space; as well as two stair wells, mechanical and electrical closets, and restrooms. The library would have two entrances: one would be located along Columbus Avenue and the other on Mason Street.

The Commission rejects the Three-story Library (701 Lombard Parcel) Alternative because this alternative would not meet the objective to “develop a new branch that is cost effective to build and operate.” With a third level, more square footage for additional stairs and elevators (as opposed to additional programming space) would be required and additional staffing would increase long-term operational costs. The alternative would not meet the objective of providing “key library program elements on one floor for the efficiency of staff and materials processing,” which, according to SFPL, would result in a library that is not cost-effective to build and operate and lead to inefficient use of library staff and resources. Finally, the Three-story Library Alternative assumes that the existing branch building at 2000 Mason Street would be demolished. This alternative therefore would not avoid, reduce or eliminate the Master Plan’s significant impact related to the demolition of a potential historic resource identified in this EIR, nor would it reduce, avoid or eliminate the Master Plan’s considerable contribution to a cumulative impact related to the loss of the existing branch as a contributor to a potential multiple property listing.

For the foregoing reasons, the Commission rejects this alternative. Further, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

b. Additional Alternatives Reviewed and Rejected in the FEIR

The FEIR analyzed six project alternatives that were rejected from further consideration. These alternatives included: a "Preservation and Northerly Expansion Alternative", an "Eastward Expansion Alternative", a "Vertical Expansion Alternative", an "Adaptive Reuse and New Library Building Alternative", a "Rooftop Playground Alternative" and "Off-site Location Alternatives."

As stated in DEIR Chapter 2, Project Description (pp. 25-68), the Master Planning process explored several design options for renovation, expansion, or relocation of the library. These options included construction of a new library at the southwest corner of Powell Street and Lombard Street, other locations within the multi-purpose hardscape area, as well as construction of a new library at the current location. The rebuild schemes included a replacement branch in the same footprint as the existing library, replacement in a reoriented footprint, replacement in a smaller footprint with a two-story library, or replacement in a smaller footprint with an underground level extending eastward beneath the area of the existing children's play area. An option of a new library fully within the Mason Street right-of-way was also explored. These options were discussed in community forums weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality.

The abovementioned alternatives were considered and rejected in the DEIR pp. 241-251. The alternatives focused primarily on the siting and design of the branch library; however, planning options and operational effects also were considered for the Joe DiMaggio Playground. These options were rejected from further consideration because they would require relocation or possibly elimination of existing playground elements, block view corridors, cover major utilities that require access, require that funding for park renovation be in place at the time of library construction or expansion, and / or require substantial additional funding for library construction. In addition, some design options would result in inefficient or challenging library operations.

Other design options were discussed in the DEIR or Comments and Responses document in more detail but also were ultimately rejected from further consideration. In response to numerous public comments on the DEIR to study the Northerly Expansion Alternative, the City provided additional analysis of this alternative in the Comments and Responses document. See AL-4 of the Comments and Responses document beginning at page 173. However, for the reasons provided in the DEIR and Comments and Responses document, this alternative remains rejected as infeasible. Similarly, an Eastward Expansion Alternative and a variant were presented as public comments on the DEIR. The City provided evaluation of these alternatives and stated the reasons for their rejection in Responses AL-1, AL-3 and AL-4 on pp. 151-168 of the Comments and Responses document. Since publication of the FEIR, no other feasible alternative considerably different from others previously analyzed has been presented that would clearly lessen the environmental impacts of the Master Plan. For the reasons set forth in the FEIR, these Findings, and elsewhere in the administrative record, the alternatives discussed in this section and any other alternatives raised during the public comment period are rejected as infeasible.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, significant impacts related to Historic Resources will remain significant and unavoidable and in accordance with CEQA Guidelines Section 15092(b)(2)(B), such remaining impacts are acceptable to the overriding considerations described below. In accordance with CEQA guidelines Section 15093, CEQA Section 21081(b), and Chapter 31 of the San Francisco Administrative Code, the Planning Commission hereby finds that each of the specific economic, legal, social, technological, and other considerations, and the benefits of the Project separately and independently outweigh these remaining significant, adverse impacts. The remaining significant adverse impacts identified are acceptable in light of each of these overriding considerations.

The Master Plan project would:

- provide a new North Beach Branch Library commensurate with other branch libraries in the San Francisco Public Library system.
- increase onsite open space by 20 percent over existing conditions, or roughly 12,000 square feet of programmed recreational open space in one of San Francisco's densest neighborhoods.
- affirm the neighborhood vision of a new library and expanded park developed through the involvement of hundreds of neighborhood residents who participated in master planning meetings and hearings.
- provide a high quality civic and cultural space for the surrounding community and members of the public through the configuration of the new library and the playground feature of Joe DiMaggio Playground with a connecting plaza visible with clear sight lines and access between the parks recreational facilities.
- allow the new library project to proceed independent of the timing or availability of funding for the park renovation portion of the Master Plan project.

Specifically in regard to the construction of a new library, the Master Plan project would:

- construct a new 8,500-square-foot library for the residents of the North Beach, Russian Hill, and Chinatown neighborhoods, providing the community access to the San Francisco Public Library collection of books, media, periodicals, as well as public technology resources, literacy and arts programming, and research assistance.
- provide a new library that is 59 percent larger than the existing branch, and, consistent with the program standards of the Branch Library Improvement Program, accommodates significant space for books and materials in multiple languages, features a new designated teen area, a separate adult reading area and an expanded children's area with interactive learning features and contains a community room for library events and children's programs that will be open to the public for use after hours.

- provide an expanded Children's Area, a separate Teen Area, and a new program room available to all who visit and the more than 14 schools and childcare centers that serve the children and youth of the North Beach community and surrounding neighborhoods.
- construct a new seismically safe library for the North Beach community and surrounding neighborhoods that could serve as a disaster response hub for the neighborhood in the event of a City-wide disaster.
- construct a new library building that ensures full access to people with disabilities to the City's programs, activities, benefits, and facilities pursuant to the City's ADA Transition Plan and Uniform Physical Access Strategy. According to the Mayor's Office on Disability, the preservation alternatives considered in the EIR may not provide adequate ADA parity.
- make needed ADA access improvements that also provide ease of access for baby strollers, seniors and people of all ages and abilities.
- construct a building that achieves a Leadership in Energy and Environmental Design (LEED) rating of Silver or higher, as defined by the U.S. Green Building Council, thereby reducing the project's carbon footprint, maximizing the energy efficiency of the library, and furthering the City's Sustainability Plan.
- transform a parking lot on a major commercial corridor into a new public building that would accomplish the objective of increasing civic presence and visibility of the library from Columbus Avenue.
- create temporary construction jobs subject to the City's local hiring requirements that would provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenues to City.
- promote Objective 3 of the Neighborhood Center Facilities Element of the General Plan (Policies 1-5) to assure that neighborhood residents have access to needed services and a focus for neighborhood activities. The building of a new library with flexible program spaces and a new community room, located midst multiple Recreation and Park facilities, is consistent with this goal.
- promote Objective 2 of the Community Safety Element of the General Plan (Policy 2.1) that aims to reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters. Replacing the seismically hazardous existing library building with a new facility, which meets current building code standards for seismic safety, is consistent with this objective.
- promote Objective 6 of the Community Facilities Element of the General Plan (Principles 1-5), which states that public libraries provide an essential public service as follows: "Development of a public library system in San Francisco which will make adequate and efficient library service freely available to everyone within the City, and which will be in harmony with related public services facilities..." The San Francisco Public Library has provided library services to the North

Beach community and adjacent neighborhoods since 1959 and the project would provide a seismically safe and accessible facility, in harmony with related public facilities in the Joe DiMaggio Playground, to continue this service.

- would demolish only one of the branch libraries designed by Appleton & Wolfard while the San Francisco Public Library is preserving and restoring six other examples of their work for future generations. On November 9, 2010, by a vote of 10-1, the Board of Supervisors voted down legislation to designate the building as a local landmark.
- help fulfill the goals of Proposition A, "Branch Library Facilities Improvement Bonds, 2000" overwhelmingly supported by San Francisco voters for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities.
- meet the SFPL's objective to minimize or avoid disruption to library service while the proposed library is under construction, which none of the alternatives, other than the 3-story alternative, accomplish.

Specifically in regard to the expansion and reconfiguration of Joe DiMaggio Playground, the Master Plan project would:

- add needed open space to North Beach and Chinatown communities, an identified "high needs area" for the addition of Open Space in the City's General Plan. As discussed in the Master Plan EIR, the area around the park is estimated to have approximately 0.45 acres of open space per 1000 residents, 95 percent below the city-wide average of 9 acres per 1000 residents. Many residents live in multi-unit buildings with limited or no open space such as yards and rely heavily or exclusively on public amenities such as parks.
- increase over-all park open space to accommodate an expanded and improved children's play area which will meet new safety requirements, add new features such as games and picnic tables, and provide additional landscaping and seating through out the expanded park.
- increase park safety through a unified site design, by placing the children's playground in a more central part of the park and moving it away from the street and related-traffic at the park's edge, enhancing playground visibility and supervision from the clubhouse and other park areas.
- improve the design of the park facilities and their arrangement on the site. By rearranging the bocce, tennis courts and the children's' play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility. This new park layout would strengthen connectivity, both visually and functionally.
- preserves current park features during the construction of the new library and allows for the reorganization of such features and uses in an optimal way once funding for park improvements is available.

- transforms one block of Mason Street from a street with vehicular traffic and into public park space consistent with the City's Better Streets Plan.
- further a proper public purpose through vacation of Mason Street and interdepartmental transfer of the former roadway to the SFRPD that will preserve the subject area for park and recreational purposes, including but not solely limited to, construction of a library.
- strengthen the visual connection between the library and the park through the creation of a new plaza open space on Mason Street.
- promote Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high quality public open space. The Master Plan increases public open space and integrates park and library uses consistent with this objective.

Having considered the information included above as well as information in these Findings and elsewhere in the administrative record, the Planning Commission finds, determines and concludes that the project benefits of the Master Plan Project outweigh the unavoidable adverse environmental effects, and that the adverse environmental effects therefore are acceptable.

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-CP-1. Archeological Resources				
<p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsors.	Prior to any soil-disturbing activities.	Project sponsors to provide affidavit to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.	Considered complete upon ERO receipt of affidavit.
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO to prepare memorandum to file indicating results of consultation with archeologist.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.

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Archeological Resources (cont'd.)				
Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.	(see above)	(see above)	(see above)	(see above)
If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO, county coroner.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.
The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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.	Project sponsors and archeological consultant.	Following completion of any archeological field program.	ERO to review Draft FARR.	Considered complete upon ERO approval of Draft FARR.
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological 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 interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	Project sponsors.	Upon ERO approval of Draft FARR.	Project sponsors to provide ERO with copies of transmittals of FARR distribution.	Considered complete upon receipt by ERO of evidence of distribution.

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M-CP-2. HABS-Level Recordation				
<p>Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:</p> <p>(1) <u>Drawings</u>: Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.</p> <p>(2) <u>Photographs</u>: Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the <i>HABS/HAER Photographs: Specifications and Guidelines</i>.</p> <p>(3) <u>Written Data</u>: The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library, as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.</p>	<p>Project sponsors and historical resources consultant.</p>	<p>Prior to building demolition.</p>	<p>ERO.</p>	<p>Considered complete upon receipt by ERO and HPC of documentation.</p>
<p>Documentation of the North Branch Library site shall be submitted to the following repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings shall be submitted the History Room of the San Francisco Public Library. • Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. 	<p>Project sponsors and historical resources consultant.</p>	<p>Prior to building demolition.</p>	<p>ERO and HPC to review documentation prior to any permit issuance</p>	<p>Considered complete upon issuance of permits.</p>

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HABS-Level Recordation (cont'd.)				
<ul style="list-style-type: none"> Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library. 	(see above)	(see above)	(see above)	(see above)
M-CP-3. Interpretive Display				
<p>The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretive display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.</p>	Project sponsors and contractor(s).	Prior to opening of new library.	ERO to review.	Considered complete upon opening of library.
M-BI-1. Breeding Birds				
<p>If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the nonbreeding 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</p>	Project sponsors.	Feb 1 through August 31.	If demolition occurs outside of this period, require that sponsors hire a qualified wildlife biologist to complete avian surveys.	Sponsors to provide Environmental Review Officer (ERO) with avian survey prior to demolition.
Breeding Birds (cont'd.)				

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<p>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 mitigation will be required.</p> <p>If construction commences during the nonbreeding 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>	(see above)	(see above)	(see above)	(see above)
<p align="center">M-HZ-1. Hazardous Materials (Soil and Groundwater Contaminated by Petroleum Hydrocarbons or Metals)</p>				
<p><i>Step 1: Initial Determination of Presence of Contaminated Soils and Groundwater</i></p> <p>Prior to approval of a building permit for the proposed library (in Phase 1) or site permit for future playground improvements (in Phase 2), the project sponsors shall hire a consultant to prepare a soil and groundwater sampling plan that is to be approved by the Department of Public Health before work begins. The consultant will collect soil samples (borings) and groundwater samples from areas on the site in which soil would be disturbed, including both 701 Lombard Street (Phase 1) and the area beneath the existing children's playground (Phase 2). The consultant will test the soil and groundwater samples for petroleum hydrocarbons and metals. The consultant shall analyze the soil borings as discrete, not composite samples.</p> <p>The consultant shall prepare an initial report on the soil and groundwater testing for petroleum hydrocarbons that includes the results of the testing and a map that shows the locations of soils and groundwater tested.</p> <p>The project sponsors shall submit the initial report on the soil and groundwater testing to the Department of Public Health (DPH) and shall pay the applicable fee required by DPH to review the report pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil and groundwater testing report to determine whether the soil or groundwater on the project site is contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels.</p>	Project sponsors.	Prior to tree removal.	DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.	Prior to issuance of grading or excavation permit. Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.
<p align="center">Hazardous Materials (cont'd.)</p>				

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<p>If DPH determines that the soils and groundwater on the project site are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	(see above)	(see above)	(see above)	(see above)
<p><i>Step 2: Determination of the Presence of Contaminated Soil During Pier Drilling</i></p> <p>Whether or not DPH determines, after review of the initial report, that the soils and groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above a potentially hazardous level, the consultant shall nonetheless remain on the project to test the materials brought to the surface during pier drilling. The consultant shall test these materials for petroleum hydrocarbons and metals. The consultant shall analyze the materials from each drilled pier location as discrete, not composite samples, and add these findings to a new, final report.</p> <p>The project sponsors shall submit the final report on the soil and groundwater testing, as well as the drilled pier material testing, to the Department of Public Health (DPH). DPH shall review the final report to determine whether the drilled pier material on the project site is contaminated with petroleum hydrocarbons at or above potentially hazardous levels.</p> <p>If DPH determines that the soils and groundwater on the project site, and the material brought to the surface during pier drilling, are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	Project sponsors.	Prior to soil-disturbing activity.	DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.	Prior to completion of pier drilling. Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.
<p><i>Step 3: Preparation of Site Mitigation Plan</i></p> <p>If, based on the results of the initial soil and/or groundwater tests conducted (Step 1, above), or based on the drilled pier material tests conducted (Step 2, above), DPH determines that the soils and/or groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels, DPH shall determine whether preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by DPH, the SMP shall include a discussion of the level of contamination of soils and/or</p>	Project sponsors.	Upon DPH determination that SMP is required.	If SMP is required, project sponsors or contractor shall submit a monitoring report to DPH, with a copy to DBI and ERO, at end of construction.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.

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 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Hazardous Materials (cont'd.)</p> <p>groundwater on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; 3) the specific practices to be used to handle, haul, and dispose of contaminated site soils; and 4) the specific practices to be used to handle, treat, and dispose of contaminated groundwater. The SMP shall be submitted to DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.</p> <p><i>Step 4: Handling, Hauling, Treatment, and Disposal of Contaminated Soils and Groundwater</i></p> <p>a) Specific work practices: If, based on the results of the tests conducted either prior to or during pier drilling, DPH determines that the soil or groundwater on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil or groundwater odor or soil color and texture and results of on-site soil and groundwater testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately and to treat and dispose of such groundwater appropriately, as dictated by local, state, and federal regulations, including OSHA work practices, when such soils or groundwater are encountered on the site.</p> <p>(b) Dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(c) Surface water runoff control: Where soils are stockpiled, visqueen or comparable plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles.</p>	(see above)	(see above)	(see above)	(see above)
<p>Hazardous Materials (cont'd.)</p>				

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>(d) Soil replacement. If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.</p> <p>(e) Handling, treatment, and disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.</p> <p>Contaminated groundwater shall be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system.</p>	(see above)	(see above)	(see above)	(see above)
<p><i>Step 5: Preparation of Closure/Certification Report</i></p> <p>After excavation and foundation construction activities are completed, the project sponsors shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils and groundwater from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	Project sponsors.	At completion of foundation.	Project sponsors to provide closure/certification report to DPH, with copy to DBI and ERO.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.
M-HZ-2. Underground Storage Tanks				
<p>If, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.</p>	Project sponsors and construction contractor.	During excavation and pier drilling.	Project sponsors to apply for underground storage tank removal permit from DPH.	Prior to continuation of work. Considered complete upon approval by DPH.

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation</p> <p>I-TR-1: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If spaces are removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-2: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If space is removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-3: Pedestrian: The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.</p>	<p>Project sponsors and construction contractor.</p>	<p>After demolition of the existing library.</p>	<p>SFMTA to approve location and design of bus stop.</p>	<p>SFMTA designation of new stop location.</p>

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation (cont'd.)</p> <p>I-TR-4: Construction Period: Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.</p>	<p>Project sponsors and construction contractor.</p>	<p>Throughout project construction.</p>	<p>SFMTA to approve times; San Francisco Police Department to monitor;</p>	<p>At end of construction of each phase of the project.</p>

Exhibit 2

Recommended Improvement Measures

The Planning Commission recommends that the Project Sponsor adopt these Improvement Measures as project conditions.

Whenever "Project Sponsor" is used in the following recommendations, the recommendation shall also mean any successor to the Project or other persons having an interest in the Project or underlying property.

Improvement Measures

The FEIR identified the following transportation improvement measures that could improve traffic operations and circulation at and around the project site. These measures are not required to reduce significant environmental impacts. These measures would, however, reduce the magnitude of less-than-significant effects.

1. **I-TR-1: Traffic:** The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).
2. **I-TR-2: Traffic:** The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).
3. **I-TR-3: Pedestrian:** The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.

4. **I-TR-4: Construction Period:** Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion GENERAL PLAN REFERRAL HEARING DATE: APRIL 21, 2011

Date: April 14, 2011
Case No.: 2008.0968 ERZ
Project Address: 701 LOMBARD AND 2000 MASON STREETS
NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO
PLAYGROUND MASTER PLAN PROJECT
Existing Zoning: North Beach NC (Neighborhood Commercial) and P (Public) Districts
40-X and OS Height and Bulk Districts
Telegraph Hill-North Beach Residential Special Use District
North Beach Special Use District
Block/Lot: 0074/001 and 0075/001
Project Sponsor: San Francisco Public Library and Recreation and Park Departments
30 Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Sponsor Contacts: Mindy Linetzky – (415) 557-4662
mindy.linetzky@sfgov.org
Karen Mauney-Brodek – (415) 575-5601
karen.mauney-brodek@sfgov.org
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

ADOPTING FINDINGS OF GENERAL PLAN CONSISTENCY PURSUANT TO SAN FRANCISCO CHARTER § 4.105 AND SAN FRANCISCO ADMINISTRATIVE CODE § 2A.53 AND MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE CONSISTENCY OF THE VACATION OF A PORTION OF MASON STREET, REZONING OF 701 LOMBARD STREET (ASSESSOR'S BLOCK 0074, LOT 1), AND RELATED DOCUMENTS AND ACTIONS ASSOCIATED WITH THE NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, On April 29, 2010, Mindy Linetzky of the Department of Public Works on behalf of the San Francisco Public Library and the San Francisco Recreation and Park Department ("Project Sponsor") filed an application for a Finding of General Plan Compliance for vacation of a portion of Mason Street and rezoning of 701 Lombard Street (Assessor's Block 0074, Lot 001), and other actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project ("Project").

On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 110312 (attached) which would amend Sheets ZN01 and HT01 of the Zoning Map of the City and County of San Francisco to reflect a change in zoning and in height and bulk designation associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project at 701 Lombard Street.

On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a Resolution of Intention for Street Vacation and Order of Street Vacation under Board of Supervisors File Nos. 110314 and 110316 (attached) for the vacation of Mason Street between Lombard Street and Columbus Avenue for purposes of the North Beach Public Library and Joe DiMaggio Playground Master Plan project.

On April 21, 2011, the Planning Commission ("Commission") conducted a duly noticed public hearing to consider findings of General Plan consistency and other actions related to this project.

The Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

The Planning Department, on August 25, 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 October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

The Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

The Planning Commission (hereinafter "Commission"), on April 21, 2011, by Motion No. _____, found that the EIR was adequate, accurate, and objective; reflected the independent judgment of the Planning Commission; and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion is incorporated by reference herein.

The Commission, on April 21, 2011, by Motion No. _____, adopted environmental findings in accordance with CEQA for the actions contemplated in this Motion. The Commission relies on said CEQA Findings for purposes of this Motion and incorporates said Motion by reference herein.

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 on behalf of the applicant, Department staff, and other interested parties, including the Executive Summary for the actions pending before the Commission. This information and all written materials are incorporated by reference herein.

MOVED, That the Commission hereby finds that pursuant to San Francisco Charter § 4.105 and San Francisco Administrative Code § 2A.53, the vacation of a portion of Mason Street and rezoning of 701 Lombard Street is, on balance, consistent with the General Plan for the City and County of San Francisco as requested in Application No. 2008.0968ERZ and the priority policies of Planning Code Section 101.1, subject to the conditions contained in "EXHIBIT A" of this Motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site comprises two parcels and a portion of the Mason Street right-of-way on a site bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue to the west in the North Beach neighborhood. 701 Lombard Street (Assessor's Block 0074, Lot 001) is a 4,119 square foot (sf) triangular lot bounded by Lombard Street, Mason Street, and Columbus Avenue. This parcel is owned by the City and County of San Francisco, under the jurisdiction of the San Francisco Recreation and Park Department ("SFRPD"), and currently functions as a commercial surface parking lot. 2000 Mason Street (Assessor's Block 0075, Lot 001), directly east of 701 Lombard Street, is a 109,701 sf irregularly-shaped block bounded by Lombard Street, Powell Street, Greenwich Street, Columbus Avenue, and Mason Street. The parcel is owned by the City and County of San Francisco, under the jurisdiction of SFRPD, and occupied by SFRPD's Joe DiMaggio Playground facilities including various outdoor play equipment and hardscape areas, the North Beach Pool and Clubhouse, and the existing North Beach Branch Library. The Mason Street public right-of-way between Columbus Avenue and Lombard Street contains pedestrian sidewalks and two lanes each of parking and vehicle travel.
3. **Surrounding Properties and Neighborhood.** The project site is located in the North Beach neighborhood in an area characterized by residential and residential-over-commercial structures that generally range in height from two- to four-stories. Properties in the immediate surroundings are located in the North Beach NCD (Neighborhood Commercial District) or RM-2 (Moderate-Density Residential, Mixed Use) with a 40-X Height and Bulk Designation.
4. **Project Description.** The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library at 701 Lombard Street and upgrade recreational facilities at the Joe DiMaggio Playground. The project area encompasses 701 Mason

Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason Street, the entire block bounded by Lombard, Powell, and Greenwich Streets and Columbus Avenue (Assessor's Block 0075, Lot 001).

The project would involve a full street vacation of a 195-linear-foot portion of Mason Street between Columbus Avenue and Lombard Street; interdepartmental transfer of the former street area to the San Francisco Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way (westernmost 19.5 feet of current Mason Street public right-of-way); demolition of the existing library and excavation; renovation and reorganization of the playground features pursuant to the Master Plan's characteristics, rezoning of 701 Lombard Street from North Beach Neighborhood Commercial District to Public Use district and from 40-X Height and Bulk to Open Space Height and Bulk district; and other related actions.

5. **Public Comment.** The Department has received numerous comments in support of and in opposition to this project.
6. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan. Additional applicable policies of the General Plan are discussed in Table B-1 of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. For purposes of this determination that Table is incorporated herein by reference.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; General Plan Policies are shown in **bold** font; General Plan text is shown in regular font; Department comments are shown in *italic* font.

RECREATION AND OPEN SPACE ELEMENT

Policy 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

Department Comment:

Relocation of the existing branch library building and vacation of Mason Street will provide additional open space to North Beach and Chinatown communities, an identified "high needs area" which have approximately 0.45 acres of open space per 1000 residents, 95 percent below the city-wide average of 9 acres per 1000 residents.

Policy 2.2

Preserve existing public open space.

Development sometimes threatens public open spaces regardless of whether or not it is a formal part of the City's park and open space system. While few public open spaces have been lost in

their entirety to other uses, almost all public open space at one time or another has been viewed as a source of vacant land for new construction. The shortage of vacant sites and the intensity of development in San Francisco produce pressures on the City's public open space. These same factors generate considerable demand for open space and leave few opportunities to expand the open space system. Consequently, it is essential that the City preserve the public open space which remains.

Despite general agreement on the need to preserve public open space, over the years developments may indeed be proposed on public land designated as open space in this plan. It is anticipated that the most persuasive arguments in favor of development will be based on the "public value" of the proposed development. The public value will differ among proposals, and a determination, of this value as compared with the value of open space will be difficult. In order to assist in this determination, four types of potential development proposals have been identified. If proposals for these types of development occur, the following policies should be applied:

Nonrecreational Uses

Proposals for nonrecreational uses in public parks and playgrounds may arise in the future. Some may be for public facilities such as parking garages, streets and buildings, and for private or semi-public facilities. Development of this kind in parks and playgrounds should, without exception, be prohibited.

Recreation and Cultural Buildings

Citywide recreation and cultural facilities also require new buildings and room to expand. The scarcity of sites and the high cost of land, together with the recreational nature of such facilities, make parks and playgrounds frequent candidates as sites for recreation and cultural buildings.

This situation is often in conflict with the need to retain outdoor open space. The value of parks and playgrounds in a highly developed city like San Francisco is immeasurable. San Francisco's neighborhoods are densely populated, and many residents have no access to open spaces other than that provided by the City. Even in those areas with private yards, city parks make neighborhoods more livable. San Francisco's parks and playgrounds are a great asset to the City. Building in them results in a loss of open space which can rarely be replaced.

The City's policy should be made clear: where new recreation and cultural buildings are needed they should be located outside of existing parks and playgrounds. When new indoor facilities are needed, the City should allocate funds for land acquisition as well as for construction.

Policy 2.4

Gradually eliminate nonrecreational uses in parks and playground and reduce automobile traffic in and around public open spaces.

Nonrecreational Uses

The City should gradually eliminate nonrecreational uses in its public open spaces. In the past parks and playgrounds have been used as sites for public facilities such as libraries, fire and police stations, sewer plants and schools. Undoubtedly, the public need for them was great at the

time of their construction and many are still essential. But as nonrecreational facilities such as these become obsolete, the City is faced with the decision to renovate them or to relocate them altogether.

In cases where it is possible to provide services elsewhere it should be the City's policy to eliminate nonrecreational uses in parks and playgrounds, demolish the facility, and return the site to open space use. If the facility can be successfully converted to recreational use, then reuse could be an alternative to demolition. The City should not, however, permit the reuse of such facilities for other nonrecreational purposes.

Department Comment:

Removal of the existing branch library from the primary Joe DiMaggio Playground area and construction of a new branch library on an adjacent parcel that is presently within a Neighborhood Commercial District and used for surface parking (though proposed to be rezoned as Public) would afford appropriate siting of a branch library that is an adjunct to and supportive of park use. The design contemplated in the North Beach Public Library and Joe DiMaggio Playground Master Plan places the new branch library adjacent to the park's primary active and passive recreational uses, thereby improving the integration of and connection between park and library uses while allowing more efficient use of park amenities. In addition, the proposed design allows reorganization of Joe DiMaggio Playground in a way that strengthens the recreational opportunities of the Playground without sacrificing access to and the civic presence of the new library. Also, rezoning 701 Lombard Street (Assessor's Block 0074, Lot 001) from North Beach Neighborhood Commercial District/40-X to Public (P)/Open Space will make this site and its use consistent with the zoning for the Joe DiMaggio Playground and provide the same comprehensive zoning designation for the entirety of the expanded Joe DiMaggio Playground.

Automobile Traffic

Roads in and around San Francisco's public open spaces are used both by through traffic and by people enjoying the parks. As demand for each intensifies, the conflict between the two uses grows. This conflict should be resolved in favor of open space users because heavy or fast traffic endangers pedestrians, cuts access to open space, damages plant life and reduces the pleasure of being in the open space. The following methods of reducing traffic in and around public open space are consistent with the urban design and transportation elements of the General Plan and should be applied where possible: Discourage nonrecreational travel in and around public open space by diverting through traffic from open space roads onto major and secondary thoroughfares located at sufficient distance from major open space.

Department Comment:

Closing Mason Street would discourage non-recreational travel and through-traffic, and channel diverted traffic onto major and secondary nearby thoroughfares such as Columbus Avenue. Based on analysis and field observation, the effect of closing Mason Street to vehicle traffic between Columbus Avenue and Lombard Street would have a less-than-significant impact on the surrounding roadway network. A majority of vehicles currently using this segment of Mason Street would be expected to continue using this route via the signalized intersection at Columbus Avenue/Lombard Street, which would operate acceptably in the future.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3 - NEIGHBORHOOD CENTER FACILITIES

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

One component contributing to the quality of the living environment is the availability of community services and facilities designed to meet the cultural, social and recreational needs of neighborhood residents. While there are already many neighborhood services and facilities (libraries, recreation centers, health centers, police stations, schools) there are still unmet needs. Services to be provided vary according to the composition and needs of the population in the area and include activities such as child care, health care, youth activities, senior citizen programs and adult education and enrichment programs.

A multi-purpose neighborhood center not only is a facility that provides needed services, but is a place where neighbors can gather and socialize, and is a symbol to all residents of the binding sense of "community" shared by the neighborhoods. As such a neighborhood center serves as a focus for community activities.

Policy 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

Some San Francisco neighborhoods lack adequate physical facilities for needed services and for neighborhood activities. Therefore, the City should undertake programs to provide multipurpose centers in neighborhoods where they are lacking or inadequate. Centers need not be new, independent buildings, but can be additions to existing community facilities such as schools, libraries, health centers and recreation centers. Rehabilitation and renovation of such existing public buildings can result in useful neighborhood centers.

Policy 3.2

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

In assigning resources to develop neighborhood centers, care must be taken so as not to duplicate existing facilities with adequate capacity. Before a neighborhood center is constructed or acquired by the City, all existing facilities in the neighborhood should be surveyed and evaluated with respect to their adequacy. Expansion of existing facilities should first be explored before establishing a new facility. If required and practical, new facilities should be conveniently located in relation to existing public facilities. When developing a new facility consideration should also be given to relocating existing City and private services into it from rental quarters or spaces which are too small or otherwise substandard.

Policy 3.3

Develop centers to serve an identifiable neighborhood.

A community must strongly identify with its neighborhood center if successful and responsive use and service is to occur. Clearly locating a center within a perceived neighborhood strengthens the sense of identity between the residents and the center. As a physical symbol of the neighborhood the center could generate greater neighborhood interest and participation in its activities and programs. The diverse character and size of San Francisco's districts and neighborhoods will cause considerable variety in the scale and character of centers.

Policy 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Participation in neighborhood centers activities and programs is encouraged when centers are visibly located near or within areas where neighborhood activity is clustered such as neighborhood shopping areas, recreation centers, libraries, schools and health centers. Centers should be easily accessible, particularly by foot and public transit. Major trafficways are not good locations in view of possible congestion and lowered standards of safety and traffic engineering.

Policy 3.5

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

In order for neighborhood centers to be effective they should be multi-purpose and sufficiently flexible to accommodate all potential users, including children, handicapped people, and elderly. Spaces and rooms should lend themselves to various activities in response to the many and changing needs of a particular community. This can be achieved through the use of movable partitions and by providing ample storage space.

The scale of the center should be adequate and appropriate for the number of people to be served and in keeping with community character. Centers should be attractive and comfortable in design, and arranged to provide security for users, equipment and materials.

Department Comment:

The project promotes these Policies in that it assures that neighborhood residents have access to needed services and provides a focus for neighborhood activities. The building of a new branch library with flexible program spaces and a new community room, located adjacent to multiple active and passive Recreation and Park facilities at Joe DiMaggio Playground, is consistent with this goal.

OBJECTIVE 6 - LIBRARY FACILITIES

DEVELOPMENT OF A PUBLIC LIBRARY SYSTEM IN SAN FRANCISCO WHICH WILL MAKE ADEQUATE AND EFFICIENT LIBRARY SERVICE FREELY AVAILABLE TO EVERYONE WITHIN THE CITY, AND WHICH WILL BE IN HARMONY WITH RELATED PUBLIC SERVICE FACILITIES AND WITH ALL OTHER FEATURES AND FACILITIES OF LAND

DEVELOPMENT AND TRANSPORTATION PROVIDED FOR IN OTHER SECTIONS OF THE GENERAL PLAN.

Principles

The following principles are an integral and basic part of the Library Facilities Section:

1. In general, branch libraries should have a service area range of not more than one mile, and should be distributed so that all sections of the residential community areas of the City are within the service range of a public library. The spacing of branch libraries should vary in relation to present and prospective population densities and characteristics, physical barriers, and transit and trafficways patterns.
2. In general, the library system should be comprised of large branches each serving a population of 25,000 to 50,000. In areas of low population density or areas prescribed by physical barriers small branches may be developed to serve a population of 10,000 to 15,000.
3. Branch libraries should be located where a variety of community facilities attracts the residents of the surrounding area. Branch libraries should be easily accessible to pedestrian routes and vehicular trafficways, and should be not more than a level block from a transit stop.
4. Parking for motor vehicles and bicycles should be readily available on or near the sites of branch libraries.
5. Public library buildings should be simple and functional in design and in harmony with their surroundings. Buildings should be planned for the pleasure and convenience of the public, and for economy and efficiency in operation and maintenance.

Department Comment:

The proposal promotes these Principles. The San Francisco Public Library has provided library services to the North Beach community and adjacent neighborhoods since 1959 though the North Beach Library has become outmoded since that time and currently experiences significant seismic and accessibility problems. The new branch library would provide an expanded facility that is seismically safe and accessible and designed to be compatible with related public facilities in the Joe DiMaggio Playground. The new facility and its proposed phasing not only would continue the library services uninterrupted for this underserved neighborhood, but also would improve and modernize these facilities.

URBAN DESIGN ELEMENT

Policy 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to the carrying of traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and

organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Like other public resources, streets are irreplaceable, and they should not be easily given up. Short-term gains in stimulating development, receipt of purchase money and additions to tax revenues will generally compare unfavorably with the long-term loss of public values. The same is true of most possible conversions of street space to other public uses, especially where construction of buildings might be proposed. A strong presumption should be maintained, therefore, against the giving up of street areas, a presumption that can be overcome only by extremely positive and far-reaching justification.

Policy 2.9

Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

- a. No release of a street area shall be recommended which would result in:
 1. Detriment to vehicular or pedestrian circulation;
 2. Interference with the rights of access to any private property;
 3. Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;
 4. Obstruction or diminishing of a significant view, or elimination of a viewpoint; industrial operations;
 5. Elimination or reduction of open space which might feasibly be used for public recreation;
 6. Elimination of street space adjacent to a public facility, such as a park, where retention of the street might be of advantage to the public facility;
 7. Elimination of street space that has formed the basis for creation of any lot, or construction or occupancy of any building according to standards that would be violated by discontinuance of the street;
 8. Enlargement of a property that would result in (i) additional dwelling units in a multi-family area; (ii) excessive density for workers in a commercial area; or (iii) a building of excessive height or bulk;
 9. Reduction of street space in areas of high building intensity, without provision of new open space in the same area of equivalent amount and quality and reasonably accessible for public enjoyment;
 10. Removal of significant natural features, or detriment to the scale and character of surrounding development.
 11. Adverse effect upon any element of the General Plan or upon an area plan or other plan of the Department of City Planning; or
 12. Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.

- b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:
1. Necessary for a subdivision, redevelopment project or other project involving assembly of a large site, in which a new and improved pattern would be substituted for the existing street pattern;
 2. In furtherance of an industrial project where the existing street pattern would not fulfill the requirements of modern industrial operations;
 3. Necessary for a significant public or semi-public use, or public assembly use, where the nature of the use and the character of the development proposed present strong justifications for occupying the street area rather than some other site;
 4. For the purpose of permitting a small-scale pedestrian crossing consistent with the principles and policies of The Urban Design Element; or
 5. In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

Policy 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

In order to avoid the unnecessary permanent loss of streets as public assets, methods of release short of total vacation should be considered in cases in which some form of release is warranted. Such lesser methods of release permit later return of the street space to street purposes, and allow imposition of binding conditions as to development and use of the street area.

Mere closing of the street to traffic should be used when it will be an adequate method of release. Temporary use of the street should be authorized when permanent use is not necessary. A revocable permit should be granted in preference to street vacation. And sale or lease of air rights should be authorized where vacation of the City's whole interest is not necessary for the contemplated use. In any of these lesser transactions, street areas should be treated as precious assets which might be required for unanticipated public needs at some future time.

Department Comment:

Clearly, a rigorous standard applies to the review of street vacations. Policy 2.8 sets forth a strong presumption against street vacation for construction of public buildings. However, in accordance with Policy 2.8, this presumption can be overcome by a positive and far-reaching justification. Discussion of the appropriateness of street vacation does not simply stop with Policy 2.8, but instead takes into account those factors listed in Policy 2.9: "Every proposal for giving up of public rights in street areas, through vacation... shall be judged with the following criteria as the minimum basis for review."

In reviewing the criteria to be considered that would weigh against vacation in this case [set forth in (a)(1) through (a)(12)], there is no negative conflict. In fact, this project – in which only a portion of the sidewalk in the vacated street would be occupied by the new branch library with the rest being devoted to passive park use – would afford better circulation between the library facility and park uses as contemplated in the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan. Additionally, pedestrian access through the site would positively influence certain criteria, including (a)(6), (9), (11) and (12). The overall project would have a clear positive effect on these criteria. Moreover, in regard to (a)(4),

the Draft EIR for this project included a visual analysis and provided photo simulations of the new library on a portion of Mason Street and determined that there was a less than significant impact on aesthetics. Further, the project strongly supports many of the criteria listed under Subsection (b) that form the basis to view the street vacation favorably. In particular, the project accomplishes the goals of criteria 1 ((assembly of a large site in which a new and improved pattern is substituted for the existing street pattern), criteria 3 (necessary for a significant public use or public assembly use where the nature of the use and the character of the development proposed present strong justification for occupying the street area rather than some other site), and criteria 5 (further the public values and purposes of streets as expressed in the Urban Design Element and elsewhere in the General Plan) for the reasons discussed here and other sections of this analysis.

It should not be overlooked that park use is one of the legislatively permissible uses for a street. A park use is one of the recognized uses of a street that has been part of the City's Municipal Code for many years. The City's Public Works Code Section 244 has defined "street" to include "any public park or pleasure ground and common which has been dedicated and accepted according to law... and the improvement of a park, public pleasure ground and common." By vacating Mason Street and transferring the property to the Recreation and Parks Department, the property, in accordance with the City Charter, will remain in park and recreational use unless the voters authorized a different use.

It should be noted that the only reason for this street vacation request is to allow a portion of the proposed branch library to be constructed within the sidewalk and parking areas of Mason Street. (Under the Building Code, no building can be constructed on the street.) Even though the street vacation is necessary only for this particular portion of occupation, the entire street is being vacated. Vacation of the entire portion of Mason Street meets the objectives of the North Beach Public Library and Joe DiMaggio Playground Master Plan as a whole by allowing for development of contiguous, non-motorized open spaces between library and recreational uses on the park, and the project's Master Plan in turn meets the goals of the City's General Plan. This affords additional public benefit by allowing a jurisdictional transfer from the Department of Public Works to the Recreation and Parks Department and, as stated above, preserves the use of the area for public park and recreational use. As such, contrary to the situation for most street vacations where the public property is sold to a private developer, the underlying property in this case will remain in public ownership and use.

This same rationale also addresses Policy 2.10 which counsels that if vacation is to happen it should occur in the least extensive and least permanent way. The proposed project places all of the former Mason Street right-of-way into park use permanently with the transfer of the former street to SFRPD jurisdiction. As stated above, because park use is consistent with street uses, the area will be preserved consistent with its current status as a street. Moreover, the design of the new library minimizes its occupation of Mason Street by limiting the footprint of the structure to the centerline of Mason Street's western parking lane. The remaining 73% of the Mason Street right-of-way will be set aside for open recreational activities and pedestrian movement and will allow for new vistas and visual connections into the park and from adjacent streets. Consequently, occupation of the former street for the branch library is minimal in light of the scale and use of adjacent properties, including the redesigned and expanded Joe DiMaggio Playground and the improvements to the former Mason Street right-of-way as a pedestrian-only corridor.

Furthermore, even though a portion of the proposed library would occupy the former Mason Street in the context of its newly designated park use, a library is a compatible park use that the Recreation and Park Commission will have the opportunity to authorize.

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies 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 project would have no negative effect on neighborhood serving retail uses, resident employment, or business ownership.

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

The project would have no negative effect on existing housing, neighborhood character or cultural or economic diversity. On the contrary, the project will result in a needed and improved neighborhood amenity that will enhance existing neighborhood services and character.

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

The project would have no negative effect on affordable housing, although the amenity which the project would afford to all housing in the area would be equally conferred on affordable housing.

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

The project would have an insignificant effect on MUNI service and would not overburden our streets or neighborhood parking. Studies performed as part of the project's review under CEQA indicate that the closure of Mason Street will not have a significant adverse negative effect on acceptable levels of transit service or cause a substantial increase in delay or operating cost; nor would the Master Plan result in overcrowding of public sidewalks, create potentially hazardous conditions for pedestrians or bicyclist, or impede emergency vehicle access or circulation.

- 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 project would have no significant negative effect on our industrial or service sectors. The only use that would be displaced under this proposal is a commercial surface parking lot operation which occurs on land owned by the San Francisco Recreation and Park Department. This use provides minimal employment, minimal utility, and minimal compatibility with the City's goals for the site as expressed under the Planning Code and the General Plan.

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

The project would demolish the existing branch library which is not compliant with current seismic standards. The replacement structure would be fully compliant with all applicable seismic and other life-safety standards and would serve as a neighborhood disaster hub in the event of a public calamity.

- G. That landmarks and historic buildings be preserved.

Because the existing North Beach library is considered an historic resource for purposes of CEQA, its proposed demolition would result in significant environmental impacts to this resource. During the environmental review process, the Historic Preservation Commission (HPC) voted to recommend landmark designation of the current branch library building. The resolution to landmark was forwarded to the Board of Supervisors for its consideration. The Board rejected the HPC's landmark designation resolution of the North Beach Branch Library by a vote of 10 to 1. Nonetheless, the Department, for CEQA purposes, identified a conflict with this priority policy in the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan project. Yet, this Commission, as part of its action on this project and as permitted by law, made commensurate findings, including a statement of overriding considerations that the project's benefits outweigh this impact.

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

The proposed expansion of the Joe DiMaggio Playground onto Mason Street and reorganization of the Joe DiMaggio Playground through integration of the former North Beach Branch Library site into recreational use are entirely consistent with this policy. In addition, through the demolition of the existing branch Library, some new public vistas would be created into the park and from adjacent streets.

8. The Commission hereby finds that approval of the vacation of a portion of Mason Street and rezoning of 701 Lombard Street and actions associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby recommends the following conditions attached hereto as "EXHIBIT A" and finds **Application No. 2008.0968ERZ** for the vacation of a portion of Mason Street and rezoning of 701 Lombard Street to be, on balance, consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 21, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 21, 2011

EXHIBIT A

As with any public project, the City must ensure that the associated public benefits will be enduring. As such, the following conditions are recommended for inclusion as part of the finding of consistency with the General Plan:

1. The transferred portion of the Mason Street right-of-way to the Recreation and Parks Department is to be used exclusively for an enlarged North Beach Playground, the new North Beach Library, and associated activities, and generally as set forth in the plans and application submitted as part of Planning Department Case No. 2008.0968EZ.
2. The former right-of-way that is not occupied by the new North Beach Library shall be open to the public excepting reasonable rules and regulations adopted by City Agencies which are deemed necessary for security, public safety, and similar reasons.
3. That there be no construction of permanent buildings on or above the vacated right-of-way excepting the proposed Branch Library as discussed elsewhere in this General Plan determination.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution ZONING MAP AMENDMENTS HEARING DATE: APRIL 21, 2011

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 14, 2011
Case No.: **2008.0968 ERZ**
Project Address: **701 LOMBARD STREET**
Zoning: North Beach NC (Neighborhood Commercial) District
Telegraph Hill-North Beach Residential Special Use District
North Beach Special Use District
Proposed Zoning: P (Public Use) District
Height/Bulk: 40-X
Proposed Ht/Bulk: OS (Open Space)
Block/Lot: 0074/001
Project Sponsor: Mayor Edwin Lee
Supervisor David Chiu
San Francisco Public Library and Recreation and Park Departments
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND ZONING MAP FOR THE PROPERTY AT 701 LOMBARD STREET (LOT 001 IN ASSESSOR'S BLOCK 0074) LOCATED ON THE SOUTHEAST CORNER OF LOMBARD STREET AND COLUMBUS AVENUE TO FACILITATE THE DEVELOPMENT OF A NEW NORTH BEACH BRANCH LIBRARY AND IMPLEMENTATION OF THE NORTH BEACH PUBLIC LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT AS FOLLOWS: (1) SHEET ZN01 WOULD CHANGE THE ZONING TO P (PUBLIC) AND REMOVE THE TELEGRAPH HILL-NORTH BEACH SPECIAL USE DISTRICT AND NORTH BEACH SPECIAL USE DISTRICT DESIGNATIONS, AND (2) SHEET HT01 WOULD CHANGE THE HEIGHT AND BULK DESIGNATION TO OS (OPEN SPACE), AND (3) MAKING ENVIRONMENTAL FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, On March 15, 2011, Mayor Edwin Lee and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 110312 (attached), which would amend Sheets ZN01 and HT01 of the Zoning Map of the City and County of San Francisco to reflect a change in zoning and in height and bulk designation associated with the North Beach Public Library and Joe DiMaggio Playground Master Plan project at 701 Lombard Street, located on the southeast corner of Lombard Street and Columbus Avenue (Lot 001 in Assessor's Block 0074).

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground. The project would involve a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing library and excavation; renovation and reorganization of the playground features pursuant to the Master Plan's characteristics, rezoning of 701 Lombard to Public Use and Open Space height and bulk district and removal of this property from the Telegraph Hill-North Beach Residential Special Use District, and the North Beach Special Use District; and other related actions. The project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space.

The Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project, and provided public notice of that determination by publication of a newspaper of general circulation on April 29, 2009.

The Planning Department, on August 25, 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 October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR.

The Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 7, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR").

The Planning Commission (hereinafter "Commission"), on April 21, 2011, by Motion No. _____, found that the EIR was adequate, accurate, and objective; reflected the independent judgment of the Planning Commission; and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines. Said Motion is incorporated by reference herein.

The Commission, on April 21, 2011, conducted a duly noticed public hearing to consider the proposed Ordinance and other actions related to this project.

The Commission, on April 21, 2011, by Motion No. _____, adopted environmental findings in accordance with CEQA for the actions contemplated in this Resolution. The Commission relies on said CEQA Findings for purposes of this Resolution and incorporates said Motion by reference herein.

The Commission, on April 21, 2011, by Resolution No. _____, adopted General Plan consistency findings and priority policy findings under Planning Code Section 101.1 for various actions relating to the proposed project, including the vacation of a one block portion of Mason Street and the rezoning contemplated in this Resolution. The Commission relies on said General Plan and priority policy findings for purposes of this Resolution and incorporates said Resolution by reference herein.

The Department has received numerous comments in support of and in opposition to this project.

Further, for the foregoing reasons and based on the facts presented, the Commission finds, pursuant to Section 302, that the public necessity, convenience, and general welfare require the adoption of this legislation.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board of Supervisors recommends **approval of the proposed Ordinance with modifications** and adopts the Resolution to that effect.

- The requested modification is to amend the Ordinance to remove the 2000 Mason Street property (the current Joe DiMaggio Playground site (Assessor's Block 0075, Lot 001)) from the Telegraph Hill-North Beach Residential Special Use District so that it is consistent with the zoning designation for 701 Lombard Street (Assessor's Block 0074, Lot 001).

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 21, 2011.

Linda D. Avery
Commission Secretary

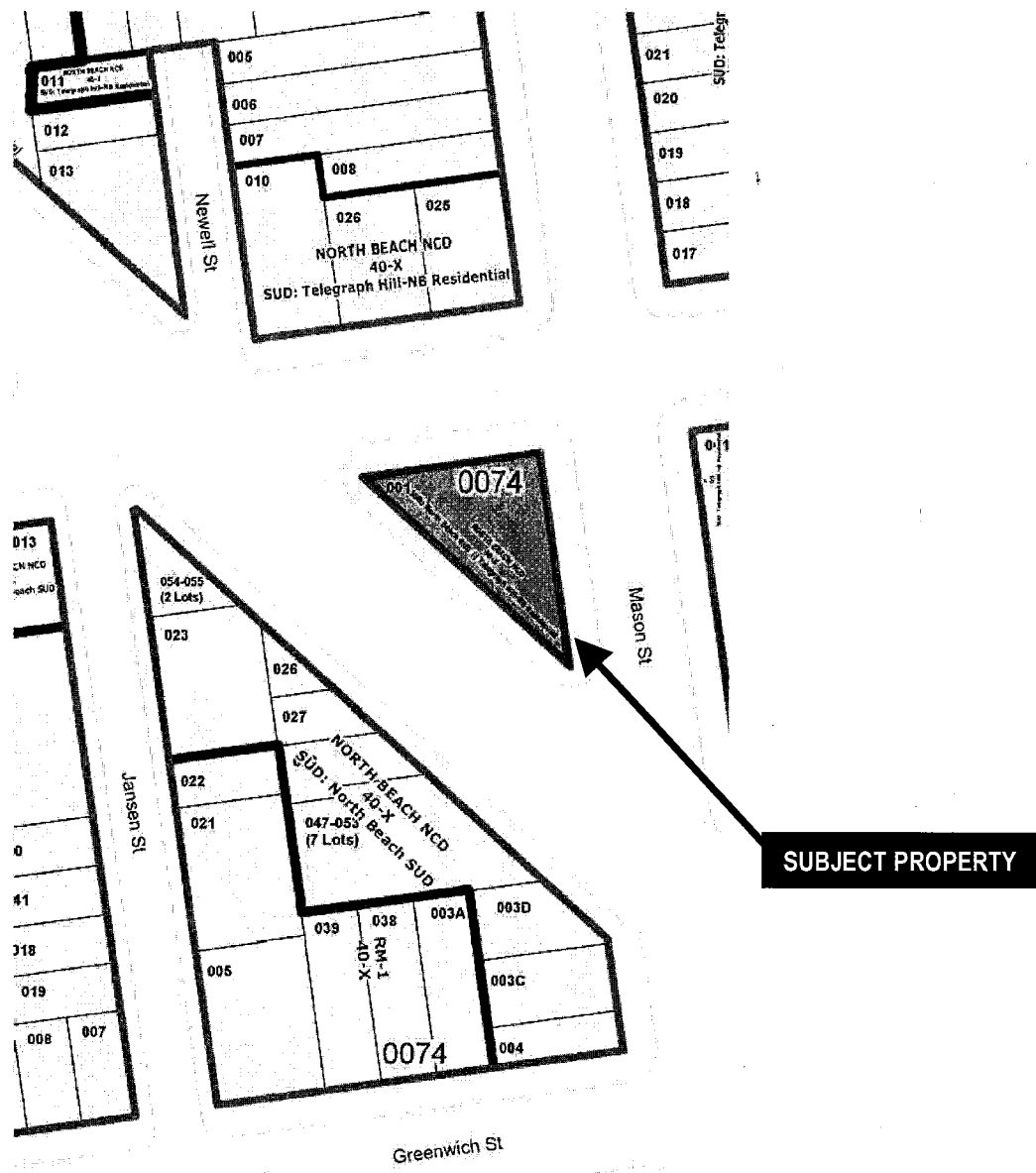
AYES:

NOES:

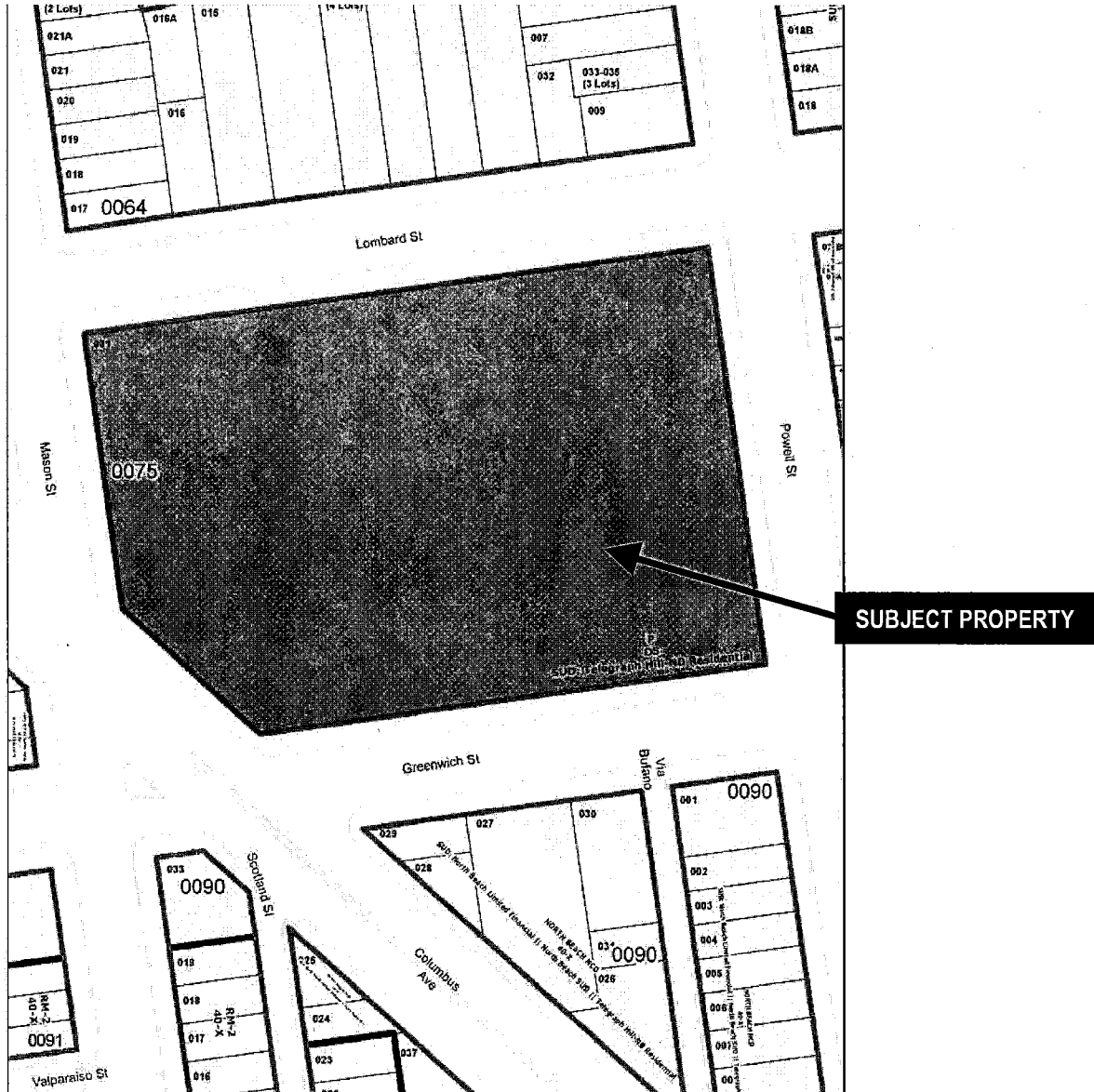
ABSENT:

ADOPTED: April 21, 2011

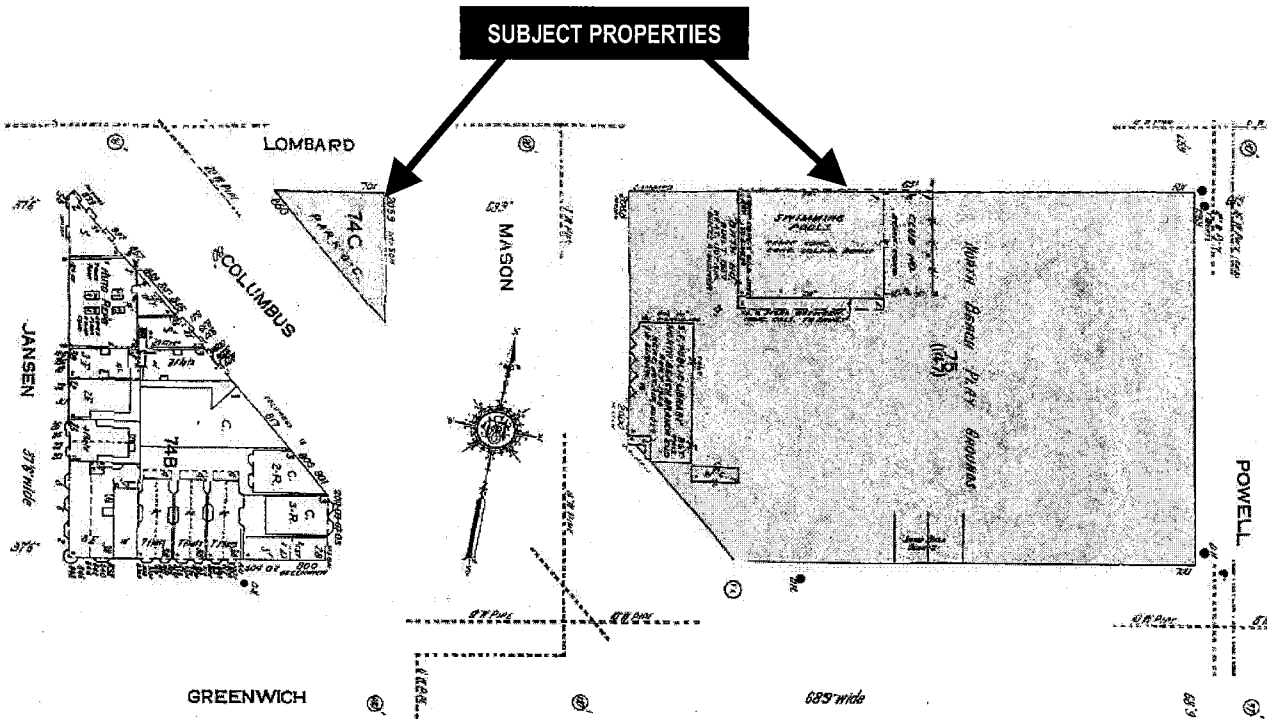
Parcel Map



Parcel Map



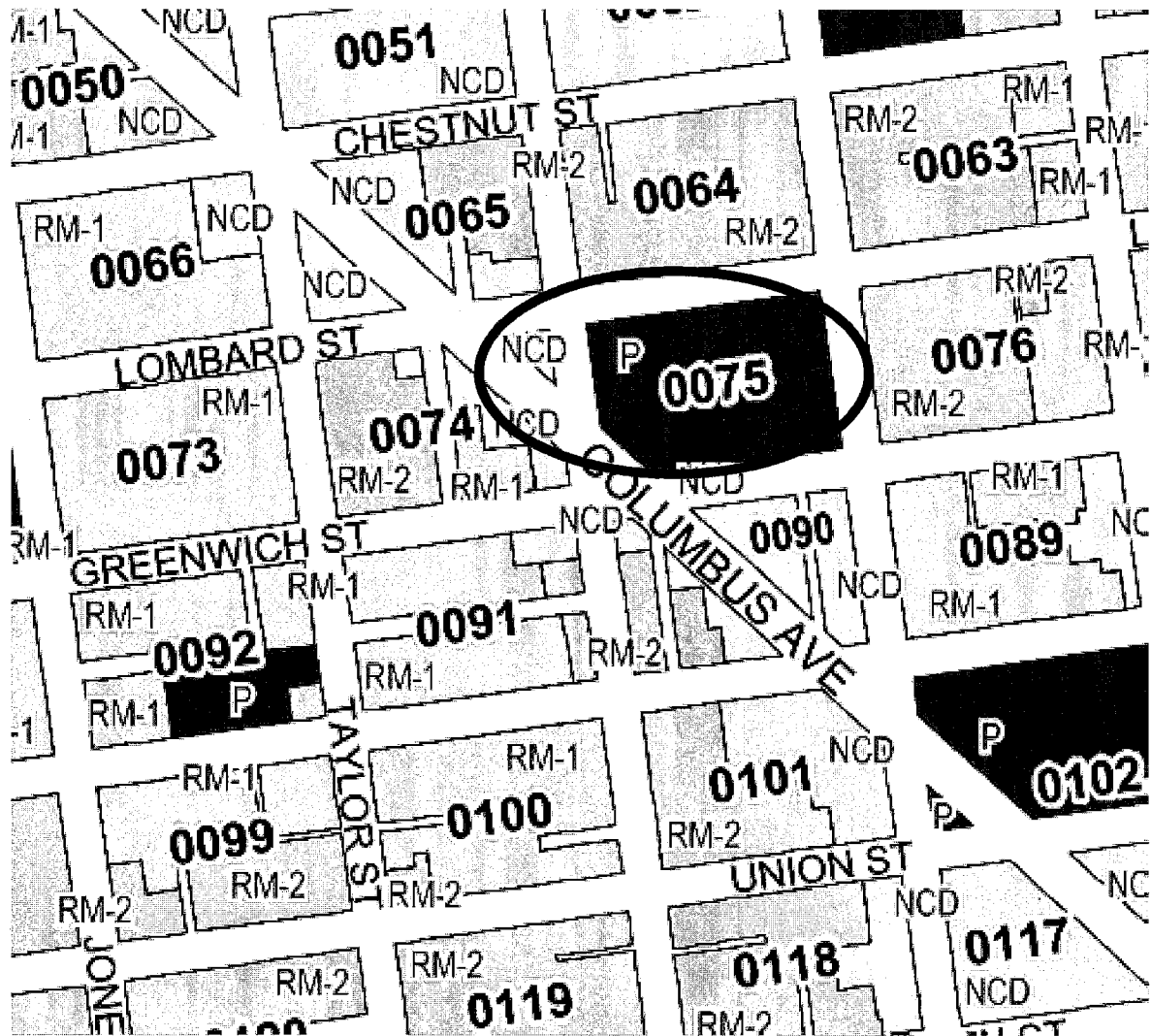
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map



Rezoning Hearing

Case Number 2008.0968ERZ

NB Library & Joe DiMaggio Playground
Master Plan project

701 Lombard Street & 2000 Mason Street

Height Map



Rezoning Hearing

Case Number 2008.0968ERZ

NB Library & Joe DiMaggio Playground
Master Plan project

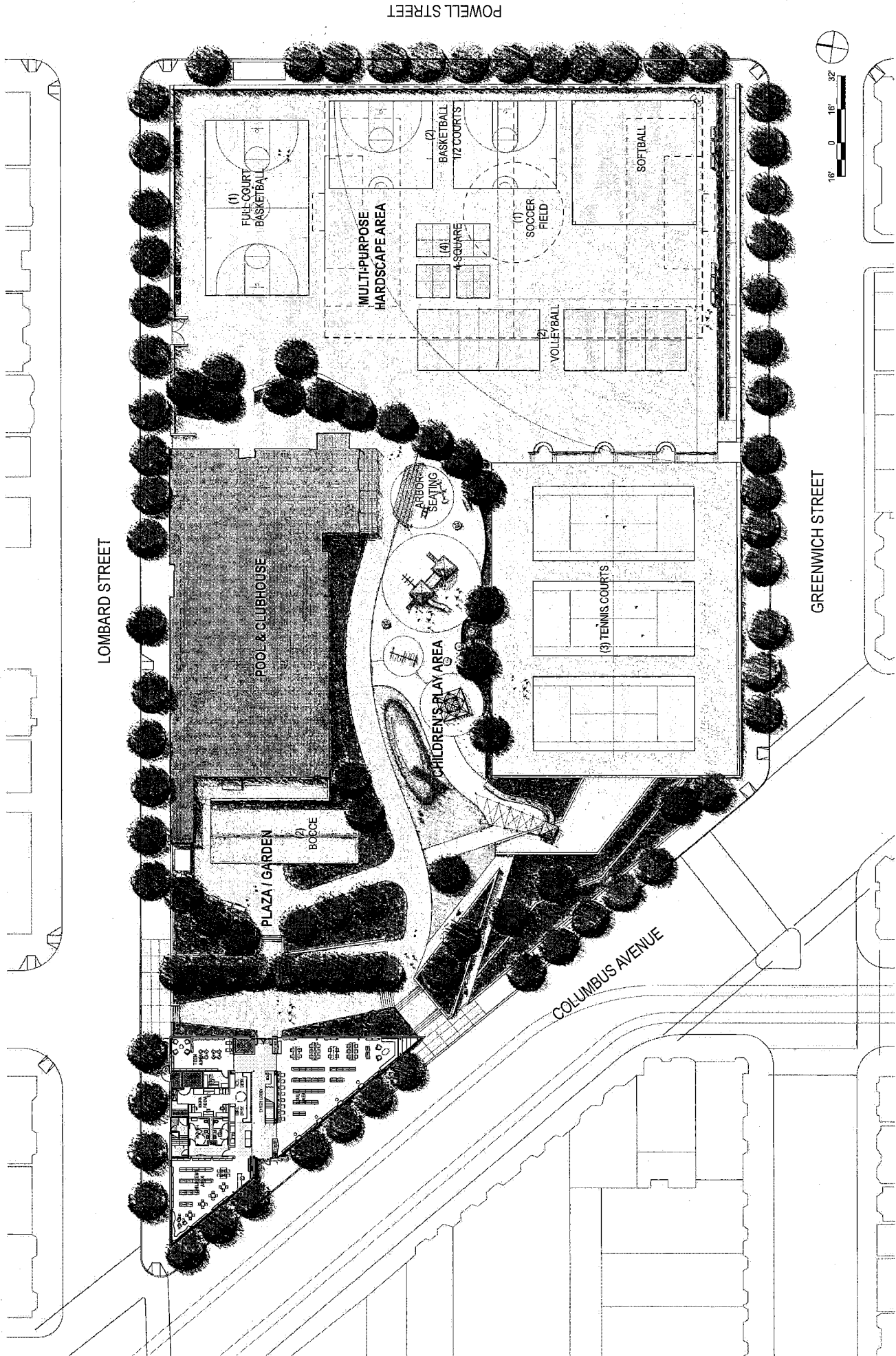
701 Lombard Street & 2000 Mason Street

Aerial Photo



SUBJECT PROPERTIES

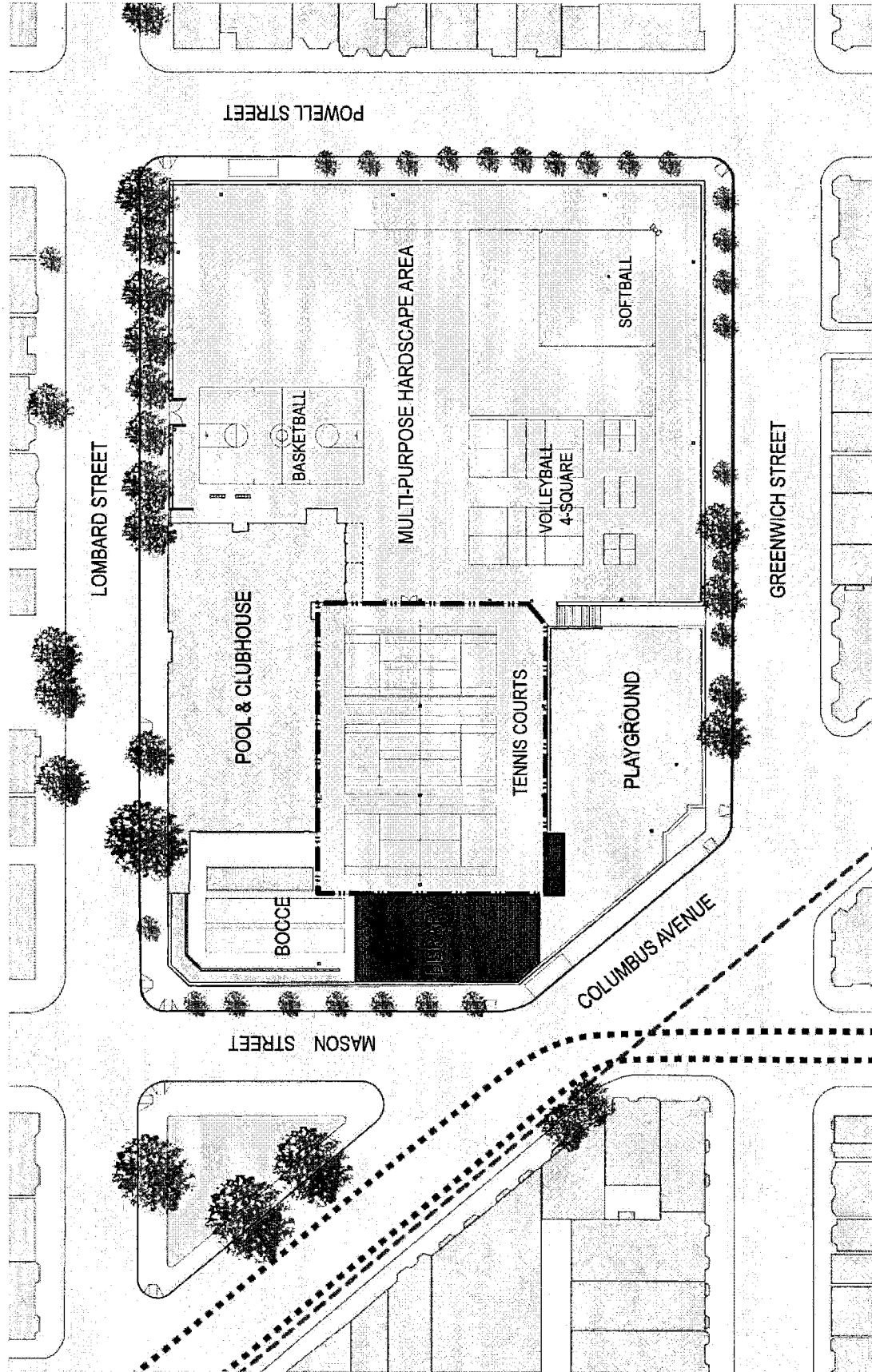




NORTH BEACH BRANCH PUBLIC LIBRARY
 701 LOMBARD, SAN FRANCISCO, CALIFORNIA
LEDDY MAYTUM STACY ARCHITECTS OFFICE OF CHERYL BARTON
 677 HARRISON STREET
 SAN FRANCISCO, CA 94107
 T 415 115 1110
 F 415 405 1177

JOE DiMAGGIO PLAYGROUND & NORTH BEACH PUBLIC LIBRARY MASTER PLAN

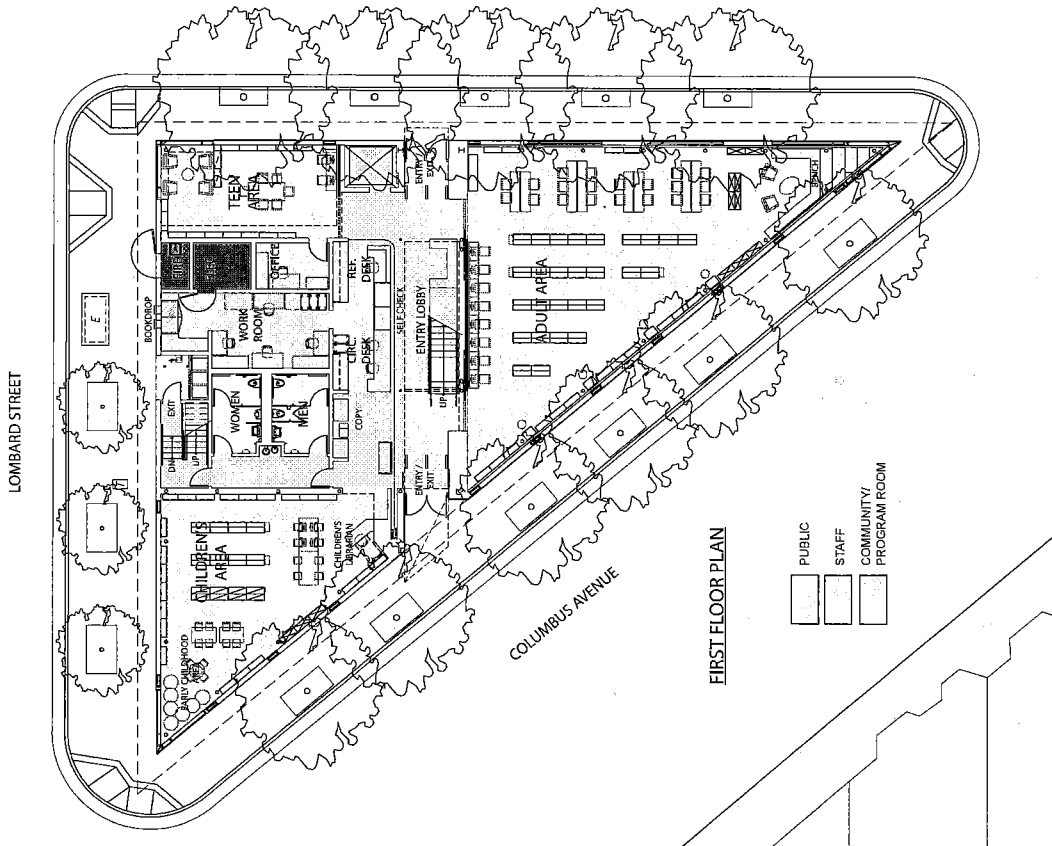
11 FEBRUARY 2009



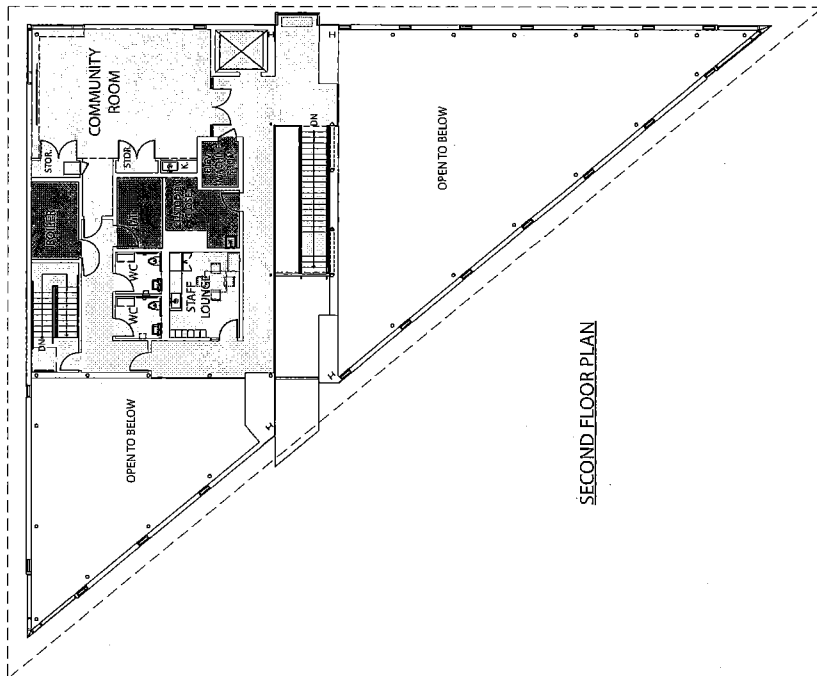
EXISTING SITE CONDITIONS

NORTH BEACH BRANCH PUBLIC LIBRARY

LESA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NORTH BEACH BRANCH PUBLIC LIBRARY DESIGN DEVELOPMENT

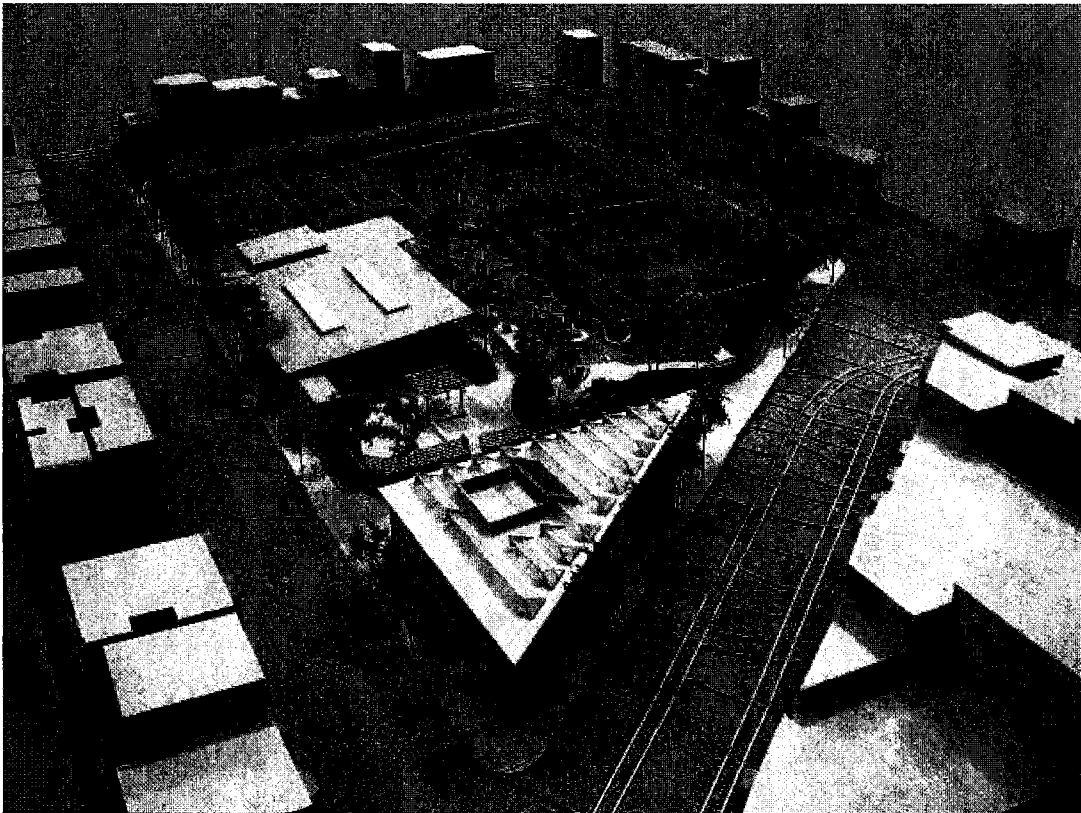
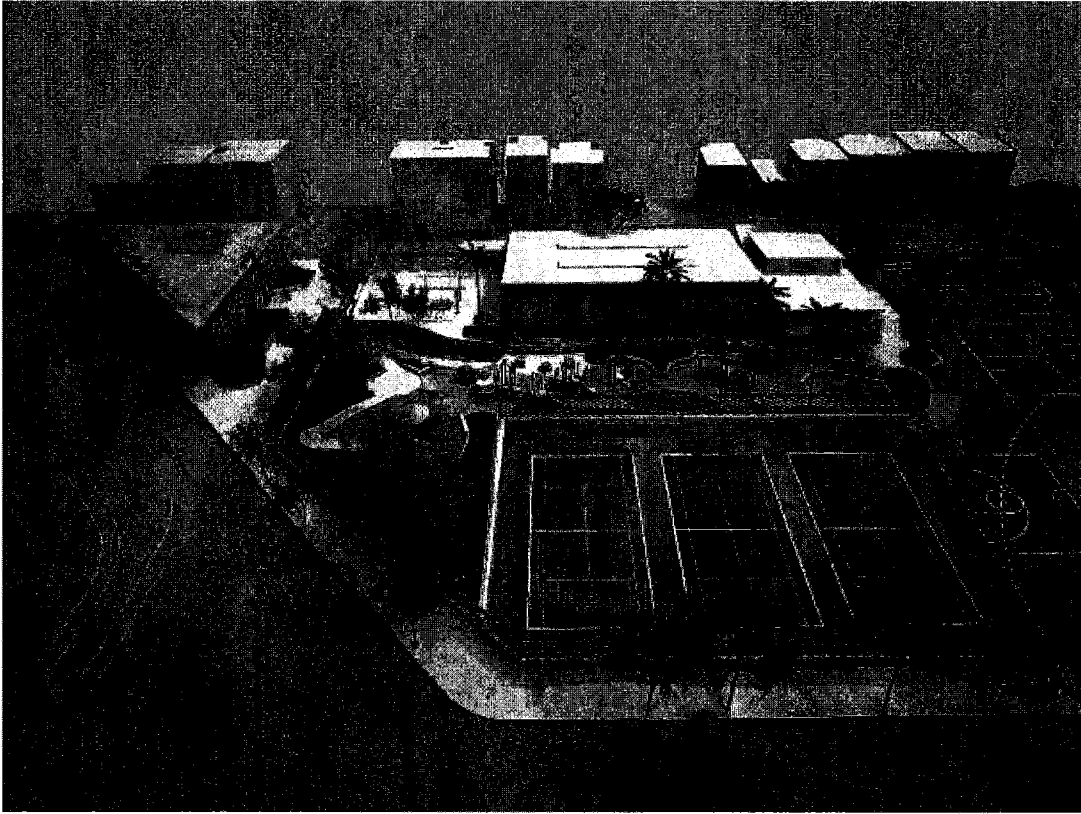
701 LOMBARD SAN FRANCISCO, CALIFORNIA 94133

LEDDY MAYTUM STACY ARCHITECTS



FLOOR PLANS
04 NOVEMBER 2009

I. Beach Public Library and Joe DiMaggio Playground Master Plan
Massing Model Aerial Photos of Proposed Project



SOURCE: Leddy Maytum Stacy Architects, 2011

NOTE: Photos illustrate conceptual models of general site contours, building massing, and playground feature locations. Design details, materials, and playground elements are not finalized.

DRAFT
SAN FRANCISCO LIBRARY COMMISSION
RESOLUTION NO. XXXXXX

RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS, APPROVING CONSTRUCTION OF THE NEW NORTH BEACH LIBRARY ON 701 LOMBARD STREET AND A PORTION OF MASON STREET AS PROPOSED FOR VACATION, APPROVING DEMOLITION OF THE EXISTING NORTH BEACH LIBRARY, MAKING VARIOUS RECOMMENDATIONS TO THE RECREATION AND PARK COMMISSION AND BOARD OF SUPERVISORS IN RELATION TO THE PROJECT, AND AUTHORIZING OTHER OFFICIAL ACTS IN CONNECTION WITH THE PROJECT.

WHEREAS, On November 7, 2000, the voters of the City and County of San Francisco ("City") passed Proposition A, "Branch Library Facilities Improvement Bonds, 2000" for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities; and

WHEREAS, On November 6, 2007, the voters passed Proposition D, the renewal of the "Library Preservation Fund," authorizing the City to issue revenue bonds to raise additional funding for construction and rehabilitation of the branch libraries under the Branch Library Improvement Program ("BLIP"); and

WHEREAS, The priorities of the BLIP include reducing seismic risk, meeting modern technological needs and current code requirements, complying with the Americans with Disabilities Act (ADA) and improving public service; and

WHEREAS, The San Francisco Public Library has operated the North Beach Branch Library since 1959 on a City-owned parcel under the jurisdiction of the Recreation and Park Commission, located at 2000 Mason Street, in the

western section of the Joe DiMaggio Playground and bounded by Mason Street and Columbus Avenue; and

WHEREAS, The current library located at 2000 Mason Street is inadequate to meet the needs of the neighborhood it is intended to serve; and

WHEREAS, At a meeting of the San Francisco Public Library Commission ("Library Commission") held on March 1, 2007, the Library Commission voted to expand the project scope for the North Beach Branch Library from a renovation to a new building; and

WHEREAS, In March 2008, the Library and the Recreation and Park Departments engaged in a joint master planning process to determine the preferred location for a new library and improved park and recreation amenities in the Joe DiMaggio Playground; and

WHEREAS, As part of the master planning process, a series of community master planning workshops for the Joe DiMaggio Playground and North Beach Branch Library were held on May 28, July 25 and August 18, 2008, to present and discuss potential locations and layouts for the new library and long-range park improvements; and

WHEREAS, At a public hearing of the Library Commission held on September 4, 2008 and the Recreation and Park Commission held on September 18, 2008, the Commissions determined that the triangle property located at 701 Lombard Street is the preferred location for a new two-story North Beach Library, as set forth in the final Master Plan Report ("Master Plan Report"), a copy of which is on file with the Commission and incorporated herein by reference; and

WHEREAS, At said hearings, the Library Commission and Recreation and Park Commission adopted Resolution No. 2008-03 and Resolution No. 0809-018, respectively, endorsing the project as contemplated in the Master Plan

Report and directing City staff to undertake environmental review of the project;
and

WHEREAS, The new two-story library design at 701 Lombard Street, as set forth in the Master Plan Report, shall accommodate the collections and public service functions for adult, teen and children's services on the ground level and a community meeting room with after-hours access on the second floor; and

WHEREAS, By closing one block of Mason Street between Lombard Street and Columbus Avenue and constructing a new branch library at 701 Lombard, the residents of North Beach will gain approximately 12,000 square feet of new open space in one of San Francisco's densest neighborhoods; and

WHEREAS, The Planning Commission, on April 21, 2011, by Motion No. _____, certified the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, 14 California Code of Regulations Sections 15000 *et seq.*, (the "CEQA Guidelines"), and under Chapter 31 of the San Francisco Administrative Code. Said Motion and this document are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. _____ concerning environmental findings, including a rejection of alternatives, adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and reporting program, in compliance with local and State law. Said findings included 4 recommended improvement measures for the project. Said Motion and the accompanying findings are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. _____, making findings of consistency with the General Plan

and the eight priority policies of Planning code Section 101.1 for rezoning of 701 Lombard Street and the proposed Street Vacation of one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and including recommended conditions for inclusion as part of the finding of consistency with the General Plan. Said Motion is incorporated herein by reference;

WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution No. _____ recommending amending the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library along with other related zoning changes. Said Resolution is incorporated herein by reference; and

WHEREAS, No substantial new information or any of the other conditions as set forth in CEQA Guideline Section 15162 exist that would result in the need to prepare a subsequent or supplemental EIR; and

WHEREAS, The Library staff prepared proposed Findings, as required by CEQA (the "CEQA Findings"), regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A, a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, and recommended improvement measures attached as Exhibit 2 to Attachment A that would be conditions of the project; and

WHEREAS, The abovementioned Attachment A and all its Exhibits (the "CEQA Findings") along with the FEIR and other project documents and

materials were made available to the public and this Commission for review and consideration in the Commission's files; now, therefore, be it

RESOLVED, That the Library Commission adopts the CEQA findings, including its mitigation measures and statement of overriding considerations among other approvals, for purposes of the actions set forth herein and agrees to make improvement measures I-TR-1 and I-TR-2, as shown on Exhibit 2 of the CEQA Findings, conditions of this project approval; and be it

FURTHER RESOLVED, That the Library Commission agrees to the recommended conditions for inclusion as part of the finding of consistency with the General Plan as indicated in Planning Commission Motion No. _____, Attachment A, Exhibit 1. Said Motion is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Library Commission approves the new North Beach Branch Library project, including, but not limited to the design and construction of a new two-story library at 701 Lombard Street and on a portion of Mason Street as proposed for vacation, associated site improvements, the demolition of the existing North Beach Branch Library at 2000 Mason Street, and all permits, approvals, and financing necessary to implement these and related actions for the North Beach Library (the "Project"); and be it

FURTHER RESOLVED, That any changes to the Branch Library Improvement Program North Beach project budget is subject to the standard Library Commission approval; and be it

FURTHER RESOLVED, That the Library Commission urges the Recreation and Park Commission to adopt the North Beach Public Library and Joe DiMaggio Playground Master Plan; approve the design and construction of the new two story North Beach Branch Library as described above; approve the demolition of the existing North Beach Branch Library at 2000 Mason Street;

grant the Library authority to keep the existing library at 2000 Mason Street open to the public until such time that construction of a new library at 701 Lombard Street is completed and a new library is opened to the public; accept the interdepartmental transfer of the portion of Mason Street to be vacated; and other actions related to the Project; and be it

FURTHER RESOLVED, That the Library Commission urges the San Francisco Board of Supervisors to amend the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library and approve the street vacation of the one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and interdepartmental transfer of the former Mason Street to the Recreation and Park Commission all as set forth in the Street Vacation Ordinance. Said Ordinance is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Library Commission authorizes Library staff to take all actions necessary to implement the Project that are within the Commission's jurisdiction, including, but not limited to, signing a Memorandum of Understanding between the San Francisco Public Library and the Recreation and Parks Department to set expectations and outcomes regarding the design, operations, and funding of improvements to the expanded Joe DiMaggio Playground spaces made available by the vacation of Mason Street; obtaining permits and approvals necessary to construct the new North Beach Library and demolish the existing North Beach Branch Library; requesting and obtaining additional funding as needed; entering into a Memorandum of Understanding with the San Francisco Public Utilities Commission concerning underground

utilities in the former Mason Street if necessary; and obtaining other needed approvals and authorizations, such as a lot line adjustment to merge 701 Lombard and the former Mason Street area.

Approved on _____

By a vote of _____

Library Commission Secretary

ATTACHMENT A
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF THE
SAN FRANCISCO LIBRARY COMMISSION

I. PREAMBLE

In determining to approve those aspects of the North Beach Public Library and Joe DiMaggio Master Plan Project located at 701 Lombard Street and 2000 Mason Street (referred to herein as the "Project", the "Master Plan", or the "Master Plan Project") within its jurisdiction, the San Francisco Public Library Commission ("Commission" or "City") makes and adopts the following findings of fact regarding the Project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

Section II provides a description of the proposed Master Plan Project, the environmental review process for the Project, the Commission actions to be taken, and the location of records.

Section III 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 ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

Section IV identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

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

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

II. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

a. Project Description

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to adopt the Master Plan Project. The Project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason (also known as 661 Lombard) Street, the entire block bounded by Lombard, Powell, and

Greenwich Streets and Columbus Avenue (Assessor's Block 0075, Lot 001). The Project proposes to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground.

Elements of the Project include a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing branch library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan's characteristics described in Chapter 2, Project Description, in the Final EIR; rezoning of 701 Lombard Street to Public Use and Open Space Height and Bulk district; and other related actions. The Project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space. A Project variant, which was a partial street vacation of Mason Street, is not part of the Project at this time.

b. Environmental Review

On April 29, 2009, the Planning Department determined that an Environmental Impact Report ("EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation.

On August 25, 2010, the Planning Department published the Draft Environmental Impact Report ("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 Planning 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 Planning 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 San Francisco Planning Commission held a duly advertised public hearing on said DEIR on October 7, 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 October 12, 2010.

The Planning 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 7, 2011, distributed to the Planning Commission and all parties who commented on the DEIR, and made available to others upon request at the Planning Department.

A Final Environmental Impact Report has been prepared by the Planning Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses 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 this Commission and the public. These files are available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On April 21, 2011, the Planning Commission reviewed and considered the Final Environmental Impact Report, certified said Report as complete, and found that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines, and Chapter 31.

c. Commission Actions

The Commission, Recreation and Park Commission, and Board of Supervisors are currently considering various actions ("Actions") in furtherance of the Project, which include, but are not limited to the following:

- Adoption of these CEQA Findings, including a Statement of Overriding Considerations, Mitigation Measures, and the Mitigation Monitoring and Reporting Program (MMRP);
- Approval of a Street Vacation of the one block portion of Mason Street between Lombard Street and Columbus Avenue;
- Approval of an interdepartmental transfer of the former Mason Street from the Department of Public Works to the Recreation and Park Department;
- Approval of the North Beach Library sand Joe DiMaggio Playground Master Plan, including expansion of the park onto the portion of Mason Street that is proposed for street vacation;
- Approval of a new North Beach Branch Library at 701 Lombard Street and partially on a portion of Mason Street proposed for street vacation;
- Demolition of the existing North Beach Branch Library on the Joe DiMaggio Playground at 2000 Mason Street;
- Rezoning of Assessor's Block 0074, Lot 001 (701 Lombard) from North Beach Neighborhood Commercial District ("North Beach NCD") to Public ("P") Use District, from 40-X to an Open Space ("OS") Height and Bulk district, and removing the lot from two special use districts.

d. Location of Records

The record upon which all findings and determinations related to the adoption of the Master Plan 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 Mitigation Monitoring and Reporting Program (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 Commission Secretary is the custodian of these documents and materials. The Library Commission Secretary is the custodian of Project documents and materials on file at the SFPL Main Library. The Recreation and Park Commission Secretary is the custodian of Project documents and materials on file at the Recreation and Park Department Headquarters in Golden Gate Park.

These findings are based upon substantial evidence in the entire record before the 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.

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

The Final EIR finds that implementation of the Master Plan would result in less-than-significant impacts in the following environmental topic areas: Land Use, Land Use Planning and Recreation; 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; 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, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings, which shall be adopted as conditions of Project approval. The Final EIR includes a series of mitigation measures that have been identified that would eliminate or reduce to a less-than-significant level the Master Plan's 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 in Exhibit 1. The Commission finds that the mitigation measures, as set forth in the Attached Exhibit 1 to this Resolution, are feasible and adopts these measures as conditions of Project approval.

a. Cultural Resources (Archeological Resources)

M-CP-1: According to the FEIR, there is a possibility, though not likely, that the proposed Project could affect CEQA-significant archeological resources or human remains through grading, excavation or other soils-disturbing activities. The project sponsors would distribute the Planning Department archeological resource "ALERT" sheet, which indicates the potential for underground resources to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. If, during the activities listed above, the contractor(s) discover underground artifacts, said contractor(s) shall notify the Environmental Review Officer (ERO) and the ERO may implement any of the following measures: preservation in situ of the archeological resource or preparation of an archeological monitoring program or testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

The Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction on archeological resources to a less-than-significant level because the measure, which is adopted as a condition of project approval, provides adequate protection against any material damage to potential underground cultural resources that may exist on the project site(s).

b. Biological Resources

M-BI-1: The FEIR detailed the trees which may be removed as part of the implementation of the Master Plan, described the process for tree removal as well as pertinent regulations related thereto. In particular, the FEIR described the Migratory Bird Treaty Act of 1918 which protects migratory birds including any part, nest, or egg of such birds. As described in Measure M-BI-1, if active construction work is scheduled between September 1 and January 31, this measure is not required. If active construction work occurs during the breeding season, from February 1 through August 31, then a qualified biologist would conduct a preconstruction survey within 250 feet of the site two weeks prior to the start of construction to determine the presence of nesting birds. 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. If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required.

The Commission finds that the foregoing mitigation measure is feasible and will mitigate the potential impacts of project construction on biological resources to a less-than-significant level by ensuring that

nesting birds and their fledglings are not adversely affected by proposed tree removal. These measures are adopted as a condition of project approval.

c. Hazardous Materials

M-HZ-1: The FEIR identifies the project site as being down-gradient from a property at 724-734 Lombard Street that is on the California State Department of Toxic Substance Control's Hazardous Waste Sites list. A gasoline leak was first reported on the 724-734 Lombard Street property in May 2006 and assessment is ongoing. While the EIR found the potential for hazardous materials in the soils at the project site to be low, it includes a measure that requires sponsors to sample, test, treat and dispose of any contaminated soil in accordance with state regulations should testing indicate the presence of contamination which may affect the site from adjacent locations.

M-HZ-2: The FEIR detailed the 701 Lombard Street parcel's history and disclosed that Underground Storage Tanks associated with the site's previous gas station use were removed in 1984. Soils borings were conducted and no evidence of hydrocarbon contamination or detectable residues of petroleum hydrocarbons were found. However, if, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.

The Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction related to hazardous materials to a less-than-significant level through review and oversight by the Department of Public Health. These measures are adopted as a condition of project approval.

d. MMRP

The attached Exhibit 1 contains the MMRP required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. It provides a table setting forth each mitigation measure listed in the EIR that would reduce or eliminate potentially significant adverse impacts of the Project.

Exhibit 1 also specifies the party responsible for implementation of each measure, establishes monitoring actions, and a monitoring schedule. The Commission finds that the MMRP attached hereto as Exhibit 1 is designed to ensure compliance with, among other things, CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The Commission further finds that the MMRP presents measures that are appropriate and feasible for adoption, and the MMRP is adopted and shall be implemented as set forth herein and in Exhibit 1 as a project condition. The Planning Commission, as part of its actions on April 21, 2011, recommended the adoption of four (4) improvement measures that would ameliorate less-than-significant impacts. These Improvement Measures are contained in Exhibit 2 to this Attachment. However, as set forth in the Commission Resolution, this Commission adopts only Improvement Measures I-TR-1 and I-TR-2 as project conditions.

IV. 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 City finds that there are significant project-specific or cumulative impacts that would not be eliminated or reduced to an

insignificant level by the mitigation measures listed in Exhibit 1. The Final EIR identifies a significant and unavoidable adverse effect to cultural (historic architectural) resources related to the demolition of the existing branch library located at 2000 Mason Street. The Final EIR also indicates that implementation of the Master Plan Project would result in an adverse cumulative impact associated with the demolition of the branch library that is a contributor to a potential Multiple Property Listing.

The findings in this section concern mitigation measures discussed in the Final EIR, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings. These mitigation measures are adopted as conditions of project approval. The Final EIR includes a series of mitigation measures that have been identified that would reduce but not to a less-than-significant level the Master Plan Project's 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 in Exhibit 1. The Commission hereby adopts these mitigation measures, as set forth in the attached Exhibit 1 to this Resolution. The Commission finds that such measures are feasible and are adopted as conditions of project approval.

a. Cultural Resources (Historic Architectural Resources)

M-C-P-2: Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Level II Historic American Building Survey (HABS). Level II documentation shall include select existing drawings photographed with large-format negatives or photographically reproduced on Mylar. Photographs shall include exterior views and historic views of the existing library (some of which are available at the San Francisco History Center at the San Francisco Public Library) in accordance with *HABS/HAER Photograph Specifications and Guidelines*.

M-C-P-3: The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretative display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.

The Commission, based on information set forth in the administrative record and this Attachment A, finds that the foregoing mitigation measures are feasible, though these measures will not mitigate the direct and cumulative impacts related to the demolition of the existing branch library, considered an historic resource for purposes of environmental review, to less-than-significant levels. These measures nonetheless are adopted as a condition of project approval.

V. EVALUATION OF PROJECT ALTERNATIVES

a. Alternatives Analyzed in the FEIR

The FEIR analyzed four project alternatives: a "No Project Alternative", a "Preservation and Rehabilitation Alternative", a "Preservation and Southerly Expansion Alternative", and a "Three-story Library (701 Lombard Parcel) Alternative." The FEIR determined that these alternatives were potentially feasible, but did not necessarily meet the project sponsors' objectives. A brief description of each

alternative is provided below, followed by findings related to the rationale for the City's rejection of each alternative.

The Commission rejects the Alternatives set forth in the Final EIR and listed below because it finds, in addition to the reasons described below, elsewhere in these Findings, and in the administrative record, that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations under CEQA Guidelines 15091(a)(3), that make infeasible such alternatives. In making these determinations, the 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."

No Project Alternative

Under the No Project Alternative, the project sites would remain in their existing conditions. The existing commercial parking lot use at 701 Lombard Street is assumed to continue to operate for the foreseeable future. The existing branch building at 2000 Mason Street would not be demolished, the adjacent Joe DiMaggio Playground would remain in its current configuration, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction. Conditions described in detail for each environmental topic in the FEIR's Environmental Setting chapter would remain and none of the impacts associated with the Master Plan would occur.

The Commission rejects the No Project Alternative because it would not result in an expansion of library floor area or provide additional space for library programs or collections. The No Project Alternative would not increase accessibility, address existing accessibility or seismic safety deficiencies, nor would it incorporate energy-efficient upgrades or internal building system improvements. It also would not provide a technically upgraded facility on par with other branch libraries in the system. The No Project Alternative would not result in an increase in open space, nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Rehabilitation Alternative

Under the Preservation and Rehabilitation Alternative, the existing branch library building would be renovated to meet existing State Historic Building Code requirements related to seismic stability. The library would also be renovated to meet current American's with Disability Act (ADA) accessibility requirements. Renovations would also include asbestos abatement, installation of new fire sprinklers, interior lighting, roof repair and construction of an elevator between the different building levels to the library's lowest level at the east of the stairway.

Under the Preservation and Rehabilitation Alternative, the FEIR assumes that the Joe DiMaggio Playground would not be renovated and its features would remain in their current state and present locations, though maintenance is expected to occur over time as needed. The 701 Lombard Street parcel would continue to function as a commercial parking lot, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction.

The Commission rejects the Preservation and Rehabilitation Alternative because it would result in a reduction of usable library floor area between approximately 4 to 10 percent due to the circulation and access improvements that would be needed to comply with current ADA requirements. This alternative would continue library operation on four levels and would not fulfill the objective of having key library

program elements on one floor for efficient staffing and materials processing. These improvements would entail installation of either an interior or exterior elevator to accommodate vertical circulation between existing library levels for disabled persons. This alternative therefore would not meet the sponsor's objective to provide space to accommodate shelving for more books and other materials, increase programming space or to provide a program room. Further, the alternative is rejected because if the elevator were constructed on the eastern exterior of the library building, it would require a touchdown and circulation area at ground-level at the location of the playground's existing westernmost tennis court, and an exterior elevator would encroach on the court's play area and render it unusable. The FEIR states that initial test fit analyses indicate that a replacement court, based on standard dimensions of 120 feet by 60 feet, would be too large to be incorporated into the 701 Lombard parcel without closure and vacation of Mason Street, and any fencing around the relocated court would disrupt views along the Mason Street view corridor. This contrasts with the proposed Master Plan conditions, where no fencing in the former Mason Street public right-of-way is proposed. Finally, the branch would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move in period for the new library. This alternative would not result in an increase in open space nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Southerly Expansion Alternative

Under the Preservation and Southerly Expansion Alternative, an approximately 4,300-square-foot, single-story addition would be built to the south and southeast of the existing branch building, in the location of the western portion of the children's play area and closed reading garden. In this alternative, a 1,960-square-foot outdoor children's reading garden would be located to the south of the addition, and a 3,560-square-foot renovated children's play area would be located east of the addition. The existing library entrance would be converted into an emergency exit and the new main entrance would be located along the southwestern façade of the addition, set back about eight feet from Columbus Avenue. The interior of the existing library would be renovated to meet current ADA and seismic requirements. An interior lift/elevator would be installed to allow for vertical circulation for disabled persons between library levels. Total publicly accessible floor area in the library would be 4,380 square feet, compared to about 4,055 square feet under the preferred branch scheme proposed as part of the Master Plan. Under this alternative, Mason Street would be vacated and closed to vehicular traffic. The 701 Lombard Street parcel would be renovated as a public recreational open space. The remainder of the Joe DiMaggio Playground would be renovated as per the Master Plan.

The Commission rejects the Preservation and Southerly Expansion Alternative because it would result in operation of an expanded library over four levels. The library's 13 percent increase in floor area would result in scattered staff areas and would require hiring additional staff to supervise program areas across multiple levels.

This alternative would require closure of the entirety of the existing children's play area during library construction, and would almost halve the size of the area upon completion, thereby eliminating about 4,525 square feet of that specific recreational program area. New open space at the 701 Lombard Street parcel would not be preferable or feasible for active recreational use, such as a playground, according to information presented during the Master Plan planning process. To use the site for active recreational use, the grade change across the site would require either filling along Lombard Street enclosed by a retaining wall, or excavation along Columbus Avenue and Mason Street supported by retaining walls

that could be as tall as 9 feet. Active recreational uses at this location could require additional fencing. This may block access to the street, creating a barrier between the sidewalk and the triangle parcel.

This alternative also would result in some restricted access between the library and some playground areas. Although the spaces would be merged with Joe DiMaggio Playground to create one contiguous block, access to recreational facilities east and west of the library would be provided at separate entrances, because the expanded library would prohibit east-west through-access between features. The ability to visually survey the park would be reduced under this scheme as compared to the Master Plan because the library building would occupy a large portion of the middle of the site if Mason Street is fully vacated and the vacated areas of 701 Lombard Street are fully used for open space. Nor would this alternative result in an increase in open space, even with the possible future incorporation of the 701 Lombard parcel, since the one-story new library horizontal expansion would occupy existing park open space. This alternative would not enhance connectivity between park amenities, create an integrated recreational facility, or increase open space. Finally, the existing branch library would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move-in period to the proposed new library. For the foregoing reasons, the Commission rejects this alternative. In addition, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Three-story Library (701 Lombard Parcel) Alternative

Under the Three-story Library (701 Lombard Parcel) Alternative, a new branch library would be constructed at the 701 Lombard Street parcel without expansion or modification of its existing eastern lot line 19.5 feet eastward as proposed under Master Plan conditions. The branch library building would be three stories tall and would have a height of up to 40 feet. It would contain approximately 9,016 square feet of floor area – about 516 square feet larger than the branch library's floor area analyzed for the Master Plan and about 70 percent larger than the existing North Beach branch. The library's first floor would accommodate a total of about 4,023 square feet and include an approximately 500-square-foot teen area; approximately 944-square-foot children's area adjacent to a children's librarian desk in the central portion of the floor, and an elevator along the library's east (Mason Street) wall; a staff work room containing about 567 square feet of space; as well as two stair wells, mechanical and electrical closets, and restrooms. The library would have two entrances: one would be located along Columbus Avenue and the other on Mason Street.

The Commission rejects the Three-story Library (701 Lombard Parcel) Alternative because this alternative would not meet the objective to "develop a new branch that is cost effective to build and operate." With a third level, more square footage for additional stairs and elevators (as opposed to additional programming space) would be required and additional staffing would increase long-term operational costs. The alternative would not meet the objective of providing "key library program elements on one floor for the efficiency of staff and materials processing," which, according to SFPL, would result in a library that is not cost-effective to build and operate and lead to inefficient use of library staff and resources. Finally, the Three-story Library Alternative assumes that the existing branch building at 2000 Mason Street would be demolished. This alternative therefore would not avoid, reduce or eliminate the Master Plan's significant impact related to the demolition of a potential historic resource identified in this EIR, nor would it reduce, avoid or eliminate the Master Plan's considerable contribution to a cumulative impact related to the loss of the existing branch as a contributor to a potential multiple property listing. For the foregoing reasons, the Commission rejects this alternative. Further, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

b. Additional Alternatives Reviewed and Rejected in the FEIR

The FEIR analyzed six project alternatives that were rejected from further consideration. These alternatives included: a "Preservation and Northerly Expansion Alternative", an "Eastward Expansion Alternative", a "Vertical Expansion Alternative", an "Adaptive Reuse and New Library Building Alternative", a "Rooftop Playground Alternative" and "Off-site Location Alternatives."

As stated in DEIR Chapter 2, Project Description (pp. 25-68), the Master Planning process explored several design options for renovation, expansion, or relocation of the library. These options included construction of a new library at the southwest corner of Powell Street and Lombard Street, other locations within the multi-purpose hardscape area, as well as construction of a new library at the current location. The rebuild schemes included a replacement branch in the same footprint as the existing library, replacement in a reoriented footprint, replacement in a smaller footprint with a two-story library, or replacement in a smaller footprint with an underground level extending eastward beneath the area of the existing children's play area. An option of a new library fully within the Mason Street right-of-way was also explored. These options were discussed in community forums weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality.

The abovementioned alternatives were considered and rejected in the DEIR pp. 241-251. The alternatives focused primarily on the siting and design of the branch library; however, planning options and operational effects also were considered for the Joe DiMaggio Playground. These options were rejected from further consideration because they would require relocation or possibly elimination of existing playground elements, block view corridors, cover major utilities that require access, require that funding for park renovation be in place at the time of library construction or expansion, and / or require substantial additional funding for library construction. In addition, some design options would result in inefficient or challenging library operations.

Other design options were discussed in the DEIR or Comments and Responses document in more detail but also were ultimately rejected from further consideration. In response to numerous public comments on the DEIR to study the Northerly Expansion Alternative, the City provided additional analysis of this alternative in the Comments and Responses document. See AL-4 of the Comments and Responses document beginning at page 173. However, for the reasons provided in the DEIR and Comments and Responses document, this alternative remains rejected as infeasible. Similarly, an Eastward Expansion Alternative and a variant were presented as public comments on the DEIR. The City provided evaluation of these alternatives and stated the reasons for their rejection in Responses AL-1, AL-3 and AL-4 on pp. 151-168 of the Comments and Responses document. Since publication of the FEIR, no other feasible alternative considerably different from others previously analyzed has been presented that would clearly lessen the environmental impacts of the Master Plan. For the reasons set forth in the FEIR, these Findings, and elsewhere in the administrative record, the alternatives discussed in this section and any other alternatives raised during the public comment period are rejected as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Commission finds that, notwithstanding the imposition of all feasible mitigation measures, significant impacts related to Historic Resources will remain significant and unavoidable and in accordance with CEQA Guidelines Section 15092(b)(2)(B), such remaining impacts are acceptable to the overriding considerations described below. In accordance with CEQA guidelines Section 15093, CEQA

Section 21081(b), and Chapter 31 of the San Francisco Administrative Code, the Commission hereby finds that each of the specific economic, legal, social, technological, and other considerations, and the benefits of the Project separately and independently outweigh these remaining significant, adverse impacts. The remaining significant adverse impacts identified are acceptable in light of each of these overriding considerations.

The Master Plan project would:

- provide a new North Beach Branch Library commensurate with other branch libraries in the San Francisco Public Library system.
- increase onsite open space by 20 percent over existing conditions, or roughly 12,000 square feet of programmed recreational open space in one of San Francisco's densest neighborhoods.
- affirm the neighborhood vision of a new library and expanded park developed through the involvement of hundreds of neighborhood residents who participated in master planning meetings and hearings.
- provide a high quality civic and cultural space for the surrounding community and members of the public through the configuration of the new library and the playground feature of Joe DiMaggio Playground with a connecting plaza visible with clear sight lines and access between the parks recreational facilities.
- allow the new library project to proceed independent of the timing or availability of funding for the park renovation portion of the Master Plan project.

Specifically in regard to the construction of a new library, the Master Plan Project would:

- construct a new 8,500-square-foot library for the residents of the North Beach, Russian Hill, and Chinatown neighborhoods, providing the community access to the San Francisco Public Library collection of books, media, periodicals, as well as public technology resources, literacy and arts programming, and research assistance.
- provide a new library that is 59 percent larger than the existing branch, and, consistent with the program standards of the Branch Library Improvement Program, accommodates significant space for books and materials in multiple languages, features a new designated teen area, a separate adult reading area and an expanded children's area with interactive learning features and contains a community room for library events and children's programs that will be open to the public for use after hours.
- provide an expanded Children's Area, a separate Teen Area, and a new program room available to all who visit and the more than 14 schools and childcare centers that serve the children and youth of the North Beach community and surrounding neighborhoods.
- construct a new seismically safe library for the North Beach community and surrounding neighborhoods that could serve as a disaster response hub for the neighborhood in the event of a City-wide disaster.

- construct a new library building that ensures full access to people with disabilities to the City's programs, activities, benefits, and facilities pursuant to the City's ADA Transition Plan and Uniform Physical Access Strategy. According to the Mayor's Office on Disability, the preservation alternatives considered in the EIR may not provide adequate ADA parity.
- make needed ADA access improvements that also provide ease of access for baby strollers, seniors and people of all ages and abilities.
- construct a building that achieves a Leadership in Energy and Environmental Design (LEED) rating of Silver or higher, as defined by the U.S. Green Building Council, thereby reducing the project's carbon footprint, maximizing the energy efficiency of the library, and furthering the City's Sustainability Plan.
- transform a parking lot on a major commercial corridor into a new public building that would accomplish the objective of increasing civic presence and visibility of the library from Columbus Avenue.
- create temporary construction jobs subject to the City's local hiring requirements that would provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenues to City.
- promote Objective 3 of the Neighborhood Center Facilities Element of the General Plan (Policies 1-5) to assure that neighborhood residents have access to needed services and a focus for neighborhood activities. The building of a new library with flexible program spaces and a new community room, located midst multiple Recreation and Park facilities, is consistent with this goal.
- promote Objective 2 of the Community Safety Element of the General Plan (Policy 2.1) that aims to reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters. Replacing the seismically hazardous existing library building with a new facility, which meets current building code standards for seismic safety, is consistent with this objective.
- promote Objective 6 of the Community Facilities Element of the General Plan (Principles 1-5), which states that public libraries provide an essential public service as follows: "Development of a public library system in San Francisco which will make adequate and efficient library service freely available to everyone within the City, and which will be in harmony with related public services facilities..." The San Francisco Public Library has provided library services to the North Beach community and adjacent neighborhoods since 1959 and the project would provide a seismically safe and accessible facility, in harmony with related public facilities in the Joe DiMaggio Playground, to continue this service.
- would demolish only one of the branch libraries designed by Appleton & Wolfard while the San Francisco Public Library is preserving and restoring six other examples of their work for future generations. On November 9, 2010, by a vote of 10-1, the Board of Supervisors voted down legislation to designate the building as a local landmark.

- help fulfill the goals of Proposition A, “Branch Library Facilities Improvement Bonds, 2000” overwhelmingly supported by San Francisco voters for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities.
- meet the SFPL's objective to minimize or avoid disruption to library service while the proposed library is under construction, which none of the alternatives, other than the 3-story alternative, accomplish.

Specifically in regard to the expansion and reconfiguration of Joe DiMaggio Playground, the Master Plan Project would:

- add needed open space to North Beach and Chinatown communities, an identified “high needs area” for the addition of Open Space in the City’s General Plan. As discussed in the Master Plan EIR, the area around the park is estimated to have approximately 0.45 acres of open space per 1000 residents, 95 percent below the city-wide average of 9 acres per 1000 residents. Many residents live in multi-unit buildings with limited or no open space such as yards and rely heavily or exclusively on public amenities such as parks.
- increase overall park open space to accommodate an expanded and improved children’s play area which will meet new safety requirements, add new features such as games and picnic tables, and provide additional landscaping and seating throughout the expanded park.
- increase park safety through a unified site design, by placing the children’s playground in a more central part of the park and moving it away from the street and related-traffic at the park’s edge, enhancing playground visibility and supervision from the clubhouse and other park areas.
- improve the design of the park facilities and their arrangement on the site. By rearranging the bocce, tennis courts and the children’s’ play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility. This new park layout would strengthen connectivity, both visually and functionally.
- preserves current park features during the construction of the new library and allows for the reorganization of such features and uses in an optimal way once funding for park improvements is available.
- transforms one block of Mason Street from a street with vehicular traffic into public park space consistent with the City’s Better Streets Plan.
- further a proper public purpose through vacation of Mason Street and interdepartmental transfer of the former roadway to the SFRPD that will preserve the subject area for park and recreational purposes, including but not solely limited to, construction of a library.
- strengthen the visual connection between the library and the park through the creation of a new plaza open space on Mason Street.
- promote Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high

quality public open space. The Master Plan increases public open space and integrates park and library uses consistent with this objective.

Having considered the information included above as well as information in these Findings and elsewhere in the administrative record, the Commission finds, determines, and concludes that the project benefits of the Master Plan Project outweigh the unavoidable adverse environmental effects, and that the adverse environmental effects are therefore acceptable.

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-CP-1. Archeological Resources				
<p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsors.	Prior to any soil-disturbing activities.	Project sponsors to provide affidavit to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.	Considered complete upon ERO receipt of affidavit.
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO to prepare memorandum to file indicating results of consultation with archeologist.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.

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Archeological Resources (cont'd.)				
<p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological 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 interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	(see above)	(see above)	(see above)	(see above)
<p>Project sponsors, contractor(s), and archeologist.</p>	During soil-disturbing activities.	ERO, county coroner.	Considered complete upon letter of ERO's drafting of memo or ERO's direction to implement further measures.	
<p>Project sponsors and archeological consultant.</p>	Following completion of any archeological field program.	ERO to review Draft FARR.	Considered complete upon ERO approval of Draft FARR.	
<p>Project sponsors.</p>	Upon ERO approval of Draft FARR.	Project sponsors to provide ERO with copies of transmittals of FARR distribution.	Considered complete upon receipt by ERO of evidence of distribution.	

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M-CP-2. HABS-Level Recordation				
<p>Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:</p> <p>(1) <i>Drawings:</i> Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.</p> <p>(2) <i>Photographs:</i> Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made.. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the <i>HABS/HAER Photographs: Specifications and Guidelines</i>.</p> <p>(3) <i>Written Data:</i> The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library, as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.</p>	Project sponsors and historical resources consultant.	Prior to building demolition.	ERO.	Considered complete upon receipt by ERO and HPC of documentation.
<p>Documentation of the North Branch Library site shall be submitted to the following repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings shall be submitted the History Room of the San Francisco Public Library. • Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. 	Project sponsors and historical resources consultant.	Prior to building demolition.	ERO and HPC to review documentation prior to any permit issuance	Considered complete upon issuance of permits.

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HABS-Level Recordation (cont'd.)				
<ul style="list-style-type: none"> Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library. 	(see above)	(see above)	(see above)	(see above)
M-CP-3. Interpretive Display				
<p>The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretive display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.</p>	Project sponsors and contractor(s).	Prior to opening of new library.	ERO to review.	Considered complete upon opening of library.
M-BI-1. Breeding Birds				
<p>If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the nonbreeding 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</p>	Project sponsors.	Feb 1 through August 31.	If demolition occurs outside of this period, require that sponsors hire a qualified wildlife biologist to complete avian surveys.	Sponsors to provide Environmental Review Officer (ERO) with avian survey prior to demolition.
Breeding Birds (cont'd.)				

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<p>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 mitigation will be required.</p> <p>If construction commences during the nonbreeding 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>				
M-HZ-1. Hazardous Materials (Soil and Groundwater Contaminated by Petroleum Hydrocarbons or Metals)				
<p><i>Step 1: Initial Determination of Presence of Contaminated Soils and Groundwater</i></p> <p>Prior to approval of a building permit for the proposed library (in Phase 1) or site permit for future playground improvements (in Phase 2), the project sponsors shall hire a consultant to prepare a soil and groundwater sampling plan that is to be approved by the Department of Public Health before work begins. The consultant will collect soil samples (borings) and groundwater samples from areas on the site in which soil would be disturbed, including both 701 Lombard Street (Phase 1) and the area beneath the existing children's playground (Phase 2). The consultant will test the soil and groundwater samples for petroleum hydrocarbons and metals. The consultant shall analyze the soil borings as discrete, not composite samples.</p> <p>The consultant shall prepare an initial report on the soil and groundwater testing for petroleum hydrocarbons that includes the results of the testing and a map that shows the locations of soils and groundwater tested.</p> <p>The project sponsors shall submit the initial report on the soil and groundwater testing to the Department of Public Health (DPH) and shall pay the applicable fee required by DPH to review the report pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil and groundwater testing report to determine whether the soil or groundwater on the project site is contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels.</p>	Project sponsors.	Prior to tree removal.	DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.	Prior to issuance of grading or excavation permit. Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.
Hazardous Materials (cont'd.)				

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<p>If DPH determines that the soils and groundwater on the project site are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	<p>(see above)</p>	<p>(see above)</p>	<p>(see above)</p>	<p>(see above)</p>
<p><i>Step 2: Determination of the Presence of Contaminated Soil During Pier Drilling</i></p> <p>Whether or not DPH determines, after review of the initial report, that the soils and groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above a potentially hazardous level, the consultant shall nonetheless remain on the project to test the materials brought to the surface during pier drilling. The consultant shall test these materials for petroleum hydrocarbons and metals. The consultant shall analyze the materials from each drilled pier location as discrete, not composite samples, and add these findings to a new, final report.</p> <p>The project sponsors shall submit the final report on the soil and groundwater testing, as well as the drilled pier material testing, to the Department of Public Health (DPH). DPH shall review the final report to determine whether the drilled pier material on the project site is contaminated with petroleum hydrocarbons at or above potentially hazardous levels.</p> <p>If DPH determines that the soils and groundwater on the project site, and the material brought to the surface during pier drilling, are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	<p>Project sponsors.</p>	<p>Prior to soil-disturbing activity.</p>	<p>DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.</p>	<p>Prior to completion of pier drilling.</p> <p>Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.</p>
<p><i>Step 3: Preparation of Site Mitigation Plan</i></p> <p>If, based on the results of the initial soil and/or groundwater tests conducted (Step 1, above), or based on the drilled pier material tests conducted (Step 2, above), DPH determines that the soils and/or groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels, DPH shall determine whether preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by DPH, the SMP shall include a discussion of the level of contamination of soils and/or</p>	<p>Project sponsors.</p>	<p>Upon DPH determination that SMP is required.</p>	<p>If SMP is required, project sponsors or contractor shall submit a monitoring report to DPH, with a copy to DBI and ERO, at end of construction.</p>	<p>Prior to issuance of certificate of occupancy.</p> <p>Considered complete upon receipt of monitoring report.</p>

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<p>Hazardous Materials (cont'd.)</p> <p>groundwater on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; 3) the specific practices to be used to handle, haul, and dispose of contaminated site soils; and 4) the specific practices to be used to handle, treat, and dispose of contaminated groundwater. The SMP shall be submitted to DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.</p> <p><i>Step 4: Handling, Hauling, Treatment, and Disposal of Contaminated Soils and Groundwater</i></p> <p>a) Specific work practices: If, based on the results of the tests conducted either prior to or during pier drilling, DPH determines that the soil or groundwater on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil or groundwater odor or soil color and texture and results of on-site soil and groundwater testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately and to treat and dispose of such groundwater appropriately, as dictated by local, state, and federal regulations, including OSHA work practices, when such soils or groundwater are encountered on the site.</p> <p>(b) Dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(c) Surface water runoff control: Where soils are stockpiled, visqueen or comparable plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles.</p>	(see above)	(see above)	(see above)	(see above)
<p>Hazardous Materials (cont'd.)</p>	Project sponsors.	During construction.	Project sponsors to provide DPH with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of building construction. Copies of reports to be provided to DBI and ERO.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.

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<p>(d) Soil replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.</p> <p>(e) Handling, treatment, and disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California. Contaminated groundwater shall be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system.</p>	(see above)	(see above)	(see above)	(see above)
<p><i>Step 5: Preparation of Closure/Certification Report</i></p> <p>After excavation and foundation construction activities are completed, the project sponsors shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils and groundwater from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	Project sponsors.	At completion of foundation.	Project sponsors to provide closure/certification report to DPH, with copy to DBI and ERO.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.
M-HZ-2. Underground Storage Tanks				
<p>If, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.</p>	Project sponsors and construction contractor.	During excavation and pier drilling.	Project sponsors to apply for underground storage tank removal permit from DPH.	Prior to continuation of work. Considered complete upon approval by DPH.

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Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation</p> <p>I-TR-1: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If spaces are removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-2: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If space is removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-3: Pedestrian: The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.</p>	<p>Project sponsors and construction contractor.</p>	<p>After demolition of the existing library.</p>	<p>SFMTA to approve location and design of bus stop.</p>	<p>SMFTA designation of new stop location.</p>

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation (cont'd.)</p> <p>I-TR-4: Construction Period: Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.</p>	<p>Project sponsors and construction contractor.</p>	<p>Throughout project construction.</p>	<p>SFMTA to approve times; San Francisco Police Department to monitor;</p>	<p>At end of construction of each phase of the project.</p>

SAN FRANCISCO RECREATION AND PARK COMMISSION

RESOLUTION NO. XXXXXX

RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS, APPROVING THE JOE DIMAGGIO PLAYGROUND/NORTH BEACH PUBLIC LIBRARY MASTER PLAN, INCLUDING CONSTRUCTION OF THE NEW NORTH BEACH LIBRARY ON 701 LOMBARD STREET AND A PORTION OF MASON STREET AS PROPOSED FOR VACATION, APPROVING DEMOLITION OF THE EXISTING NORTH BEACH LIBRARY, AGREEING TO AN INTERDEPARTMENTAL TRANSFER OF MASON STREET FROM DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT UPON THE EFFECTIVE DATE OF THE STREET VACATION; MAKING VARIOUS RECOMMENDATIONS TO THE BOARD OF SUPERVISORS IN RELATION TO THE PROJECT, AND AUTHORIZING OTHER OFFICIAL ACTS IN CONNECTION WITH THE PROJECT.

WHEREAS, On November 7, 2000, the voters of the City and County of San Francisco ("City") passed Proposition A, "Branch Library Facilities Improvement Bonds, 2000" for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities; and

WHEREAS, On November 6, 2007, the voters passed Proposition D, "Library Preservation Fund," authorizing the City to issue revenue bonds to raise additional funding to complete renovation and/or building of all of the branch libraries under the Branch Library Improvement Program ("BLIP"); and

WHEREAS, The priorities of the BLIP include reducing seismic risk, meeting modern technological needs and current code requirements, complying with the Americans with Disabilities Act (ADA) and improving public service; and

WHEREAS, The San Francisco Public Library has operated the North Beach Branch Library since 1959 on a City-owned parcel under the jurisdiction of the Recreation and Park Commission, located at 2000 Mason Street, in the

western section of the Joe DiMaggio Playground and bounded by Mason Street and Columbus Avenue; and

WHEREAS, The current library located at 2000 Mason Street is inadequate to meet the needs of the neighborhood it is intended to serve; and

WHEREAS, At a meeting of the San Francisco Public Library Commission ("Library Commission") held on March 1, 2007, the Library Commission voted to expand the project scope for the North Beach Branch Library from a renovation to a new building; and

WHEREAS, In March 2008, the Library and the Recreation and Park Departments engaged in a joint master planning process to determine the preferred location for a new library and improved park and recreation amenities in the Joe DiMaggio Playground; and

WHEREAS, As part of the master planning process, a series of community master planning workshops for the Joe DiMaggio Playground and North Beach Branch Library were held on May 28, July 25 and August 18, 2008, to present and discuss potential locations and layouts for the new library and long-range park improvements; and

WHEREAS, At a public hearing of the Library Commission held on September 4, 2008 and the Recreation and Park Commission held on September 18, 2008, the Commissions determined that the triangle property located at 701 Lombard Street is the preferred location for a new two-story North Beach Library, as set forth in the final Master Plan Report ("Master Plan Report"), a copy of which is on file with the Commission and incorporated herein by reference; and

WHEREAS, At said hearings, the Library Commission and Recreation and Park Commission adopted Resolution No. 2008-03 and Resolution No. 0809-018, respectively, endorsing the project as contemplated in the Master Plan

Report and directing City staff to undertake environmental review of the project;
and

WHEREAS, The new two-story library design at 701 Lombard Street, as set forth in the Master Plan Report, shall accommodate the collections and public service functions for adult, teen and children's services on the ground level and a community meeting room with after-hours access on the second floor; and

WHEREAS, By closing one block of Mason Street between Lombard Street and Columbus Avenue and constructing a new branch library at 701 Lombard, the residents of North Beach will gain approximately 12,000 square feet of new open space in one of San Francisco's densest neighborhoods, an identified "high needs area" for the addition of Open Space in the City's General Plan; and

WHEREAS, The Master Plan contemplates design of a reorganized Joe DiMaggio Playground, where a new library is sited at 701 Lombard, the majority of the former Mason Street is available for park purposes and the site of the former library upon its demolition is available to make existing park uses more efficient; and

WHEREAS, The Master Plan increases the park's open space by 20 percent to accommodate an expanded and improved children's play area which will meet new safety requirements, adds new features such as games and picnic tables, and provide additional landscaping and seating through out the expanded park, and

WHEREAS, A unified site design increases park safety by placing the children's playground away from the street and related traffic at the park's edge, enhancing playground visibility and supervision from the clubhouse and other park areas, and

WHEREAS, The new park layout strengthens connectivity, both visually and functionally by rearranging the bocce, tennis courts and the children's play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility, and

WHEREAS, The Master Plan increases public open space and integrates park and library uses consistent with Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high quality public open space, and

WHEREAS, The Planning Commission, on April 21, 2011, by Motion No. _____, certified the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, 14 California Code of Regulations Sections 15000 *et seq.*, (the "CEQA Guidelines"), and under Chapter 31 of the San Francisco Administrative Code. Said Motion and this document are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. _____ concerning environmental findings, including a rejection of alternatives, adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and reporting program, in compliance with local and State law. Said findings included 4 recommended improvement measures for the project. Said Motion and the accompanying findings are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. _____, making findings of consistency with the General Plan and the eight priority policies of Planning code Section 101.1 for rezoning of 701

Lombard Street and the proposed Street Vacation of one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and including recommended conditions for inclusion as part of the finding of consistency with the General Plan. Said Motion is incorporated herein by reference;

WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution No. _____ recommending amending the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library along with other related zoning changes. Said Resolution is incorporated herein by reference; and

WHEREAS, No substantial new information or any of the other conditions as set forth in CEQA Guideline Section 15162 exist that would result in the need to prepare a subsequent or supplemental EIR; and

WHEREAS, On April 25, 2011, at a duly noticed joint hearing with the Library Commission and Recreation and Park Commission, the Library Commission adopted Resolution No. _____ concerning its approval of the construction of a new library at 701 Lombard and partially in the former Mason Street, demolition of the existing library at 2000 Lombard, and other related actions. Said Resolution is incorporated herein by reference; and

WHEREAS, The Recreation and Park Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A, a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, and recommended improvement

measures attached as Exhibit 2 to Attachment A that would be conditions of the project; and

WHEREAS, The abovementioned Attachment A and all its Exhibits (the "CEQA Findings") along with the FEIR and other project documents and materials were made available to the public and this Commission for review and consideration in the Commission's files; now, therefore, be it

RESOLVED, That the Recreation and Park Commission adopts the CEQA findings, including its mitigation measures and statement of overriding considerations among other approvals, for purposes of the actions set forth herein and agrees to make improvement measures I-TR-1 and I-TR-2, as shown on Exhibit 2 of the CEQA Findings, conditions of this project approval; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to the recommended conditions for inclusion as part of the finding of consistency with the General Plan as indicated in Planning Commission Motion No. _____, Attachment A, Exhibit 1. Said Motion is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Recreation and Park Commission approves the Joe DiMaggio Playground/North Beach Public Library Master Plan. The Master Plan encompasses authorization to the Library Commission to build the new North Beach Branch Library project, including, but not limited to the design and construction of a new two-story library at 701 Lombard Street and on a portion of Mason Street as proposed for vacation, associated site improvements, the demolition of the existing North Beach Branch Library at 2000 Mason Street, and all permits, approvals, and financing necessary to implement these and related actions for the North Beach Library. The Master Plan also includes reorganization and modification of the uses of Joe DiMaggio Playground, improvements to the former Mason Street not occupied by the

proposed library, and related site preparation, excavation, and construction to implement the Master Plan. (These actions are collectively referred to as the "Project"); and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Library Commission to locate, build, and take all actions necessary to construct the new North Beach Library at the site of 701 Lombard, as generally shown in the Master Plan, to keep the existing library at 2000 Mason Street open to the public until such time that construction of a new library at 701 Lombard Street is completed and a new library is opened to the public, and to demolish the existing Library at 2000 Lombard; and be it

FURTHER RESOLVED, That the Recreation and Park Commission designates the site at 701 Lombard and a portion of former Mason Street as set forth in the Master Plan as the area for the North Beach Library; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to accept the interdepartmental transfer of the portion of Mason Street between Lombard Street and Columbus Avenue to be vacated as set forth in the Street Vacation Ordinance. Said Ordinance is incorporated herein by reference; and be it and be it

FURTHER RESOLVED, That the Recreation and Park Commission hereby designates 701 Lombard Street and the portion of Mason Street to be vacated as part of the Joe DiMaggio Playground; and be it

FURTHER RESOLVED, That the Recreation and Park Commission urges the San Francisco Board of Supervisors to amend the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library and approve the street vacation of the one block of Mason Street between Lombard Street and Columbus Avenue for the

purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and interdepartmental transfer of the former Mason Street to the Recreation and Park Commission all as set forth in the Street Vacation Ordinance; and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Recreation and Park Department to take all actions necessary to implement the Project that are within the Commission's jurisdiction, including, but not limited to, signing a Memorandum of Understanding between the San Francisco Public Library and the Recreation and Parks Department to set expectations and outcomes regarding the design, operations, and funding of improvements to the expanded Joe DiMaggio Playground spaces made available by the vacation of Mason Street; working with the Library staff to obtain permits and approvals necessary to construct the new North Beach Library and demolish the existing North Beach Branch Library; entering into a Memorandum of Understanding with the San Francisco Public Utilities Commission concerning underground utilities in the former Mason Street; seeking funding, grants, and other revenue sources to allow for the implementation of the Master Plan; and obtaining other needed approvals and authorizations, such as a lot line adjustment to merge 701 Lombard and the former Mason Street area; and, be it

Approved on April 25, 2011

Recreation and Park Commission Secretary



Edwin M. Lee, Mayor

Edward D. Reiskin, Director



Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

DPW Order No: 179,289

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

Re: Determination to vacate a one block portion of the public right-of-way on Mason Street between Lombard Street and Columbus Avenue pursuant to California Streets and Highways Code Sections 8300 et seq. and Section 787(a) of the San Francisco Public Works Code.

WHEREAS, Public streets and sidewalks are owned by the City and County of San Francisco as a public right-of-way; and

WHEREAS, On February 8, 2011 the staff for the Recreation and Parks Department and the DPW Project Management Bureau on behalf of the San Francisco Public Library submitted a request to the Department of Public Works to vacate one block portion of the public right-of-way on Mason Street between Lombard Street and Columbus Avenue (the "Vacation Area") to enable construction of the new North Beach Library and expansion of the Joe DiMaggio Playground onto to the former street area; and

WHEREAS, The Vacation Area is specifically shown on the attached draft SUR Map No. 3011, dated March 31, 2011; and

WHEREAS, Pursuant to the California Streets and Highway Code, the Department has initiated the process to vacate the Vacation Area; and

WHEREAS, In the attached Motion No. _____ dated April 21, 2011, the Planning Commission determined that the proposed vacation and other actions contemplated herein are consistent with the General Plan and the eight priority policies of Planning Code Section 101; and

WHEREAS, On February 10, 2011 the Department sent notice of the proposed street vacations, SUR drawings, a copy of the petition letter, and a DPW referral letter to the Department of Telecommunications, MUNI, Pacific Bell, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric ("PG&E"), Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT), and the Public Utility Commission ("PUC"). No utility company or agency objected to the proposed vacations; however, the PUC and PG&E have existing facilities in the Vacation Area. As set forth in this Order, the PUC has agreed to enter into a subsequent agreement with the Recreation and Park Department concerning access to and maintenance of PUC facilities. PG&E has informed the Department that, depending on its future decision for service provision, it is not certain whether it will continue to need any facilities in the Vacation Area; and

WHEREAS, The Vacation Area has no adjoining property owners other than the Recreation and Park Department, on behalf of the City and County of San Francisco, so no notices were sent to private property owners; and

WHEREAS, In a memorandum dated April 5, 2011 the PUC agreed to enter into a subsequent agreement with the Recreation and Park Department prior to the effectiveness of the street vacation that would provide for access to and maintenance of PUC facilities in the Vacation Area. A copy of this authorization is on file with the Department; and

WHEREAS, Pursuant to the Streets and Highways Code Section 892, the Department determines that the Vacation Area is unnecessary for non-motorized transportation as there are multiple streets surrounding that Vacation Area that remain available for such transportation and those members of the public availing themselves of non-motorized transportation will not be inconvenienced by the proposed street vacation. In addition, the Vacation Area, pursuant to the North Beach Public Library and Joe DiMaggio Playground Master Plan, will remain available for passive recreational use, including some forms of non-motorized transportation; and

WHEREAS, In a memorandum dated April 18, 2011, from the City's Director of Property to the Recreation and Park Department, the Director of Property determined that an interdepartmental transfer of the Vacation Area from the Department to the Recreation and Park Department was acceptable for the reasons set forth in the proposed Street Vacation Ordinance; and

WHEREAS, The Recreation and Park Department has requested that the Mason Street should remain under its current active street use status until the San Francisco Public Library begins construction of the new North Beach Library; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

1. The vacation is being carried out pursuant to the California Streets and Highways Code sections 8300 et seq.
2. The vacation is being carried out pursuant to section 787(a) of the San Francisco Public Works Code.
3. The Vacation Area to be vacated is shown on the draft SUR Map No. 3011.
4. The Vacation area is necessary for the construction of the new North Beach Library and expansion of the Joe DiMaggio Playground pursuant to the North Beach Public Library and Joe DiMaggio Playground Master Plan.
5. The Vacation Area is unnecessary for the City's present or prospective public street, sidewalk, or public service easement purposes as described herein.
6. Pursuant to the Streets and Highways Code Section 892, the Vacation Area is not necessary for non-motorized transportation for the reasons set forth herein, and therefore has no use for a non-motorized transportation facility.
7. The interdepartmental transfer of the Vacation Area from the Department to the Recreation and Park Department, as confirmed by the Director of the Real Estate Division, serves the public purposes as set forth in the proposed Street Vacation Ordinance.
8. There are no physical public or private utilities or utility facilities within the Vacation Area except for PG&E for power and gas transmission purposes, and PUC for sanitary sewer purposes.
9. The public interest, convenience and necessity require the City to recognize: (a) the right of the PUC to have continued access to the Vacation Area for purposes of maintaining its facilities, (2) PG&E, depending on its future assessment of service provision, may require an easement or similar right to have continued access to the Vacation Area for purposes of maintaining its facilities, (3) the public interest, convenience and necessity require that prior to the final and effective date of the Street Vacation, the Recreation and Park Department and the PUC enter into a memorandum of understanding concerning access to and maintenance of said PUC facilities and the City's Division of Real Estate, if necessary, enter into an easement or other document with PG&E concerning access to and maintenance of said PG&E facilities.
10. The public interest, convenience and necessity require that, except as provided in this Order, no other easements or other rights be reserved for any public or private utility or facilities that are in place in such Vacation Area and that any rights based upon any such public or private utilities or facilities may be extinguished.
11. The Vacation Area is unnecessary for the City's present or prospective public street purposes, subject to satisfaction of the condition specified below: (a) the Vacation Area should be conditionally vacated so that it is

not deemed final and effective until the same time as the City issues a site or building permit for the new North Beach Public Library to be constructed partially on the Vacation Area; (b) until the time that the condition specified in Subsection (a) is satisfied, Mason Street shall remain a dedicated public street; (c) the interdepartmental transfer of the Vacation from the jurisdiction of the Department of Public Works to the Recreation and Park Department will further a proper public purpose by preserving the subject area for park and recreational purposes, including construction of a library; (d) the interdepartmental transfer shall occur simultaneously with the street vacation being final and effective; and (e) there are no physical public and private utilities affected by the vacation of the Vacation Area except as stated above.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents attached hereto:

1. Ordinance to vacate Mason Street between Lombard Street and Columbus Avenue;
2. Vacation Area SUR Map No. 3011

The Director further recommends the Board of Supervisors move forward with the legislation to vacate said Street.

The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the Officers of the City with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of the Division of Real Estate, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance (the filing of the Ordinance in the Official Records of the City and County of San Francisco, designating the Recreation and Park Department as the City department with jurisdiction over the Vacation Area, and entering into an easement or other agreement with PG&E, if necessary, concerning access to and maintenance of PG&E facilities in the Vacation Area as set forth in this Ordinance).

Attachments:

1. SUR Map No. 3011, dated March 31, 2011.
2. Planning Commission Motion No. _____, dated April 21, 2011.
3. Memo from Director of Property to Director of Public Works concerning the vacation and interdepartmental transfer, dated April 18, 2011.

Edward D. Reiskin
Director of Public Works

RECOMMENDED:


Bruce R. Storrs
City and County Surveyor
Bureau of Street-Use and Mapping

Fuad S. Sweiss
City Engineer & Deputy Director for Engineering

cc. Board of Supervisors (signed)
Ed Harrington, PUC
John Malamut, City Attorney's Office
Jerry Sanguinetti, DPW-BSM
Bruce Storrs, County Surveyor
John Updike, DRE

APPROVED: April 21, 2011

Edward D. Reiskin

 [Click here to sign this section](#)

4/21/2011

X Bruce R. Storrs

Signed by Storrs, Bruce [View details](#)
on Thursday, April 21, 2011 3:32 PM (Pacific Daylight Time)

4/21/2011

X Fuad Sweiss, City Engineer

Signed by Sweiss, Fuad [View details](#)
on Thursday, April 21, 2011 4:12 PM (Pacific Daylight Time)



John Updike
Acting Director of Real Estate



MEMORANDUM

Date: April 18, 2011

To: Karen Mauney-Brodek, Deputy Director for Park Planning
Planning & Capital Division
Rec-Park Department

From: John Updike, Acting Director of Property
Real Estate Division

Subject: , **Mason Street Interdepartmental Transfer of Vacation Area**

This is in response to your inquiry dated April 15, 2011. We have determined that an interdepartmental transfer of the Vacation Area of Mason Street (between Lombard and Columbus) from the Department of Public Works to the Recreation and Park Department is acceptable for the reasons set forth in Clerk of the Board of Supervisors Resolution File No. 11-0314 and Ordinance File No. 11-0316. We therefore have no objections to the proposed transfer.

c: John D. Malamut, Deputy City Attorney
Mindy Linetzky, Department of Public Works