

File No. 110614

Committee Item No. _____

Board Item No. _____

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COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date June 7, 2011

Cmte Board

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Completed by: Andrea Ausberry

Date June 1, 2011

Completed by: _____

Date _____

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The complete document is in the file.



SAN FRANCISCO PLANNING DEPARTMENT

APPEAL OF ENVIRONMENTAL IMPACT REPORT North Beach Public Library and Joe DiMaggio Playground Master Plan Project

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DATE: May 31, 2011

TO: President David Chiu and Members of the Board of Supervisors

FROM: Bill Wycko, Environmental Review Officer – (415) 575-9048
Michael Jacinto, Environmental Planner – (415) 575-9033

RE: File No. 110614, Planning Department Case No. 2008.0968E
Appeal of Environmental Impact Report Certification for North Beach
Public Library and Joe DiMaggio Playground Master Plan Project
701 Lombard and 2000 Mason Streets

PROJECT SPONSORS: San Francisco Public Library; Department of Recreation and Parks

APPELLANT: Joan Wood, on behalf of the Coalition for a Better North Beach
Library and Playground and the Friends of Appleton-Wolfard
Libraries

HEARING DATE: June 7, 2011

ATTACHMENTS: Attachment A – Appeal Letter

INTRODUCTION

This memorandum ("Appeal Response") is a response to a letter of appeal ("Appeal Letter") to the Board of Supervisors ("the Board") regarding the issuance of a Final Environmental Impact Report ("FEIR") under the California Environmental Quality Act ("CEQA Determination") for the North Beach Public Library and Joe DiMaggio Playground Master Plan ("the Master Plan" or "the proposed project"). The FEIR was certified by the Planning Commission ("the Commission") on April 21, 2011. The appeal to the Board was filed on May 11, 2011 by Ms. Joan Wood on behalf of the Coalition for a Better North Beach Library and Playground and the Friends of Appleton-Wolfard Libraries ("Appellant").

The Appeal Letter is included with this Memorandum as Attachment A. The FEIR, which consists of the Draft Environmental Impact Report ("DEIR") and the Comments and Responses document ("C&R"), are being provided via separate transmittal to the Clerk of the Board on May 31, 2011.

The decision before the Board is whether to uphold the certification of the FEIR by the Commission and deny the appeal, or to overturn the Commission's decision to certify the FEIR and return the project to the Planning Department for additional review.

ENVIRONMENTAL REVIEW PROCESS FOR THE PROJECT

The San Francisco Public Library and Recreation and Parks Department ("the project sponsors"), submitted an environmental review application on September 22, 2008. The Planning Department, the lead agency under CEQA, prepared a Notice of Preparation ("NOP") of an Environmental Impact Report and an Initial Study on April 29, 2010, analyzing the potential environmental impacts of the proposed Master Plan. The NOP/Initial Study was circulated for 30 days for public comment and review. Based on the analysis in the Initial Study, as well as detailed analyses and reports prepared in support of the analysis, the Planning Department found that the proposed project could have a significant effect on the environment, and a DEIR was issued on August 25, 2010. Written public comment on the DEIR was received during the 48-day public comment period between August 25 and October 12, 2010, and a public hearing on the DEIR was held before the Planning Commission on October 7, 2010, at which time public testimony was received. The Planning Department then prepared a C&R document to address environmental issues raised by written comments received during the public comment period and oral comments at the public hearing for the DEIR. The C&R document contained additional analysis that verified and expanded upon the DEIR contents. The Planning Department 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 minor errors in the DEIR. The Planning Commission certified the FEIR on April 21, 2011.

PROJECT DESCRIPTION

The project sponsors propose to demolish the existing North Beach Branch Library and construct a new branch library building 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; and rezoning of 701 Lombard Street to Public Use and Open Space Height and Bulk district. The project would result in a total net increase of approximately 3,200 square feet ("sf") of library floor area and about 12,010 sf of new open space.

CONCERNS RAISED AND PLANNING DEPARTMENT RESPONSES

The Planning Department has grouped the Appellant's concerns into six categories: 1) Project Description; 2) Baseline Conditions; 3) Master Plan's Compatibility with the General Plan; 4) Historic Architectural Resources; 5) Alternatives; and 6) Project Background. The Appellant's concerns are summary excerpts from the Appeal Letter, and each concern is followed by the Department's response to that concern as enumerated above.

The Department's summary responses to the issues raised by the Appellant are as follows:

1. The EIR contains a thorough and stable description of the Master Plan which provides the public and decision-makers objective facts and information at an appropriate level of detail to evaluate the Master Plan's potential to cause environmental effects.
2. The EIR's characterization of the 701 Lombard Street parcel as a commercial parking lot is appropriate based on CEQA's requirements for describing baseline conditions. The EIR's calculation of site program areas and land uses for existing, project, and alternative scenarios is accurate and adequate.
3. The EIR appropriately and sufficiently discusses the Master Plan's potential to conflict with Plans and Policies, including the General Plan.
4. The EIR provides a thorough and factual historical context and accurately evaluates project and cumulative impacts to historic architectural resources as required by CEQA.
5. The EIR presents a reasonable range of alternatives to the Master Plan, described at a sufficient level of detail.
6. The EIR's presentation of prior Board of Supervisors' actions related to eminent domain and sponsors' use of bond funds is sufficiently described as background information and is not directly germane to the Master Plan's physical impact assessment in the EIR.

It should be noted that in most instances, the Appellant states a general opinion that the EIR and/or the responses to public comments on the DEIR are deficient with regard to certain topics or issues, but does not provide specific evidence or argument to support such claims. Further, the Department finds that the concerns stated by the Appellant do not raise any issues not already addressed in the DEIR and C&R. The Department's responses include summary text from the full CEQA record, which includes the Initial Study, DEIR, C&R, Master Plan, General Plan Referral and other background studies, as appropriate.

Project Description

Concern 1: The subject EIR is not adequate, accurate, or objective, and that outstanding inadequacies in the EIR require its revision, recirculation for further public and agency comment, and reconsideration, including the failure to adequately respond to comments regarding: a failure to provide a complete description of the Master Plan; lack of a fully-dimensioned plan; lack of an independent survey of park use; and lack of factual basis to increase the size of children's play area.

Response 1: The EIR contains a thorough and stable description of the Master Plan which provides the public and decision-makers objective facts and information at an appropriate level of detail to evaluate the Master Plan's potential to cause environmental effects.

The Appellant does not provide any explanation of the basis for their comment that the DEIR responses were inadequate and does not provide any substantial evidence to support this claim. The C&R adequately responds to the comments that were raised on the DEIR pertaining to the issues identified by the Appellant in Concern 1 in Comments and Responses G-2 (C&R pp. 27-29); PD-2 (C&R pp. 46-49); PD-8 (C&R pp. 57-58); and PD-9 (C&R pp. 58-61).

CEQA Guidelines Section 15124, Project Description, states, "The description of the project shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the environmental impact.

- (a) The precise location of and boundaries of the proposed project shall be shown on a detailed map, preferably topographic. The location of the project shall also appear on a regional map.
- (b) A statement of the objectives sought by the proposed project
- (c) A general description of the project's technical, economic, and environmental characteristics, considering the principal engineering proposals if any and supporting public service facilities.
- (d) A statement briefly describing the intended uses of the EIR."

The Initial Study and EIR contain all of the project description informational items enumerated in CEQA Guidelines Section 15124, above. In particular, the EIR includes an Introduction (DEIR pp. 19-24) that describes the environmental review process, the intended uses of the EIR, the organization of the EIR, and Master Plan approvals that are required by different governmental bodies.

The EIR's project description includes a statement of Master Plan objectives, which were developed by the project sponsors in conjunction with community stakeholders as part of the public master planning process (DEIR, pp. 29-30).

The project description includes nine figures, which graphically depict the location of the subject properties (e.g., Figure 1: Project Location Map), illustrate existing conditions (e.g., Figure 2: Existing Mason Street Sidewalk; Figure 3: Existing Conditions, showing topography on the sites) and proposed project conditions (e.g., Figure 4: Master Plan Phase 1; Figure 5: Proposed Library Floor Plan; Figure 6: Proposed Library Exterior Elevations; as well as Figure 8: Master Plan Phase 2). These graphics are appropriately dimensioned and include scales to allow the reader to relate graphical distances to ground distances in order to understand the spatial relationships of existing and proposed uses on the project site.

In addition, the EIR project description includes a narrative description and supporting graphics illustrating a variant to the Master Plan (Figures 7: Potential Temporary Mason Street Concepts; and Figure 9: Mason Street Narrowing Variant After Phase 1). The variant assumes a narrowing of Mason Street and continued vehicular operation on the right-of-way as opposed to the condition proposed as part of the Master Plan, in which Mason Street would be closed to vehicular traffic and fully vacated, to be developed in its entirety with passive open space uses. The Planning Commission, SFPL and SFRPD rejected the Mason Street Narrowing Variant and approved the Master Plan as proposed in the FEIR project description.

The Planning Department maintains that, for purposes of environmental analysis, the project description meets the content requirements as set forth by CEQA Guidelines Section 15124 and is appropriate in its breadth of description of all aspects of the Master Plan for an understanding of potential project and cumulative impacts associated with the Master Plan's phasing, construction and operational characteristics. The Appellant

does not provide any substantial evidence to support the claims that the EIR is deficient with regard to the content or accuracy of the project description.

The Appellant claims that the EIR "lacks an independent survey of park use" but does not indicate how this renders the EIR's analysis of land use, recreation, or any other environmental topic insufficient. DEIR Chapter 4 deals with Environmental Setting, Impacts and Mitigation Measures. DEIR pp. 66-68 present an introduction to this chapter, in which analysis assumptions are set forth. DEIR Table 4, Site Visitors, tabulates average daily usage and PM peak period for the library and park.

It should be noted that the Planning Department conducted a test closure of Mason Street during the approximately eight-week period of August 1 to September 27, 2009. User surveys of the playground were conducted as part of the transportation analysis (DEIR, p. 164, footnotes 98 and 99; Transportation Study, pp. 1-1, 1-10, 3-1, and 3-2, and Appendix G – Person counts were conducted at the Joe DiMaggio Playground, April 2, 2009 between 4:00 p.m. and 6:00 p.m. and April 14, 2009 between 7:00 a.m. and 9:00 a.m.) All persons entering and exiting the playground access points (Lombard Street and Greenwich Street) were recorded. Observations of the type and intensity of recreational use during these site visits are consistent with the EIR's assessment of such conditions. Additionally, DEIR Table 3 shows current morning and evening peak hour person counts at the playground. As shown in Table 3, there were 47 PTE during the a.m. peak hour and 241 PTE recorded during the p.m. peak hour.").

CEQA Guidelines Section 15204(a), Focus of Review, states: "CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commentators. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR." Subsection (c) continues: "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." The Department's responses in the C&R satisfy the CEQA objective of making a good-faith effort at full disclosure.

The Appellant's statement that the EIR lacks a "factual basis to increase the size of the children's play area" itself is lacking a factual basis for the assertion that this is a deficiency in the description of the project or leads to some other insufficiency in the EIR or its analysis. The project objectives presented in the EIR (DEIR, pp. 29-30) include, among others, that the Master Plan should maintain all currently existing program elements; improve the Joe DiMaggio/North Beach Playground, providing a more protected area for the children's play area and more green space than currently exists, and increase recreational open space. Outside of listing project objectives, an EIR need not provide a justification of a specific project characteristic, but should describe the project and its elements in its entirety in order to fully analyze the potential for physical impacts. The Master Plan EIR satisfies this requirement. Based on the foregoing, the EIR's description of the Master Plan is sufficient and recirculation of the EIR is unnecessary.

Baseline Conditions

Concern 2: The EIR is inadequate and fails to adequately respond to comments regarding the fact that the current parking lot does not negate the open space designation of the Triangle site; miscalculation of open space by omitting the Triangle parcel; and miscalculation of restrooms as non-assignable spaces.

Response 2: The EIR's characterization of the 701 Lombard Street parcel as a commercial parking lot is appropriate based on CEQA's requirements for describing baseline conditions. The EIR's calculation of site program areas and land uses for existing, project and alternative scenarios is accurate and adequate.

The issues cited by the Appellant were addressed in the EIR Overview section (pp. 25-28) and in the C&R under Response PD-1 (pp. 35-38) and Response PD-3 (pp. 40-46). The EIR, pp. 52-57 accurately indicates that 701 Lombard Street is currently in the North Beach Neighborhood Commercial District, the Telegraph Hill-North Beach Residential Special Use District, and the North Beach Special Use District. It is also located in a 40-X Height and Bulk District.

The EIR, in its description of physical environmental setting that includes the site and vicinity, appropriately characterizes the 4,119-square-foot 701 Lombard Street parcel as a commercial parking lot use. As presented on EIR p. 32, CEQA Guidelines Section 15125 states that an EIR "must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation [NOP] is published... from both the local and regional perspective. This environmental setting will normally constitute baseline physical conditions by which a lead agency determines whether an impact is significant."

Recent case law confirms that the actual physical conditions on the ground at the time of the issuance of the NOP are used for baseline conditions.¹ As such, the EIR calculates existing and proposed open space for the Joe DiMaggio Playground as indicated in Table 1, which also shows corresponding changes in area of the Mason Street right-of-way and the 701 Lombard Street parking lot under future conditions with the project.

Table 1: EIR Open Space Calculations

Existing Conditions		Future Conditions		Net Change
Area	Square Feet	Square Feet	Square Feet	Square Feet
Joe DiMaggio Playground	97,700	109,710		+12,010
Mason Street Right of Way	9,681	7,620		-2,061
701 Lombard Street (Parking)	4,119	0		-4,119

¹ In *Communities for a Better Environment v. South Coast Air Quality Management District*, the State Supreme Court (48 Cal. 4th/310, 2010) clarified that the appropriate baseline for environmental review for new projects, finding that CEQA requires public agencies to analyze the environmental impacts of a new project relative to actual existing physical conditions, rather than by comparing them to theoretical conditions based on permits granted for prior projects.

To further elaborate on the table above, the total area of open space the Assessor's Blocks 74 and 75 would be 109,710 square feet under Master Plan conditions. This calculation assumes that the 4,400-square-foot footprint of the existing library would be incorporated into passive open space use per Master Plan characteristics after demolition. Moreover, an area of about 7,620 square feet associated with the current Mason Street right-of-way also would be incorporated into the consolidated block as passive open space use. This figure excludes the roughly 2,061 square feet of right-of-way that would be built on by the proposed branch building on the 701 Lombard Street parcel (DEIR Figure 12, p. 79). Thus, the total of 109,710 square feet minus the existing 97,700 square feet results in an increase of about 12,010 square feet of new space that would be in open space use under Master Plan conditions. Calculations are presented in EIR Table 2, pg. 42.

Following CEQA requirements, the use of the 701 Lombard Street parcel must reflect actual, physical baseline conditions. This parcel, which functions as a commercial parking lot, is not considered existing open space for the purposes of square footage calculations or impact assessment. Thus, contrary to Appellant's claims, the existing commercial parking use at 701 Lombard Street does in fact negate characterizing the existing triangle site as open space for purposes of the EIR.

The EIR's project alternatives assume open space development on the 701 Lombard Street parcel in a number of scenarios, including a No Project Alternative, a Preservation and Rehabilitation Alternative, and a Preservation and Southerly Expansion Alternative (Table 9, DEIR p. 239). Development of the triangle parcel as open space also was considered as part of other alternatives, such as the Northerly Expansion Alternative, Eastward Expansion Alternative, Vertical Expansion Alternative, and Off-site Location Alternatives. For a variety of reasons, as discussed in the EIR and CEQA Findings, the Planning Commission, SFPL and SFRPD ultimately rejected these alternatives. See Response 4 of this Appeal Response for more information related to EIR alternatives.

Response PD-3 in the C&R (pp. 42-46) defines and clarifies the use of the terms "assignable" and "usable" space in conjunction with major program areas, staff areas, back-of-house functions, public conveniences such as restrooms, etc., commensurate with the use of the terms in the Planning Code and library design standards in the California Building Standards Code. The Appellant has not provided any explanation of the basis for their comments that the characterization of the environmental setting, including the calculation of space or terminology employed in the EIR is inadequate for purposes of CEQA, nor has the Appellant provided any substantial evidence to support their claim.

Master Plan's Compatibility with the General Plan

Concern 3: The EIR fails to adequately respond to comments regarding the disallowance of a new library on the triangle parcel as a non-recreational use per the City's General Plan.

Response 3: The EIR appropriately and sufficiently discusses the Master Plan's potential to conflict with Plans and Policies, including the General Plan.

The Appellant states the EIR does not adequately respond to comments that a new branch library on the 701 Lombard Street parcel is not permitted by the General Plan

because it is a non-recreational use. The Appellant does not explain the basis for this assertion or present evidence that the EIR's findings are flawed with respect to the Master Plan's physical land use and/or recreational effects.

Comments on the DEIR related to General Plan policy conflicts are presented in C&R Responses LU-2 (C&R pp. 74-75); LU-3 (C&R pp. 75-76); LU-4 (C&R pp. 76-78) and LU-5 (C&R pp. 79-80). The Department's responses adequately address concerns regarding General Plan policies related to the location of non-recreational uses in parks, conflicts related to urban design, and the removal of street trees.

CEQA directs lead agencies to evaluate a project's compatibility with a General Plan based on the following criterion: "Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (included, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?" (emphasis added). The role of an EIR is not to illustrate how a project complies with the General Plan, but to identify possible conflicts that could result in significant adverse physical effects.

The DEIR (Appendix B: General Plan Policies, Goals, Objectives and Potential Physical Conflicts) evaluated the potential for the Master Plan to conflict with the following General Plan Recreation and Open Space Element (ROSE) objectives and policies, as well as with a number of others, that could potentially be related to physical environmental effects:

- Objective 2: Develop and maintain a diversified and balanced citywide system of high quality open spaces.
- Policy 2.2: Preserve existing public open spaces.
- Policy 2.3: Preserve sunlight in public open spaces.
- Policy 2.4: Gradually eliminate non-recreational uses in parks and playgrounds and reduce automobile traffic in and around public open spaces.
- Policy 2.7: Acquire additional open space for public use.

An evaluation of these policies is presented beginning on DEIR p. 82 under Impact LU-2. The EIR finds that the North Beach neighborhood has about 1.0 acres of parkland per 1,000 residents, which is below the citywide average of 9.0 acres of parkland per 1,000 residents. The EIR finds that the Master Plan would preserve and enhance existing onsite open space and add new open space on the property through demolition of the existing branch building and vacation of the Mason Street right-of-way. Based on this analysis, the DEIR (Appendix B, Table 1, p. 2) finds that the Master Plan would not conflict with ROSE Objective 2 or Policy 2.7 such as to create adverse physical impacts.

The EIR finds that the Master Plan would not convert existing recreational open space to another use and therefore would not eliminate an existing recreational use, either on the 701 Lombard Street parcel or elsewhere (DEIR Appendix B, Table 1, p. 2). As such, the EIR finds that the project would not conflict with ROSE Policy 2.2 such as to create adverse physical impacts.

The EIR also evaluates the Master Plan's potential to conflict with ROSE Policy 2.4 (DEIR Appendix B, Table 1, p. 2). This policy calls for "gradually eliminat[ing] non-recreational uses in parks and playgrounds and reduc[ing] automobile traffic in and around public open spaces." The DEIR found that the project would result in removal of the existing branch located in a park and an expanded library under future conditions. Furthermore, the Planning Department's General Plan referral review of the Master Plan presents the following information with respect to the project's compatibility with ROSE Policy 2.4²:

"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." These findings are consistent with the EIR's conclusions related to land use impacts, specifically that the Master Plan would neither disrupt or divide the existing community nor adversely impact the character of the site or its vicinity.

Thus as described in the EIR's Plans and Policies section (DEIR pp. 51-65), under LU-2 on EIR pp. 82 and 83, and in Response PD-1 on C&R pp. 35-37, General Plan policies regarding park, open space and other public uses are interpreted, considered, and balanced by decision makers as part of their action on the Master Plan.

The EIR found no adverse physical effects or conflict between these policies and the proposed project. Consequently, the evaluation of the Master Plans' compatibility with the General Plan was appropriately handled for purposes of environmental review. Comments related to General Plan conflicts were also suitably responded to, and CEQA does not require further analysis of this issue.

Historic Architectural Resources

Concern 4: The EIR fails to adequately respond to comments regarding a lack of acknowledgment of historic architectural context and compatibility and lack of consideration of cumulative impacts of demolition of the City's Appleton-Wolfard libraries.

² *Planning Commission Motion 18323, General Plan Referral* for Case No. 2008.0968R. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400 in Case File No. 2008.0968E.

Response 4: EIR provides a thorough and factual historical context and accurately evaluates project and cumulative impacts to historic architectural resources as required by CEQA.

The Appellant claims that the Department's responses to comments pertaining to the EIR's analysis of historic architectural resources are insufficient. The Appellant also claims the EIR lacks acknowledgement of the historic architectural context and (presumably) compatibility of the proposed branch library building with the surrounding setting. The Appellant does not provide an explanation of the basis for this assertion or provide substantial evidence to support this claim. The above concerns are reflected in Comments CP-1 through CP-11 and responded to on C&R pp. 110-127.

The Initial Study (EIR Appendix A, pg. 28) prepared for the Master Plan indicates that the Master Plan could potentially "cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 [of the CEQA Guidelines], including those resources listed in Article 10 and Article 11 of the San Francisco Planning Code," and "cause a substantial adverse change in the significance of a unique archeological resource pursuant to § 15064.5."

In order to evaluate the Master Plan's potential to adversely affect cultural resources, the Planning Department commissioned a background study, or an Historic Resource Evaluation ("HRE"), prepared by the architectural research firm Carey & Company, which was completed on April 30, 2009.

Department staff reviewed this study and prepared an Historic Resource Evaluation Response ("HREER"), which includes its own analysis as well as a concurrence with facts presented by Carey & Company. The following comprises the factual basis of the EIR's analysis of the Master Plan's effect on historic architectural resources:

- The existing branch library is individually eligible for the National Register of Historic Places and for the California Register of Historic Resources under Criterion A/1 ("Events") for its association with "broad nationwide library modernization and program reform." (DEIR, pp. 141-145; HREER, p. 3)
- The existing branch library is individually eligible for the National Register of Historic Places and for the California Register of Historic Resources under Criterion A/3 ("Architecture") for "expressing the characteristics associated with postwar American library architecture, including: a residential-like character, scale, space planning, use of natural light, and an appreciation of craftsmanship, color and texture that appear to draw strong influence from informal Scandinavian architectural designs of the period." (DEIR, pp. 145-147)
- The existing branch library retains sufficient integrity in terms of location, association, design, workmanship, setting, feeling, and materials to convey its historical significance. (DEIR, p. 148; HREER, p. 5)
- The existing North Beach Branch Library is one of five branch libraries (e.g., Parkside, Marina, Merced, North Beach and, when age-eligible, Harvey Milk branches) designed by the architecture firm Appleton & Wolfard from the 1951 to 1960 period of significance that comprise a potential "multiple property listing" (MPL) for purposes of environmental review. Other Appleton & Wolfard libraries built within the same period of significance, including the

Western Addition, Ortega and Excelsior branches, were determined to not be eligible contributors to the potential MPL. (DEIR, p. 147; HRER p. 3).

- The North Beach Playground, now known as the Joe DiMaggio Playground, was conceived of in 1903, and is considered a potential historic resource. The HRER finds that "while the Playground is significant to the historic development of the North Beach neighborhood, its significance lies in its use as recreational space, as a public gathering space, and as a safe refuge for children. The proposed undertaking includes an increase in recreational space and as there are no discernable historic or character-defining above-ground elements that would be impacted as part of the undertaking, the Department has determined that there is no impact to this potential resource." (HRER, p. 8)
- The properties on the officially adopted local register of City and County of San Francisco historical resources are listed in Planning Code Article 10, Appendices A through L, and the North Beach Branch Library is not listed in these appendices (C&R Response CP-4, pp. 118-119). Moreover, no landmark-designated buildings are located on, adjacent to, or across the street from the project site. Such buildings are separated from the project site by other built forms and styles, and their distance ensures that the Master Plan would not adversely affect these landmarks (DEIR, p. 40).
- The subject properties are located in the North Beach Survey Area and are not located in any known or potential historic district. In C&R, Response CP-2 (C&R pp. 112-113), staff included information that "The Powell Street Shops District" is one of the potential historic districts in the vicinity that was identified as part of the 1981-82 North Beach Survey of historical resources, which is discussed in the DEIR (pp. 142 and 154). The potential district consists of eight buildings on the west side of the 1800 block of Powell Street, between Filbert and Greenwich Streets. The Master Plan would not adversely affect the ability of this potential district to be listed on the California Register of Historical Places. This supplemental information in the C&R expands on an understanding of the nearby physical setting but does not fundamentally or materially alter the conclusions reached in the DEIR.
- Landmarking proceedings for the North Beach Branch Library were pursued by some community members and Historic Preservation Commission ("HPC", DEIR pp. 149-150). The HPC recommended on September 1, 2010 to the Board of Supervisors, by a vote of 4 to 3, that the North Beach Branch Library receive landmark designation. The Board of Supervisors, at its November 9, 2010, meeting, voted 10 to 1 against landmark designation for the North Beach Branch Library (C&R, Response CP-4 pp. 118-120).

Based on the foregoing, the EIR considers the existing North Beach Branch Library an individually-eligible historical resource for the purpose of environmental review. The EIR also considers the library as a contributor to a potential historic MPL for purposes of assessing cumulative impacts. The EIR evaluates these impacts based on the Master Plan's proposed demolition of the existing branch library, and correctly finds that the Master Plan's demolition of the existing branch would result in "material damage" to the

potential resource and the impact would be significant and unavoidable (Impact CP-2, DEIR pp. 152-153).

The EIR identifies Mitigation Measures CP-2a and CP-2b, which call for documentation of the existing branch library building in accordance with the guidelines for the Historic American Building Survey (HABS) Level II and preparation of an interpretive display to address this impact. The EIR correctly finds that, even with incorporation of the mitigation measures to document, archive and photograph the existing building, the residual individual and cumulative impacts would be significant and unavoidable.

Subsequent to EIR certification, on May 18, 2011 the HPC considered a request for review and comment from the State Historic Preservation Office regarding nomination to list the branch library on the National Register of Historic Places. The HPC voted unanimously to convey to the State Historic Preservation Officer that it could not reach consensus regarding a recommendation for listing and the HPC forwarded its comments to the State Historic Resources Commission, accordingly. On May 19, 2011 the State Historic Resources Commission voted 4 to 1 to recommend to the National Park Service listing of the branch building on the National Register of Historic Places. Mayor Ed Lee and Supervisor David Chiu, in conjunction with the SFPL wrote to the State Historic Resources Commission requesting that it not proceed with the action. Listing the existing North Beach Branch Library on the National or State Register would not change the impact findings or conclusions in the EIR, which found the existing branch building eligible for listing and environmental effects to it associated with demolition to be significant and unavoidable.

The Appellant provides no substantial evidence that the facts reviewed by the lead agency and its experts as presented in the EIR or that responses to comments on the EIR are deficient. The analysis of historic architectural resources is adequate to provide the public and decision-makers a thorough understanding of the impacts associated with implementing the Master Plan. As such, the EIR is adequate for purposes of CEQA review.

Alternatives

Concern 5: The EIR fails to adequately respond to comments regarding failure to provide a complete description of the alternatives; failure to adequately study a reasonable range of non-demolition project alternatives, including the Northern Expansion Alternative.

Response 5: The EIR presents a reasonable range of alternatives to the Master Plan, described at a sufficient level of detail.

The Appellant does not specifically state how the EIR's responses to comments regarding EIR alternatives are not adequate. Comments raised on the DEIR related to its range and analyses of Master Plan alternatives are addressed in Responses AL-1 through AL-17 (C&R pp. 151-195). The Appellant also does not indicate how the range of alternatives considered in the EIR is not reasonable. In the absence of specific points to which to respond, this appeal response begins first with citations to the CEQA Guidelines that establish parameters for analyzing EIR alternatives, which were also presented in the DEIR (pp. 206-207). It then continues with a summary presentation of all Master Plan

alternatives; a brief presentation of the physical effects related to each alternative compared to the project; and summary conclusion from the EIR related to the alternative's relationship to the project objectives.

The DEIR, pp. 206-207, presents the analysis of Master Plan alternatives in the following context: an EIR must describe a reasonable range of alternatives to the project that would reduce or eliminate significant impacts of the project (CEQA Guidelines Section 15126.6(a)). The "range of alternatives" is governed by the "rule of reason," which requires the EIR to set forth only those alternatives necessary to permit informed public participation and an informed and reasoned choice by the decision-making body (CEQA Guidelines Section 15126.6(f)).

A reasonable range of alternatives for comparison must include those alternatives that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines Section 15126.6). CEQA generally defines "feasible" to mean an alternative that is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors. The following may also be taken into consideration when assessing the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, General Plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (CEQA Guidelines Section 15126.6(f)(1)).

CEQA Guidelines Section 15126.6(c) also requires an EIR to identify and briefly discuss any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process. The EIR is fully adequate in its analysis of a reasonable range of alternatives. As stated on DEIR p. 206, the EIR need only set forth "those alternatives necessary to permit informed public participation and reasoned choice by decision-making body" (CEQA Guidelines Section 15126.6(f)). As stated in Section 15126.6(f), "The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project."

The DEIR analyzes four alternatives—the No Project Alternative, the Preservation and Rehabilitation Alternative, the Preservation and Southerly Expansion Alternative, and the Three-Story Library (701 Lombard Parcel) Alternative. The first three alternatives would avoid the proposed project's significant impact to historic architectural resources. Therefore, the EIR fulfills CEQA's mandate to include a reasonable range of alternatives that reduce, avoid or eliminate significant impacts of the project. As stated on DEIR p. 235, the Three-Story Library Alternative assumes demolition of existing library building, and thus this alternative would, like the proposed project, result in a significant, unavoidable impact on historic architectural resources. However, the Three-Story Library Alternative would reduce the magnitude of the project's less-than-significant effects on the Mason Street view corridor.

As stated on DEIR on p. 213, the Preservation and Rehabilitation Alternative would not meet most, but not all, of the project sponsor's objectives; it would meet the objective of providing a library compliant with seismic standards and ADA accessibility, for

example. DEIR p. 224 states that the Preservation and Southerly Expansion Alternative would meet even more of the objectives, including expansion of the library, provision of a seismically sound building, and provision of an increased civic presence along Columbus Avenue, although it would not meet the objective of improving overall playground visibility and access or moving the children's play area to a more protected location. Both alternatives would preserve the existing library building. As stated on DEIR p. 232, the Three-Story Library (701 Lombard Parcel) Alternative would also meet most of the project sponsor's objectives. However, as noted above, this alternative would not avoid the significant and unavoidable impact to historic resources that would occur under the proposed project, because this alternative would entail demolition of the existing library. The range of alternatives selected for evaluation in the EIR is presented in Table 2, below.

Table 2: EIR Alternatives Selected for Evaluation

Alternative	Mitigates Historic Resource Impact?	Potentially Feasible?	Comments
No Project	Yes	Yes	Would not meet most project objectives; existing library services would be provided within existing branch building; seismic and structural deficiencies not addressed; no expansion of library services; no additional onsite open space or improvements to existing recreational uses.
Preservation & Rehabilitation	Yes	Yes	Would not meet most project objectives; seismic, structural and disability access deficiencies addressed, but would require library floor area to accommodate access and circulation improvements -- with no commensurate expansion of branch; no increase in open space, could eliminate or displace western most tennis court to accommodate lift; would partially interrupt library services, at least temporarily, during construction.
Preservation & Southerly Expansion	Yes	Yes	Would meet several project objectives; would expand branch building by about 13 percent over existing conditions, though services would be provided across multiple levels; would result in about 9,275-square feet of new open space, about 10 percent less new open space compared to the Master Plan; would result in a halving of the children's play area; would allow for passive open space programming on triangle parcel.
Three-Story Library	No	Yes	Would meet most, but not all project objectives; would not reduce, avoid or eliminate Master Plan's significant impact to historic resources because existing branch building would be demolished; would reduce the Master Plan's less-than-significant effects on the Mason Street view corridor because proposed library would be built within existing lot configuration and footprint would not require portion of Mason Street right-of-way; would result in about 14,081 square feet of open space.

The EIR analyzed six project alternatives that the Planning Commission rejected from further consideration, including: 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 a discussion of other Off-site Location Alternatives.

Table 3, below, presents the EIR alternatives considered but rejected for further consideration.

Table 3: EIR Alternatives Considered But Rejected

Alternative	Mitigates Historic Resource Impact?	Potentially Feasible?	Comments
Preservation & Northerly Expansion	Yes	No	Would not meet most of project objectives; would avoid Master Plan's significant impact to historic resources because existing branch building would be preserved and expanded; would not be visually subordinate to existing library; would continue library services over multiple levels; would displace bocce use and necessitate relocation to another site; building expansion would create discontinuous open space/recreational areas and preclude cohesive open space planning on the entire site.
Eastward Expansion	Yes	No	Would not meet most project objectives; would avoid Master Plan's significant impact to historic resources because existing branch building would be preserved and expanded; would result in elimination of two of the site's three existing tennis courts to accommodate expansion and result in a disconnection of the bocce courts from other onsite recreational uses.
Vertical Expansion	No	No	Would not avoid significant impact to historic resources because second story addition to existing branch building would not be in keeping with the single-story, ranch-style architectural character of the current building.
Adaptive Reuse & New Library	Yes	No	Would not meet most project objectives; would avoid significant historic resources impact; assumes new library would be constructed on 701 Lombard Street and existing building is retained; would require SFRPD to address seismic and access deficiencies in existing building for which no programming need exists and afford less open space/recreational program areas on site.
Rooftop Playground	No	No	Deemed infeasible because roof top appurtenances required to enclose play area would not be subordinate to historic character of branch building.
Off-site Locations	Potentially	No	Not required by CEQA when lead agency does not have control of offsite locations.

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 701 Lombard Street. 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 also was explored. Many of these options were included in the Master Plan (Master Plan Appendix B) and/or discussed in community forums weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality.

The DEIR, pp. 241-251, considered and rejected the abovementioned alternatives. 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 possible elimination of existing playground elements, block view corridors, cover major utilities that require access, require funding for park renovation be in place at the time of library construction or expansion, and/or require substantial additional funding for library construction.

An EIR is not required to analyze the least impacting alternative without regard to whether the alternative achieves most of the project objectives. "Although an EIR must consider a reasonable range of potentially feasible alternatives and compare their environmental impacts, it does not have to identify and analyze alternatives that would not meet a project's objectives nor does it have to discuss every possible permutation of alternatives." (Jones v. Regents of the University of California (2010) 183 Cal.App.4th 818, 828; see also Cherry Valley Pass Acres & Neighbors v. City of Beaumont (2010) 190 Cal.App.4th 316, 354-355).

With regard to the Northerly Expansion Alternative, the EIR considers two preservation and expansion alternatives—one that would expand the existing library to the north, and one that would expand it to the south. Moreover, commenters submitted additional variations on the Northern Expansion Alternative (as well as an Eastward Expansion Alternative) as part of comments on the DEIR, which were responded to in the C&R document (Response AL-4, C&R pp. 173-177) as well as at the Commission's EIR Certification hearing. The Planning Department preservation staff's reasoning is that the southerly expansion would be a more appropriate addition to the historic building than an expansion to the north because it would be less disruptive to the building's principal Columbus Avenue/Mason Street façade. Thus, the Preservation and Southerly Addition Alternative was selected for full analysis in the EIR. Nevertheless, the Preservation and Northerly Addition Alternative was included in the EIR, in both text and figures for informational purposes. Ultimately, even if the Preservation and Northerly Expansion Alternative were found to be feasible, in terms of meeting project objectives, it would not render the EIR inadequate. The EIR's Preservation and Southerly Expansion Alternative

(as well as the Preservation and Rehabilitation Alternative) would avoid the project's significant impacts to historical resources while meeting most of the project objectives.

Thus, the EIR meets the requirements of CEQA with respect to providing a reasonable range of alternatives. Information in the full record of project proceedings indicate the reasons for rejecting all alternatives. The Planning Commission reviewed this information and approved the Master Plan despite its significant, unavoidable impacts to historic resources. This is permissible under CEQA because the Commission adopted a Statement of Overriding Considerations, which lists the Master Plan's technical, social, and other non-environmental benefits that override this impact.

Project Background

Concern 6: The EIR fails to adequately respond to comments regarding disallowance of a new library on the triangle because an open space use is required by the terms of its acquisition and improper use of bond funds for demolition.

Response 6: The EIR's presentation of prior Board of Supervisors' actions related to eminent domain and the sponsors' use of bond funds is sufficiently described as background information and is not directly germane to the Master Plan's physical impact assessment in the EIR.

The DEIR, pp. 25-28 discusses general background information related to the Branch Library Improvement Program; an overview of the history related to the acquisition of the 701 Lombard Street parcel is presented in Response PD-1 on C&R pp. 35-37.

The 701 Lombard Street parcel was acquired by the City through eminent domain for use in the expansion and reorganization of the existing Joe DiMaggio Playground. On February 10, 2004, the Board of Supervisors adopted a Resolution of Necessity to initiate eminent domain proceedings. Joint testimony before the Board by the heads of the City's Library and Recreation and Park Departments made clear that the acquisition of the 701 Lombard Street parcel was part of a collaborative process between the Library and the Recreation and Park Departments to facilitate both the enhancement and reorganization of the recreational facilities on the Joe DiMaggio Playground, and expansion of the North Beach Library.³

The proposed project is consistent with the longstanding intent of the Recreation and Park Department and the Library to increase open space associated with Joe DiMaggio Playground, permit expansion of existing facilities and improve the site plan for the playground, and accommodate a larger Library. After trial in the eminent domain action, the San Francisco Superior Court issued a statement of decision holding that the City was authorized to take the 701 Lombard Street parcel by eminent domain, and finding that the Board of Supervisors' adoption of the Resolution of Necessity was supported by testimony of City officials that the City's acquisition of the parcel would provide additional green space in an underserved district for open space and parkland, and help to expand the North Beach Branch Library. The City took possession of the parcel in 2007.

³ Transcript of Board of Supervisors hearing, October 21, 2003; pp. B0408 – B0413 (as numbered in Superior Court eminent domain litigation). Available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2009.0968E.

Revenue and general obligation bonds are discussed in the C&R under Response PD-2, pp. 37- 40. The City purchased the 701 Lombard Street parcel with funds from multiple sources, including the Recreation and Park Department's Open Space Fund and the City's General Fund. The City Charter provisions governing the Park, Recreation and Open Space Fund provide that monies from the Open Space Fund will be expended "to provide enhanced park and recreational services and facilities." General Fund monies are not subject to any similar restrictions. In any event, the current proposal would enhance the recreational services and facilities available to the public at the Joe DiMaggio Playground as well as those provided through the North Beach branch library. As indicated in the DEIR and C&R, the Branch Library Improvement Bond (2000) explicitly stated that acquisition, renovation, and construction of new libraries would be undertaken pursuant to the bond program. Therefore, construction of a new North Beach Branch Library is within this description. However, to the extent that the Appellant is challenging the use of bond for certain purposes or the scope of the eminent domain action, such challenges are beyond the scope of environmental analysis and the adequacy of the EIR in accordance with CEQA.

CONCLUSION

The EIR's project description is thorough and accurate in its portrayal of all elements of the Master Plan and its specific phases. The Appellant does not provide substantial evidence that the project description, impact analyses or the EIR's description and analysis of Master Plan alternatives is insufficient for an understanding of environmental effects. Moreover, the Appellant does not provide evidence that the responses to EIR comments were inadequate. For all of the reasons provided in the C&R document and in this Appeal Response, we believe that the Final EIR complies with the requirements of CEQA and the CEQA Guidelines, provides an adequate, accurate, and objective analysis of the potential impacts of the proposed project. Therefore, the Planning Department respectfully recommends that the Board uphold the Planning Commission's certification of the Final EIR.

ATTACHMENT A: COALITION FOR A BETTER NORTH BEACH LIBRARY AND
PLAYGROUND AND THE FRIENDS OF APPLETON-WOLFARD
LIBRARIES APPEAL LETTER

May 10, 2011

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
City of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: Appeal of EIR Certification
Case No. 2008.0968E
Planning Commission Motion No. 18321

Dear President Chiu and Supervisors:

I appeal the certification of the EIR for the North Beach Branch Library and Joe DiMaggio Playground Master Plan Project at 701 Lombard and 2000 Mason Streets on behalf of the Friends of Appleton-Wolfard Libraries and the Coalition for a Better North Beach Library and Playground. Both appellant groups are recognized by the City as established neighborhood organizations. I am a member of both groups and am authorized to file this appeal on their behalves. A copy of Planning Commission Motion No. 18321, adopted on April 21, 2011, is attached; further documentation in support of the appeal will follow prior to the Board hearing. This appeal is timely pursuant to Chapter 31, Section 31.16(a)(1).

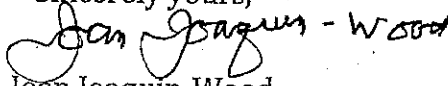
The subject EIR is not adequate, accurate, or objective. An EIR is not required to be perfect, but must be an adequate, complete, good faith effort at full disclosure. Appellants urged the EIR process to focus on the feasibility of rehabilitation of the existing Appleton-Wolfard North Beach library. Several design options would beautifully rehabilitate and expand the historic library to meet community needs while also achieving park and recreational goals and maintaining the Triangle's promised open space. The EIR does not adequately consider such options nor fairly respond to comments suggesting alternatives to demolition.

Other outstanding inadequacies of the EIR require its revision, recirculation for further public and agency comment, and reconsideration, including the failure to

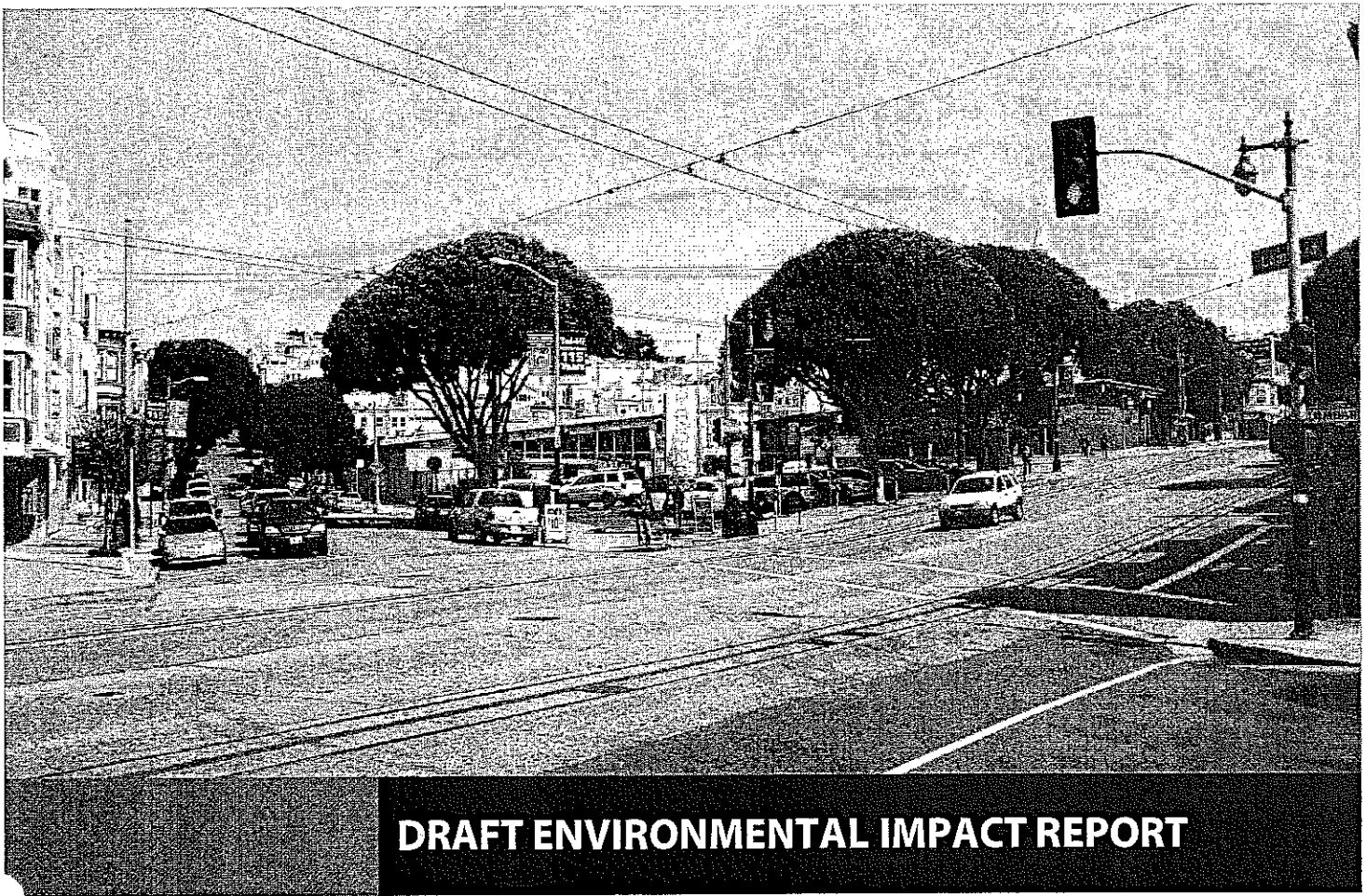
adequately respond to comments regarding:

- the disallowance of a new library on the Triangle as a non-recreational use per the City's General Plan
- the disallowance of a new library on the Triangle because an open space use is required by the terms of its acquisition
- the fact that the current parking lot use does not negate the open space designation of the Triangle site
- the lack of an independent survey of park use
- the lack of factual basis to increase the size of the children's play area
- miscalculation of open space by omitting the Triangle parcel
- failure to provide a complete description of the Master Plan and alternatives
- lack of acknowledgment of historic architectural context and compatibility
- improper use of bond funds for demolition
- miscalculation of restrooms as non-assignable spaces;
- lack of a fully-dimensioned plan
- lack of consideration of cumulative impacts of demolition of the City's Appleton-Wolfard libraries
- failure to adequately study a reasonable range of non-demolition project alternatives, including the northern expansion alternative

Thank you very much for your consideration of this appeal. Please send notices to our attorney, Susan Brandt-Hawley, at PO Box 1659, Glen Ellen, CA 95442.

Sincerely yours,

Joan Joaquin-Wood

cc: Bill Wycko, Acting Environmental Review Officer



DRAFT ENVIRONMENTAL IMPACT REPORT

North Beach Public Library and Joe DiMaggio Playground Master Plan Project

PLANNING DEPARTMENT
CASE NO. 2008.0968E

STATE CLEARINGHOUSE NO. 2009042130

* To view full document
Request file # 110614



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	August 25, 2010
Draft EIR Public Hearing Date:	October 7, 2010
Draft EIR Public Comment Period:	August 25, 2010 through October 12, 2010

Written comments should be sent to:

Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103

MAJOR ENVIRONMENTAL ANALYSIS | SAN FRANCISCO PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

DATE: August 25, 2010

TO: Distribution List for the North Beach Library and Joe DiMaggio Playground
Master Plan Project EIR

FROM: Bill Wycko, Environmental Review Officer

SUBJECT: Request for the Final Environmental Impact Report for the North Beach Library
and Joe DiMaggio Playground Master Plan Project (Case No. 2008.0968E)

1650 Mission St.
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San Francisco,
CA 94103-2479

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This is the Draft of the Environmental Impact Report (EIR) for the North Beach Library and Joe DiMaggio Playground Master Plan project. A public hearing will be held on the adequacy and accuracy of this document. After the public hearing, our office will prepare and publish a document entitled "Comments and Responses," which will contain a summary of all relevant comments on this Draft EIR and our responses to those comments, along with copies of the letters received and a transcript of the public hearing. The Comments and Responses document may also specify changes to this Draft EIR. Public agencies and members of the public who testify at the hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This Draft EIR, together with the Comments and Responses document, will be considered by the Planning Commission in an advertised public meeting, and then certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final Environmental Impact Report. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one rather than two documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Comments and Responses document have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR, in Adobe Acrobat format on a compact disk (CD), to private individuals only if they request them. Therefore, if you would like a copy of the Final EIR, please fill out and mail the postcard provided inside the back cover to the Major Environmental Analysis division of the Planning Department within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy.

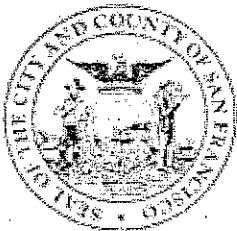
Thank you for your interest in this project.

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NORTH BEACH LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Draft Environmental Impact Report
PLANNING DEPARTMENT CASE NO. **2008.0968E**
STATE CLEARINGHOUSE NO. 2009042130



**SAN FRANCISCO
PLANNING
DEPARTMENT**

Draft EIR Publication Date: August 25, 2010

Draft EIR Public Hearing Date: October 7, 2010

Draft EIR Public Comment Period: August 25, 2010 through October 12, 2010

Written comments should be sent to:

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MAJOR ENVIRONMENTAL ANALYSIS | SAN FRANCISCO PLANNING DEPARTMENT

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List of Acronyms and Abbreviations

ADA	Americans with Disabilities Act
APA	American Planning Association
asl	above sea level
ATM	automated bank teller machine
CAC	Citizens Advisory Committee
Caltrans	California Department of Transportation
CMP	Congestion Management Program
CEQA	California Environmental Quality Act
DPW	Department of Public Works
EIR	Environmental Impact Report
GHG	greenhouse gas(es)
gsf	gross square feet
HPC	Historic Preservation Commission
HRER	Historic Resources Evaluation Response
LEED™	Leadership in Energy and Environmental Design
LOS	Level of Service
MPL	Multiple Property Listing
MTS	Metropolitan Transportation System
NCD	Neighborhood Commercial District
NOP	Notice of Preparation
sf	square feet
PG&E	Pacific Gas and Electric Company
SFCTA	San Francisco County Transportation Authority
SFMTA	San Francisco Municipal Transportation Agency
SFPL	San Francisco Public Library
SFPUC	San Francisco Public Utilities Commission
SFRPD	San Francisco Recreation and Parks Department
SHBC	State Historic Building Code
TEP	Transit Effectiveness Project
UMB	Unreinforced Masonry Building

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SUMMARY

A. Introduction

This is a Draft Environmental Impact Report (EIR) for the North Beach Branch Library and Joe DiMaggio Playground Master Plan project, prepared in accordance with the California Environmental Quality Act (CEQA). The project sponsors, the San Francisco Public Library (SFPL) and the San Francisco Recreation and Parks Department (SFRPD), propose to replace the existing North Beach Branch Library and to undertake improvements to the Joe DiMaggio / North Beach Playground (hereafter referred to “Joe DiMaggio Playground,” “playground” or “park” in this document). The project site comprises two parcels and a portion of the Mason Street right-of way on a to-be-combined 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 San Francisco’s North Beach neighborhood.

- 701 Lombard Street (Assessor’s Block 74, Lot 1) is a 4,119-square-foot (sf) triangular lot bounded by Lombard Street to the north, Mason Street to the east, and Columbus Avenue to the south and west. The lot currently functions as a commercial parking lot.
- 2000 Mason Street / 661 Lombard Street (Assessor’s Block 75, Lot 1), is a 109,701-square-foot irregularly shaped block bounded by Lombard Street to the north, Powell Street to the east, Greenwich Street to the south, and Columbus Avenue and Mason Street to the west. The block is completely occupied by the 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, located along the west side of the block, with its entrance mid-block on Mason Street.
- The project site also includes a 195-linear-foot portion of the Mason Street right-of-way¹ between the 701 Lombard parcel and 2000 Mason / 661 Lombard Street parcel. This area comprises 9,681 square feet including the east and west sidewalks of Mason Street, between the northeastern edge of the Columbus Avenue right-of-way and the southern edge of the Lombard Street right-of-way.

B. Project Description

SFPL and the SFRPD conducted a public planning process in 2008 to address the planning of a new branch library and upgrades to the surrounding recreational facilities at the Joe DiMaggio

¹ The Mason Street portion of the site is not currently a legal lot of record. The right-of-way would be fully or partially vacated and merged into Assessor Block 74 or 75 as part of the project.

Playground. The San Francisco firm of Leddy Maytum Stacy Architects, along with the Office of Cheryl Barton, landscape architects, facilitated the Master Planning Process and developed conceptual designs for both the new library and the adjacent park. SFRPD, SFPL, the Department of Public Works (DPW), library and park users, and other community members have participated in the development of the new Master Plan. The Master Plan is the subject of this EIR.

Project Components

Phase 1

The Master Plan ("proposed project") would be implemented in two phases. As part of Phase 1, the right-of-way of Mason Street between Lombard Street and Greenwich Street would be vacated to allow the park to expand and to accommodate the floor plan of the proposed library.

The new North Beach Branch Public Library would be constructed on 701 Lombard Street and would extend 19.5 feet into the former Mason Street right-of-way, in an area comprising the existing 16-foot western sidewalk and 3.5 feet of roadway width. The proposed library building would be triangular and approximately 8,500 square feet, on two levels, and would be 3,170 square feet larger than the existing library. Upon completion of the new branch library, the existing library would be demolished, and the site would be graded for potential future development as open space within Joe DiMaggio Playground.

As part of Phase 1, an interim scheme would be developed to address improvements on the vacated portion of Mason Street. Mason Street would be landscaped to create car-free plaza space, which would be open to public passage 24 hours per day. A range of options to provide additional green space are being considered, including the addition of seating and passive recreational features. Under any scheme that ultimately is implemented, the vacated portion of Mason Street is intended to accommodate pedestrians traveling through the interior of the site (between the proposed library and other uses on the Joe DiMaggio Playground); to provide outdoor space for library staff for occasional activities; and to provide passive recreation space.²

Phase 1 is estimated to begin in 2011 and would be completed by approximately 2013.

Phase 2

Phase 2 of the proposed project would include reorganization and improvements to the Joe DiMaggio Playground. Depending on project funding, Phase 2 is anticipated to begin in 2013 and be completed in 2014.

During this phase, the existing children's play area in the southwestern portion of the block would be removed, and the area would be excavated to equalize the grade with the hardscape area and existing tennis courts to the east and north. The existing tennis courts would then be relocated to

² Mason Street between Columbus Avenue and Lombard Street was temporarily closed during the summer of 2009 to simulate potential future conditions and allow traffic analysis of those conditions. Please see Chapter 4.D for more information.

the area along Greenwich Street in the southwest area of the park, and a new children's play area would be constructed in the center of the block in the location of the former tennis courts and closer to the restrooms, clubhouse and staff supervision for younger users. The multi-purpose hardscape area in the eastern half of the block would be improved with new paving and striped to accommodate additional recreation fields and court boundaries, including soccer field and softball diamond markings, additional basketball courts, seating, and new plantings. The vacated area of Mason Street would be further improved and landscaped to create a seating and plaza space.

Mason Street Narrowing Variant

A Mason Street Narrowing Variant to the proposed project would include all elements of the proposed project; however, the portion of Mason Street not occupied by the proposed library's footprint would remain open to vehicular traffic. On this block, Mason Street would consist of one travel lane in each direction, one parking lane northbound, and sidewalks on each side of the street. Construction of the new library, demolition of the existing library, and renovation and reorganization of the features within the Joe DiMaggio Playground would be the same as with the proposed project.

Project Approvals

The following approvals are applicable to the proposed project:

Planning Commission

- EIR certification and adoption of Environmental Findings.
- Issuance of Recommendation for Rezoning of Assessor's Block 74, Lot 1 from North Beach NCD to P (Public) Use District.
- Conditional Use authorization for a library (public use) in the North Beach Neighborhood Commercial District (Planning Code Section 723.83), to allow the library use in the event that rezoning to P (Public) Use District is not approved.³
- Adoption of *General Plan* Priority Policy conformity findings concerning vacation of Mason Street and incorporation of the street into Block 74, Lot 1 and/or Block 75, Lot 1.
- Adoption of *General Plan* and Priority Policy conformity findings.

Historic Preservation Commission

- Issuance of a Certificate of Appropriateness (if existing branch building is designated as a City landmark).
- Adoption of Environmental Findings (if Certificate of Appropriateness required)

Library Commission

- Adoption of Environmental Findings.
- Approval of construction of new branch library and demolition of existing library.

³ No CU authorization would be required for the new library in a P Use District.

Recreation and Park Commission

- Approval of Joe DiMaggio Playground Master Plan, including removal of existing branch library building, construction of new library at 701 Lombard Street, and renovation of outdoor areas within Joe DiMaggio Playground and on portions of the vacated area of Mason Street.

Arts Commission

- Adoption of Environmental Findings.
- Resolution of approval for the design of the proposed branch library.

Board of Supervisors

- Adoption of Environmental Findings.
- Approval to fully or partially vacate Mason Street, including reservation of rights for existing utilities.
- Approval of Rezoning of Assessor's Block 74, Lot 1 from North Beach NCD to P (Public) Use District.

Other Approvals

The project would also require demolition and building permits, which would require review and approval by the Planning Department and Department of Building Inspection.

C. Summary of Impacts and Mitigation Measures

This EIR analyzes the potential effects of the North Beach Branch Library and Joe DiMaggio Playground Master Plan project, as determined in the Notice of Preparation of an Environmental Impact Report (NOP), issued April 29, 2009 (Appendix A of this EIR). The Initial Study attached to the NOP (also in Appendix A) found that the proposed project would have potentially significant effects in the areas of aesthetics; archaeological and historic resources; transportation; and shadow. It also found that the project effects on other environmental topics would not be significant, or would be less-than-significant, with implementation of mitigation measures listed in the Initial Study and agreed to by the project sponsors.

Table 1 is a summary of the significant adverse environmental effects and mitigation measures identified in the EIR, as well as the less-than-significant effects:

D. Significant Environmental Effects That Cannot Be Avoided if the Project Is Implemented

The proposed project, with mitigation and improvement measures, would have the following unavoidable significant impacts.

- As stated in Section 4.C, Cultural Resources, the existing North Beach Branch Library appears eligible individually for the National Register of Historic Places / California Register of Historic Resources under Criterion A (Events) and Criterion C (Architecture).

As such, the building is considered an historic architectural resource, and its demolition would result in a significant and unavoidable impact.

- The building also appears to be eligible for a potential Multiple Property Listing as a contributor to one of five Appleton & Wolfard libraries, and its demolition would result in a considerable contribution to a cumulative impact to historic architectural resources.

E. Significant Irreversible Environmental Changes That Would Result if the Proposed Project Is Implemented

Consistent with CEQA Guidelines Section 15126.2(c), the project would commit future generations to an irreversible commitment of energy, primarily in the form of fossil fuels (unless substantially replaced at some point in the future) for heating and cooling of the building, for automobile and truck fuel, and for energy production for lighting, computers, and other equipment in the building and in the playground. The project would also require an ongoing commitment of potable water for building employees and library and park users. Additionally, the project would use fossil fuel during demolition of the existing library, parking lot, tennis courts, and children's play area, and in construction of the new library and renovation of the existing playground. Construction would also require the commitment of construction materials, such as steel, aluminum, and other metals, concrete, masonry, lumber, sand and gravel, and other such materials, as well as water.

Pursuant to the San Francisco Green Building Ordinance (No. 180-08), all new municipal buildings in the City are required to obtain, at a minimum, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED™) Silver Certification, which is in accordance with the environmental stewardship goals of the Branch Library Improvement Program. The project would be expected to use less energy and water over the lifetime of the proposed building than the existing structure, and would not use energy or water in a wasteful manner. For example, the project is designed to use regional materials in construction, accommodate rooftop solar panels, and incorporate natural daylighting into interior spaces. These features would reduce the proposed library's overall energy demand.

F. Areas of Controversy to Be Resolved

On the basis of public comments on the Notice of Preparation of an Environmental Impact Report (NOP), potential areas of controversy and unresolved issues for this project include the demolition of the existing North Beach Branch library, which is a historic architectural resource that may be landmarked; effects related to the proposed closure of a portion of Mason Street to vehicular traffic; the aesthetic impacts of the proposed new library including obstruction of views; *General Plan* consistency; and alternatives to the proposed project. These issues are discussed in this EIR.

TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
1. SIGNIFICANT AND UNAVOIDABLE IMPACTS			
D. Cultural Resources			
CP-2: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, which is an historical resource under CEQA. (Significant and Unavoidable)	Significant	M-CP-2a: HABS-Level Recordation. 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:	Significant and Unavoidable
		(1) <i>Drawings:</i> Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.	
		(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> .	
		(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 within the new library or park, 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 potential MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.	
		Documentation of the North Branch Library site shall be submitted to the following repositories:	
		<ul style="list-style-type: none"> Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings 	

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
1. SIGNIFICANT IMPACTS (cont.)			
D. Cultural Resources (cont.)			
CP-2 (cont.)		<p>shall be submitted the History Room of the San Francisco Public Library.</p> <ul style="list-style-type: none"> Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. 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. <p>M-CP-2b: Interpretive Display. 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.</p> <p>These mitigation measures would not fully reduce the aforementioned significant adverse impact to a less-than-significant level. CEQA Section 15126.4(b)(2) states, "In some circumstances, documents of a historical resource, by way of historic narrative, photographs and/or architectural drawings, as a mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur." As such, even with implementation of the suggested mitigation measures, demolition of the North Beach Branch Library would be considered a significant unavoidable impact on the environment.</p>	

SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

TABLE 1 (Continued)

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
1. SIGNIFICANT IMPACTS (cont.)			
D. Cultural Resources (cont.)			
CP-3: Implementation of the proposed project would result in demolition of the existing North Beach Branch Library, a building that is a contributor to a potential Multiple Property Listing. Demolition of this potential resource would contribute considerably to an adverse cumulative impact on the potential Multiple Property Listing.	Significant	M-CP-2a and 2b, above.	Significant and Unavoidable
2. LESS-THAN-SIGNIFICANT IMPACTS			
A. Land Use and Recreation			
LU-1: The proposed project would not physically divide an established community.	Less than Significant	None required.	Less than Significant
LU-2: The proposed project would not obviously conflict with the <i>Planning Code, General Plan</i> , or other applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	None required.	Less than Significant
LU-3: The proposed project would not have a substantial, adverse impact on the existing character of the project site or the North Beach neighborhood.	Less than Significant	None required.	Less than Significant
LU-4: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on land use.	Less than Significant	None required.	Less than Significant
LU-5: The proposed project would not substantially degrade existing recreational resources.	Less than Significant	None required.	Less than Significant.
LU-6: The proposed project, in combination with other foreseeable future projects, would not have a cumulatively considerable effect on recreational resources.	Less than Significant	None required.	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
B. Aesthetics			
AE-1: Implementation of the North Beach Public Library and Joe DiMaggio Playground Master Plan Project would not have a substantial adverse effect on scenic vistas or damage scenic resources.	Less than Significant	None required.	Less than Significant
AE-2: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project would not substantially degrade the existing visual and aesthetic character of the project area.	Less than Significant	None required.	Less than Significant
AE-3: Implementation of the North Beach Library and Joe DiMaggio Playground Master Plan Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not contribute considerably to cumulative aesthetic impacts.	Less than Significant	None required.	Less than Significant
C. Cultural Resources			
CP-1: The excavation proposed as part of the project could result in substantial adverse changes to archeological deposits that may be present beneath the surface of the project site.	Significant	<p>M-CP-1: The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Sections 15064.5(a) and (c).</p> <ul style="list-style-type: none"> 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, pile driving, 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, pile drivers, 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 	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
C. Cultural Resources (cont.)			
CP-1 (cont.)		of the Alert Sheet.	
		<ul style="list-style-type: none"> 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. 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. Measures might include: preservation in situ of the archeological resource; an archaeological 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. The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO 	

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
C. Cultural Resources (cont.)			
CP-1 (cont.)		<p>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> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above. 	
D. Transportation and Circulation			
TR-1: Traffic generated and redistributed by the proposed project would increase vehicle delays at local intersections.	Less than Significant	None required.	Less than Significant
TR-2: Traffic generated and redistributed by the proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would further increase vehicle delays at local intersections.	Less than Significant	None required.	Less than Significant

TABLE 1 (Continued)
SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED NORTH BEACH BRANCH LIBRARY AND
JOE DIMAGGIO PLAYGROUND MASTER PLAN PROJECT

Potential Impact	Level of Significance	Mitigation Measures	Level of Significance with Mitigation
2. LESS-THAN-SIGNIFICANT IMPACTS (cont.)			
D. Transportation and Circulation (cont.)			
TR-3: Transit ridership generated by the proposed project would not result in unacceptable levels of transit service, or cause a substantial increase in delays or operating costs.	Less than Significant	None required.	Less than Significant
TR-4: Loading activity associated with the proposed project would not disrupt traffic flow on area streets.	Less than Significant	None required.	Less than Significant
TR-5: The proposed project would not result in overcrowding on public sidewalks, create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas, nor would it create potentially hazardous conditions for bicyclists or otherwise substantially interfere with bicycle accessibility to the site and adjoining areas.	Less than Significant	None required.	Less than Significant
TR-6: The proposed project would not result in inadequate emergency access.	Less than Significant	None required.	Less than Significant
E. Shadow			
WS-1: The proposed project would not create new shadow as to substantially affect outdoor recreational facilities or other public areas.	Less than Significant	None required.	Less than Significant
WS-2: Implementation of the proposed project, in combination with other foreseeable projects in the vicinity, would not result in an increase in the total amount of shading in the neighborhood above levels that are common and generally accepted in urban areas.	Less than Significant	None required.	Less than Significant

Other areas of controversy include the purchase and acquisition of the 701 Lombard Street parcel in 2004 by the City through eminent domain with open space funds and General fund dollars relative to the current proposed use of the parcel as a library. Additionally, some controversy exists related to the as-yet secured funding for Phase 2 of the proposed project. These issues will be considered by the decision-makers during the project approval process.

G. Summary of Alternatives

1. No Project Alternative

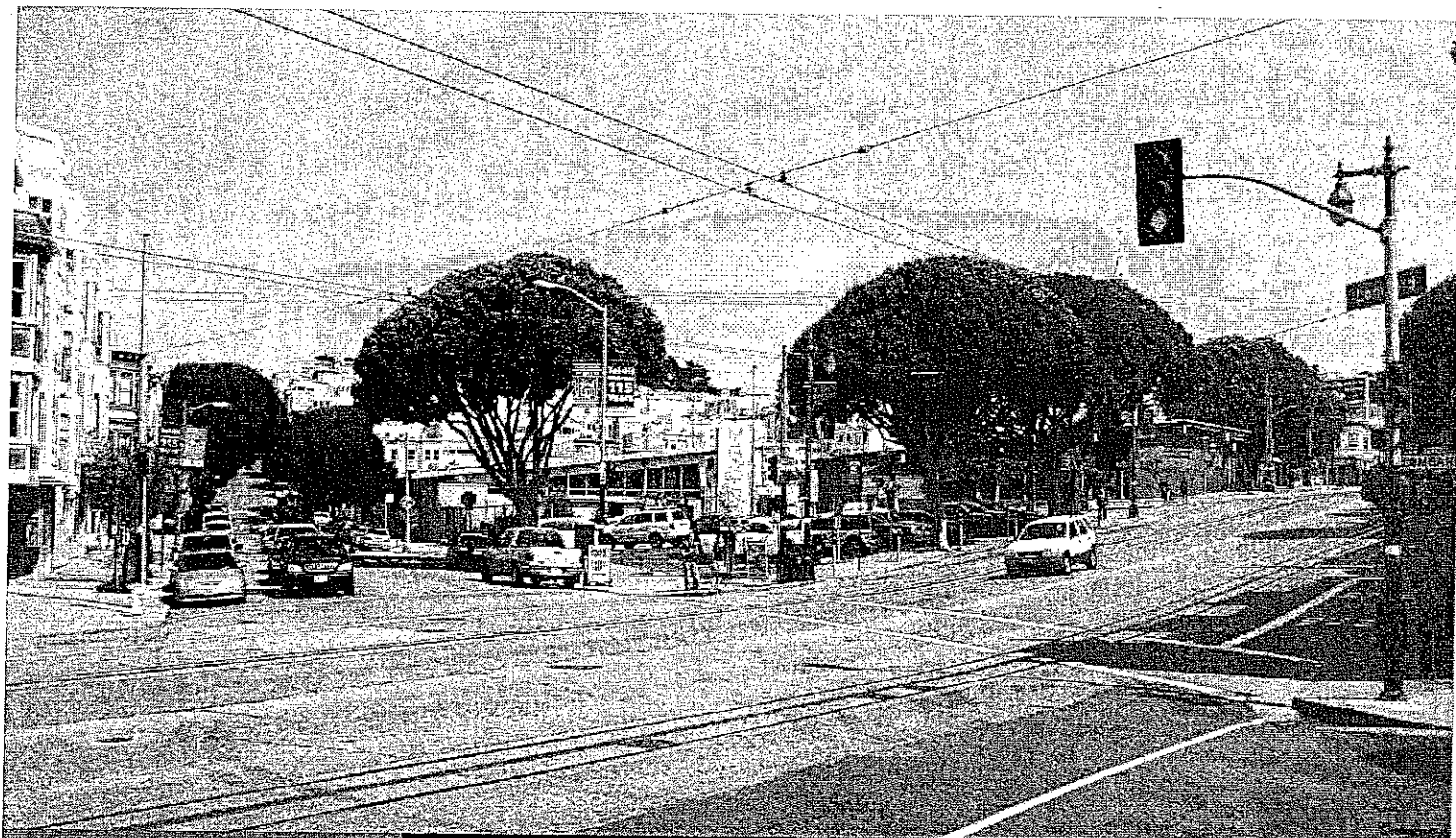
This alternative would entail no changes to the project site. The Mason Street right-of-way would not be vacated, the proposed library on the triangular parcel would not be constructed, and the Joe DiMaggio Playground would not be renovated and its existing features would remain in their current locations. The existing branch library building would remain in place and no expansion of branch library services would occur. The library would retain the same collection size, number of work stations, and overall layout.

Under the No Project Alternative, none of the significant impacts associated with the proposed project would occur, including the significant and unavoidable project-specific and cumulative impacts to historic architectural resources. The project's less-than-significant impacts related to land use and recreation, transportation, aesthetics, and shadow would not occur and other less-than-significant impacts identified in the Initial Study (see Appendix A) would also not occur. No Mitigation Measures would be implemented. The No Project Alternative would not meet the overall goals of the Branch Library Improvement Program of bringing the North Beach Branch Library up to 21st Century standards, nor would it address existing Americans with Disabilities Act (ADA) and seismic deficiencies that would otherwise be remedied through construction of a new branch building (or possibly addressed through other project alternatives, below). Moreover, the No Project Alternative would not alter or improve existing Joe DiMaggio Playground recreational facilities that are described in Phase 2 of the proposed project.

2. Preservation and Rehabilitation Alternative

Under the Preservation and Rehabilitation Alternative, the existing library would be renovated, (though not expanded), to meet existing San Francisco Building Code requirements related to seismic stability and to meet ADA Transition Plan and Uniform Physical Access Strategy requirements. This renovation would occupy a space of approximately 220 square feet either inside the existing building to the east of the existing stairway to the lowest level, or outside the existing building and affixed to the exterior façade, thereby encroaching onto the existing outdoor recreation space.

This alternative assumes that the proposed new branch library building would not be constructed, and the Joe DiMaggio Playground would not be renovated, as with the No Project Alternative. The triangle parcel at 701 Lombard Street would remain under the jurisdiction of SFRPD and would continue to function as a parking lot, although its eventual development with other



COMMENTS AND RESPONSES ON DEIR

North Beach Public Library and Joe DiMaggio Playground Master Plan Project

PLANNING DEPARTMENT
CASE NO. 2008.0968E

STATE CLEARINGHOUSE NO. 2009042130



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	August 25, 2010
Draft EIR Public Hearing Date:	October 7, 2010
Draft EIR Public Comment Period:	August 25, 2010 through October 12, 2010
Final EIR Public Certification Date:	April 21, 2011



SAN FRANCISCO PLANNING DEPARTMENT

April 7, 2011

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To: Members of the Planning Commission and Interested Parties
From: Bill Wycko, Environmental Review Officer
Re: **Attached Comments and Responses on Draft Environmental Impact Report
Case No. 2008.0968E North Beach Public Library and Joe DiMaggio
Playground Master Plan Project**

Attached for your review please find a copy of the Comments and Responses document for the Draft Environmental Impact Report (EIR) for the above-referenced project. **This document, along with the Draft EIR, will be before the Planning Commission for Final EIR certification on April 21, 2011.** Please note that the public review period ended on October 12, 2010.

The Planning Commission does not conduct a hearing to receive comments on the Comments and Responses document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street and express an opinion on the Comments and Responses document, or the Commission's decision to certify the completion of the Final EIR for this project.

Please note that if you receive the Comments and Responses document in addition to the Draft EIR, you technically have the Final EIR. If you have any questions concerning the Comments and Responses document or the environmental review process, please contact Michael Jacinto at (415) 575-9033.

Thank you for your interest in this project and your consideration of this matter.

COMMENTS AND RESPONSES ON DEIR

North Beach Public Library and Joe DiMaggio Playground Master Plan Project

PLANNING DEPARTMENT
CASE NO. 2008.0968E

STATE CLEARINGHOUSE NO. 2009042130

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SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	August 25, 2010
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A. Introduction

Purpose of the Comments and Responses Document

This document contains public comments received on the Draft Environmental Impact Report (Draft EIR, or DEIR) prepared for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project (State Clearinghouse No. 2009042130), and responses to those comments. Also included in this document are text changes initiated by Planning Department staff as well as text changes in response to comments on the Draft EIR.

Environmental Review Process

On August 25, 2010, the San Francisco Planning Department published the Draft EIR on the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project for public review and comment. The public review and comment period on the document extended from August 25, 2010, through October 12, 2010. During the 48-day public review period, the San Francisco Planning Department received written comments sent through the mail or by hand-delivery, fax, or email (see Attachment 1). Verbal comments were received at the public hearing on the Draft EIR. A court reporter was present at the public hearing, transcribed the verbal comments verbatim, and prepared a written transcript (see Attachment 2).

This Comments and Responses document has been distributed to the San Francisco Planning Commission, State Clearinghouse, and agencies and individuals who commented on the Draft EIR. This document, in combination with the Draft EIR constitutes the Final EIR for the proposed North Beach Public Library and Joe DiMaggio Playground Master Plan Project. The Final EIR must be certified by the Planning Commission prior to consideration of the proposed project for approval.

Document Organization

Following this introduction, Section B contains a list of all persons and organizations who submitted written comments on the Draft EIR and who testified at the public hearing on the Draft EIR held on October 7, 2010. The original comment letters received on the DEIR and the transcript of the public hearing are reproduced in Attachments 1 and 2, respectively.

Section C contains substantive comments on the Draft EIR made orally during the public hearing and received in writing during the public comment period, from August 25, 2010, through October 12, 2010. Comments are grouped by environmental topic and generally correspond to the table of contents of the Draft EIR. The name of the commenter, the format of the comment (letter, transcript, e-mail, etc.), and the date of the comment are indicated following each comment. Each comment is coded by environmental topic, as indicated below:

General Comments	G
Project Description and Objectives	PD
Land Use	LU
Recreation	RE
Aesthetics	AE

Cultural Resources	CP
Transportation and Circulation	TR
Noise	NO
Air Quality	AQ
Wind and Shadow	WS
Public Services	PS
Biological Resources	BI
Geology and Soils	GE
Alternatives	AL
Mitigation Measures	MM

Section D contains text changes to the Draft EIR made by the EIR preparers subsequent to publication of the Draft EIR to correct or clarify information presented in the Draft EIR, including changes to the Draft EIR text made in response to comments. Section D also contains revised and supplemental Draft EIR figures.

Some of the responses to comments on the Draft EIR provide clarification regarding the Draft EIR; where applicable, changes have been made to the text of the Draft EIR, and are shown in double underline for additions and ~~striketrough~~ for deletions.

Some of the comments do not address environmental issues, but rather express either support for or opposition to the project. Public opinion regarding the merits of the project is not relevant to the adequacy of the EIR, but may be taken into account by decision-makers in their consideration of project approval.

Section 15088.5 of the State CEQA Guidelines requires recirculation of an EIR when “significant new information” is added to the EIR after publication of the Draft EIR but before certification. The Guidelines state that information is “significant” if “the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project proponents have declined to implement.” Section 15088.5 further defines “significant new information” that triggers a requirement for recirculation as including, but not limited to, identification of a new significant impact, a substantial increase in the severity of an impact (unless mitigation is adopted to reduce the impact less-than-significant level), or identification of a new feasible alternative or mitigation measure that would lessen the environmental impacts of the project that the project sponsor is unwilling to adopt. Additionally, a determination that the Draft EIR was “so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded” would also constitute “significant new information.” Section 15088.5(d) states that recirculation is not required if “new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As is discussed in subsequent sections of this volume, this Comments and Responses document does not provide “significant new information” as defined in CEQA Guidelines Section 15088.5, and recirculation of the EIR is therefore not required in advance of certification of the Final EIR as complete in accordance with CEQA, pursuant to Guidelines Section 15090.

B. List of Persons Commenting

Written Comments

Commenters are organized first by group, and then alphabetically by last name of the commenter. Original letters, e-mails, and flyers are presented in Attachment 1 in the order shown in this table. Comments are coded in conjunction with the abbreviated CEQA topic area as listed above.

Person and Title	Agency / Organization	Date	Via
<i>State, Regional, and Local Agencies</i>			
Joanne Hayes-White	San Francisco Fire Department	October 8, 2010	Letter
Jul Lyn Parsons, Co-Chair	San Francisco Mayor's Disability Council	October 9, 2010	E-mail
John Paul Scott	Mayor's Office on Disability	October 5, 2010	E-mail
Ed Reiskin	Department of Public Works	October 12, 2010	Letter
<i>Boards and Commissions</i>			
Charles Chase, President	Historic Preservation Commission	October 25, 2010	Letter
Jewelle Gomez, President	San Francisco Public Library Commission	October 12, 2010	E-mail
Cass Calder Smith	San Francisco Arts Commission	October 6, 2010	E-mail
<i>Organizations</i>			
Carolyn Blair and Keith Sagers	San Francisco Tree Council	October 4, 2010	E-mail
Susan Brandt-Hawley, Esq.,	On behalf of Brandt-Hawley Law Group	October 12, 2010	E-mail
Mike Buhler, Executive Director	San Francisco Architectural Heritage	October 12, 2010	E-mail
Sue Cauthen, Chair	Coalition for a Better North Beach Library and Playground	October 12, 2010	E-mail
Ed Choi, AIA	Choi + Robles Architecture, LLP	October 4, 2010	E-mail
Julie Christensen	Friends of Joe DiMaggio Playground	October 6, 2010	E-mail
Deborah Doyle, President-elect	California Association of Library Trustees and Commissioners	October 7, 2010	E-mail
Craig T. Hartman, FAIA	On behalf of Skidmore, Owings, & Merrill LLP	October 12, 2010	E-mail
Leilani Latimer, Director	Sustainability Initiatives	September 27, 2010	E-mail
Vincent Marsh, Co-Chair	San Francisco Preservation Consortium	October 12, 2010	E-mail

Person and Title	Agency / Organization	Date	Via
Organizations (cont.)			
Brent McDonald	On behalf of Ondarosa Architects	October 5, 2010	E-mail
Zach Phillips, Founder	RollerSoccer International Federation	October 12, 2010	E-mail
Vedica Puri	On behalf of Telegraph Hill Dwellers	October 12, 2010	Letter
Mark Schatz, FAIA	On behalf of Field Paoli Architects	September 24, 2010	E-mail
June Solomon, Executive Director	RollerSoccer International Federation	October 25, 2010	E-mail
Peter Warfield	Library Users Association	October 7, 2010	E-mail
Howard Wong, AIA	Friends of Appleton Wolfard Libraries	October 7, 2010; October 12, 2010	E-mail
Ann Wintroub, Deputy Director	Friends of the San Francisco Public Library	October 12, 2010	E-mail
Individuals			
Lisa Bowman, Esq.		October 6, 2010	E-mail
Sal Busalacchi		October 7, 2010; October 12, 2010	Letters
Joseph Butler, AIA		October 12, 2010	Letter
Howard Chabner		October 9, 2010	E-mail
Lily Chow		October 11, 2010	E-mail
Cathy Cormier		October 1, 2010	E-mail
Fay Darmawi		October 7, 2010	E-mail
Elizabeth Diaz		October 6, 2010	E-mail
Lisa, Evan, and Lailey Elliot		September 30, 2010	E-mail
Robert Fitch		August 30, 2010	E-mail
June Fraps		October 10, 2010	E-mail
Cindy James		October 7, 2010	E-mail
Lisa Garbus		October 10, 2010	E-mail
Lee Goodin		October 7, 2010 October 11, 2010	Letter; E-mail
Lee Goodin and Therese Grenchik		September 28, 2010	E-mail
Margeret Gwathney		September 20, 2010	Letter
Amanda Hamilton and Tom Hemmeter		September 7, 2010	Letter
Charles A. Higuera, FAIA		October 12, 2010	E-mail
Pia Hinckle		October 7, 2010	E-mail
Lizzy Hirsch		October 4, 2010	E-mail

Person and Title	Agency / Organization	Date	Via
<i>Individuals (cont.)</i>			
Kim, Burt, Max & Grace Hirschfeld		October 11, 2010	E-mail
Audrey Kelly		October 5, 2010	E-mail
A.L. Kienker		October 2, 2010	E-mail
Sarah Kliban		October 12, 2010	Letter; E-mail
Gyongy Laký / Thomas Layton		October 10, 2010	E-mail
Linda Lam		October 11, 2010	E-mail
Brian Lee		October 4, 2010	E-mail
David Lesseps		September 28, 2010	E-mail
Lawrence Li		October 6, 2010	E-mail
Mary Lipian		October 8, 2010	E-mail
Susan Mackowski		October 6, 2010	E-mail
Kathleen and David Martin		October 7, 2010	E-mail, Letter
Ruth Mathison		October 29, 2010	E-mail
Dr. Karen Melander-Magoon		August 27, 2010	E-mail
Margaret Monahan		September 25, 2010; October 4, 2010	E-mails
Charles and Clarice Moody		September 28, 2010	Letter, E-mail
June Osterberg		October 12, 2010	Letter
Karin Payson		October 8, 2010	Letter
Katherine T. Petrin		October 12, 2010	E-mail
Robert Planthold		October 12, 2010	E-mail
Eric Robinson, AIA		September 7, 2010	E-mail
April Sarraille		August 27, 2010	E-mail
Nancy Shanahan		October 5, 2010	E-mail
Zack Stewart		October 2, 2010; October 9, 2010	Letters
Gail Switzer		September 26, 2010	E-mail
Pat Tura		September 29, 2010	E-mail
Jennifer Vazquez		September 27, 2010	E-mail
Carol Verburg		October 7, 2010	E-mail
Murry Waldman		September 20, 2010	E-mail
Dale and Susan Weidmer		October 7, 2010	E-mail
Alison and Dennis Wetherall		October 6, 2010	E-mail
Joan Wood		October 1, 2010	Letter

Persons Commenting at the Planning Commission Hearing, October 7, 2010

Commenters are listed in the order they spoke at the Planning Commission Hearing. Comments are coded by topic on the transcript of this hearing, which is provided in Attachment 2.

- Luis Herrera, City Librarian, San Francisco Public Library
- Jewelle Gomez, President, San Francisco Public Library Commission
- Dawn Kamalanathan, Planning Capital Manger, San Francisco Recreation and Parks Department
- Alan Martinez, Historic Preservation Commission
- Lisa Bowman
- Fay Darmawi
- Theresa Dal Santo
- Lisa Garbus
- Ginnina Decarl
- Meghan Monahan
- Zack Stewart
- Gerry Crowley, Telegraph Hill Dwellers
- Howard Chabner
- Robert Hinish
- Karin Payson
- Pat Tura
- Bill Bondy
- Tina Moylan
- Scott Lewis
- Rene Bihan
- Dale Weidmer
- Laura Bernabei
- Therese (Terry) Granchik
- Lee Goodman
- Julie Christensen
- June Osterberg
- William Colon
- Sal Busalacchi
- Karen Weiss
- Joseph Butler
- Howard Wong, Friends of Appleton and Wolfard Library
- Sue Cauthen
- Abbey Herget
- Karen Mauney-Brodek, Planner, San Francisco Recreation and Park Department
- Commissioner Antonini
- Commissioner Miguel
- Commissioner Moore
- Commissioner Borden

C. Comments and Responses

General Comments

Comment G-1: Comments that the EIR is adequate, complete, and/or accurate in one or all sections and comments in support of the proposed project.

"I am writing in support of your approval of the North Beach Public Library Draft EIR dated August 2010. The EIR is complete and accurate because it:

- Showed that by building a new library on a parking lot, tearing down the old library, and closing a small portion of Mason Street, we gain over 12,000 square feet of open space. We need more open space in North Beach because it's the most dense neighborhood in the city with the least amount of open space per capita.
- Found that there were no significant impacts to traffic, public transportation, or emergency vehicle access in North Beach if we remove the parking lot and close a portion of Mason Street for a new library.
- Included so many detailed preservation alternatives that prove that renovating the existing library is an option that will not adequately serve our community. We need a new library because renovating the existing one would result in reduced usable space due to ramps, widened aisles and an elevator for handicapped accessibility.
- Concludes how much better a new library would be for my community rather than renovating the existing one. Our community needs a new library because the new library addresses all of the deficiencies of the existing library. The existing library does not have: (1) enough computers for our school-age kids; (2) an area for middle and high schoolers to study in groups or individually, nor; (3) an accessible community room to be used for programs such as story time for tots, or arts and crafts for families. All these issues will be addressed in a new library that will be almost 60% bigger.
- Stated that although the existing library is a historic resource, there are 6 other libraries that have been preserved throughout the city of exact historical significance. We need a new library in North Beach because the existing one is too small. There are better examples of this type of architecture elsewhere in the city.

"Please adopt the DEIR so our community can have a new library." (*Kim, Burt, Max & Grace Hirschfeld, E-mail, October 7, 2010; Carolyn Blair & Keith Saggars, E-mail, October 4, 2010; Fay Darmawi, E-mail, October 7, 2010; Pia Hinckle, October 7, 2010*)

"With regard to the above proposal, the EIR is accurate because it shows how much better a new library would be for North Beach rather than renovating the old one. The old one lacks full accessibility, full computer and communication functions, enough space to accommodate community needs, and the ability to keep inventoried the volume of books needed to adequately meet the needs of our neighborhood. In addition, from a leaky roof to heating problems, the existing building has many flaws that render its use unappealing." (*Susan Mackowski, E-mail, October 6, 2010*)

"I found the Draft of the Environmental Impact Report to be comprehensive in every aspect. My opinions about the possible plans are:

- (a) No [Project] Alternative: This should not be an option as it does not meet any one objective;
- (b) Preservation and Rehabilitation Alternative: Either reduces more interior use space or takes space away from the Joe DiMaggio Playground (as the original library did in 1959);
- (c) Preservation and Southerly Expansion Alternative: Reduces use space of the playground (as mentioned in "b" above), is subject to archeology issues such that the presently unknown could increase costs, as well as uncovering present internal building conditions, e. g., electric, plumbing, sewer, ventilation, dry rot, etc.; and
- (d) Three-story Library Alternative: Meets the most objectives and it may seem expensive, the unknown costs of fixing and adding to an existing building is oftentimes even more costly. In addition, an energy and environmentally efficient building will ultimately be more cost-effective to operate." (*Lily Chow, E-mail, October 11, 2010*)

"I have been a resident of North Beach for nearly 20 years, and I support the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. The Environmental Impact Report (EIR) is thorough, complete and accurate.

"The North Beach Public Library and Joe DiMaggio Playground Master Plan Project have numerous benefits that outweigh all other considerations. The master plan will benefit the community with much needed open space, and the new, modern library will serve generations to come.

"The planning process has been very long, and the longer the planning process continues, the costs of the project become increasingly expensive, which is wasteful to City taxpayers. Please give North Beach a chance to benefit from improved City services as other neighborhoods have. The excellent EIR is a step in the right direction." (*Cathy Cormier, E-mail, October 11, 2010*)

"I was involved initially and attended the meetings where the Master Plan was approved, it made a lot of sense to me then. I looked at the EIR, I think it supports what Mr. Herrera and the Parks and Rec came up with as a Master Plan, mainly for the kids and, as the mothers articulated so well here, this is the right thing to do, the EIR supports it, and I urge you to approve it. Thank you very much." (*Dale Weidmer, Public Hearing Transcript, October 7, 2010*)

"I understand the EIR studied all alternatives for a new and improved Library and nothing in the Report suggests that building a new Library on the Triangle is not appropriate. Nor does the DEIR find anything significantly negative in closing Mason Street. Accordingly we urge that the EIR be accepted as is, so this project can move on." (*Dale and Susan Weidmer, E-mail, October 7, 2010*)

"I have studied the plans for the library, children's playground, tennis, bocce ball and the multi-purpose black-top area (i.e. baseball, basketball, Rollersoccer, soccer, etc.). I feel that the entire plan will improve the quality and quantity of safety and healthy activities for kids in the neighborhood through the City." (*Zack Phillips, E-mail, October 12, 2010*)

"I was impressed by the DEIR, which appeared to me to meet the crucial criteria of being complete, accurate, and sufficient to allow the library renovation plan to proceed.

"The EIR is accurate in that it found no adverse impact on traffic from closing off the block of Mason Street between Lombard & Columbus—a finding confirmed by the success of the Sunday AM farmers' market that has closed off that same block all summer. The EIR also accurately supports the conclusion drawn from years of public meetings and comment, and from returning over and over to the drawing board, that the renovation plan represents the optimum use of available space and other resources to give North Beach the best possible combination of library, park, sports area, and playground. The EIR is complete in that it recognizes the implications of the plan for diverse constituencies, again endorsing it as the best choice to meet the most needs of local residents.

"The EIR is sufficient in addressing issues such as sunlight and water runoff as well as more obvious impacts, and concluding in every case that the proposed renovation plan will cause no significant negative problems and may improve present conditions, given the scrupulous planning and up-to-date technology that's gone into it.

"I urge you to accept the positive conclusions of the DEIR and do what you can to move the renovation of our library along as quickly as possible." (*Carol Verburg, E-Mail, October 7, 2010*)

"So, though some will always quibble and nit-pick, the DEIR for the North Beach branch library is professionally responsive and competently done." (*Robert Planthold, E-mail, October 12, 2010*)

"Thank you for your thoughtful consideration of this project. This draft EIR is a useful and necessary step to ensuring that the people of San Francisco, and particularly those who live and work in North Beach (sic), have attractive open spaces, secure recreation areas as well as a beautiful and efficient library.

"I write to support the EIR. The staff has done a thorough review of the various aspects and impacts of the project, and has shown great sensitivity to the issues involved in the development of a complex project that is central to a vibrant and historic neighborhood of San Francisco." (*Deborah Doyle, E-mail, October 12, 2010*)

"Although my email may be too late to effect (sic), your decision, I would like to voice my strong support for approval of the North beach Library EIR and Joe DiMaggio Playground Master Plan." (*Eric Robinson, AIA, E-mail, October 13, 2010*)

"I have reviewed the Draft Environmental Impact Report, and believe that it is complete and accurate. It reveals that the proposed project will have no significant negative impacts on the neighborhood." (*June Fraps, E-mail, October 10, 2010*)

"The draft seems thoughtfully prepared, accurate, very thorough and complete. The draft points out several very important facts. For example, the proposed project would result in a LEED Silver building that will reduce overall energy and water demand over the lifetime of the new structure—a very large gain for the community. The Project is consistent with City Planning Code and General Plan and will enhance recreational and library resources for children, the elderly and handicapped persons. From our reading of the proposed design, there will be no adverse impact on shadows or shading of the recreational

areas or the neighborhood; nor of views and traffic will not be significantly *adversely* impacted.” (Gyongy Laky and Thomas Layton, E-mail, October 10, 2010)

“I urge you to approve the EIR and allow the project to begin. The EIR is complete, adequate and accurate.” (Lisa Garbus, Public Hearing Transcript, October 7, 2010)

“I have read the EIR. It is accurate and complete. The EIR took two years to prepare. Multiple preservation alternatives were studied thoroughly, and those alternatives did not work. They took up too much of our neighborhood's precious open space, they were not functional, and they were, frankly, disrespectful to members of our community who are disabled or elderly. The possibility of extending the current library to the North was examined extensively, and like the other preservation alternatives, it does not work. It takes up excessive amounts of open space, and it still leaves a four-level library, with most levels and entrances inaccessible to library patrons or employees on crutches, with a cane, or in a wheelchair.

“The EIR accurately shows that the best alternative for all of the diverse members of our community is to build a new library on the triangle, to close the short stretch of Mason Street, and to upgrade the park and playground. This ‘unified’ library and park will give our community a beautiful, functional, and accessible library; and a safer, greener, and larger park. This is what our community needs, and the EIR clearly shows that the master plan is not detrimental to the environment, practically or aesthetically. On the contrary, the master plan will greatly enhance our neighborhood in so many ways.

“I, like many North Beach residents, live with my family in a small apartment with no backyard. In this community we use and treasure our open space. The solution of putting a new library on the parking triangle and having it be the anchor for and open onto a larger, better designed park and playground is a dream come true for this neighborhood. That’s why so many of us participated in the public process that created the master plan. That process was extensive and respectful; it took into account all the members of our community. We have been looking at the model of that plan and dreaming about it coming to life. We have been waiting and waiting, and we are ready to get the project started with your approval of the EIR.” (Lisa Garbus, E-mail, October 10, 2010)

“I am writing to support the building of the new library on the triangle at Columbus and Lombard.” (Linda Lam, E-mail, October 11, 2010)

“I urge you to approve the Draft EIR. It is accurate, adequate, and complete. ...

“The Draft EIR is complete because the City spent over two years analyzing every impact on this project. It is accurate because it shows that none of the renovation alternatives provide more space or more efficient library services, a better or more integrated park, or better disability access.

“The Secretary of Interior’s Guidelines for Rehabilitation of Historic Properties defines rehabilitation as the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions and features of the property which are significant to its historic architectural and cultural value. It is simply not possible to renovate the existing library to provide an efficient contemporary use. For one thing, inserting a 9 x 12 elevator shaft on each of the floors would be necessary for disability access, would seriously compromise the openness that is

supposedly an important character defining feature, plus, that does not even address what would be done to make the patio level accessible, you would end up having to alter significantly a lot of the window and door, and so forth.” (*Howard Chabner, Public Hearing Transcript, October 7, 2010*)

“The Draft Environmental Impact Report (DEIR) for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project (Planning Department Case No. 2008.0968E; publication date August 25, 2010) is accurate, complete and adequate. ...

“The DEIR is complete because the Planning Department spent over two years analyzing every aspect and potential impact of the proposed project and of several alternatives. The document includes many drawings, diagrams, simulations, renderings and photos showing the impact of the proposed project and the alternatives. The document reflects the input of many experts, professionals, neighborhood residents, library users, playground users and other San Franciscans as expressed in numerous meetings over several years (including meetings before 2008). It is complete because it considers and relies upon thorough studies of all the major potential impacts. It is complete because it specifies mitigation measures for the impact of the project and the alternatives.

“The DEIR is accurate because it shows that proposed project provides more open space, efficient library services, a better and more integrated park, and better disability access than any of the preservation alternatives. It is accurate because it shows that tearing down the existing building will provide more open space.

“It is accurate because it notes that the San Francisco Public Library has preserved, or is in the process of preserving, six of the eight libraries that Appleton & Wolfard designed. ...

“The DEIR is accurate because it shows that the Preservation and Southerly Expansion Alternative would, among other disadvantages in comparison to the proposed project: 1) be less efficient for library operations; 2) be confusing to navigate for people with cognitive disabilities and blind people; 3) reduce, rather than increase, the amount, quality and contiguity of open space; and 4) reduce, rather than increase, the integration of the library with the playground. ...

“The report is accurate in its conclusion that, except for its impact on cultural resources (i.e. because the existing library is a potentially historically significant building), the impact of the proposed project would be less than significant even without mitigation in every other category save two, and less than significant after mitigation in the remaining two categories.” (*Howard Chabner, E-mail, October 9, 2010*)

“We believe the draft EIR to be thorough and comprehensive and look forward to continue working with the San Francisco Public Library, the Recreation and Park Department, and the Planning Department on this broad plan for the North Beach neighborhood.” (*Ed Reiskin, Letter, October 12, 2010*)

“I find that the EIR is very complete. I think the study was very thorough. I think the transportation study was especially well done and found no problems and no impact. ...

“Something that we haven’t touched much on tonight is a safety issue. I am a medical health provider and I deal a lot with seniors. The way the project would sit with the street being closed, so that the seniors could get across the street, have a place to gather, and do this safety, and with the graying of America, we

are having a lot more seniors, and I see a lot of them in North Beach, so I do hope that you will all consider accepting the EIR and there is always something I leave you with, and that is a message of hope, we can hope, we have all been waiting, even before we lived in San Francisco, my husband and I were involved with it, and it has been at least seven years, so I don't want to bore you with the sad patient story with the issue of hope, but I do hope that you all will consider the EIR." (*Terry Therese Granchik, Public Hearing Transcript, October 7, 2010*)

"For example, the proposed project would result in a LEED Silver building that will reduce overall energy and water demand over the lifetime of the new structure---a very large gain for the community. The Project is consistent with City Planning Code and General Plan. There will be no significant adverse impact on the existing character of North Beach nor will there be any degradation of the recreational resources-to the contrary there will be important enhancement of such resources. There will be no adverse impact on shadows or shading of the recreational areas or the neighborhood; and traffic will not be significantly adversely impacted." (*David Martin, E-mail, October 7, 2010*)

"We, long time residents of North Beach and Russian Hill, have great interest in the proposed North Beach Library Joe DiMaggio Playground Master Plan Project and, accordingly, have actually read the draft EIR summary. The draft seems thoughtfully prepared, accurate, very thorough and complete. The draft points out several very important facts. For example, the proposed project would result in a LEED Silver building that will reduce overall energy and water demand over the lifetime of the new structure---a very large gain for the community. The Project is consistent with City Planning Code and General Plan. There will be no significant adverse impact on the existing character of North Beach nor will there be any degradation of the recreational resources-to the contrary there will be important enhancement of such resources. There will be no adverse impact on shadows or shading of the recreational areas or the neighborhood; and traffic will not be significantly adversely impacted." (*David W. Martin and Kathleen M. Martin, Letter, October 7, 2010*)

"I will state that, as the landscape architect on the Civic Design Review, I think that it is my responsibility to look beyond the buildings and to look at the effect that each project has on its urban edges, its open space, its relationship to the larger urban context, and I think the EIR adequately and accurately addresses those issues." (*Rene Bihan, Public Hearing Transcript, October 7, 2010*)

"The EIR, I did read most of it, I understood it, and it is complete, accurate, and adequate in evaluating the impact of the proposed project. The EIR demonstrates that the community will be much better served by a new library than by renovation of the existing building. It shows that a renovated building will not achieve full parity for the disabled, that space for books and programs would be compromised, and that it would result in a smaller children's playground, and less usable open space. I think it is time to bring that building into the 21st Century. I used to live a block away. The EIR is complete it evaluates multiple options for preservation of the existing building, and it still demonstrates that a new building will better serve the community with universal access, improved library services, and program spaces. ...

"The EIR is accurate because it shows that there are no significant impacts to transportation or traffic with the closing of that section of Mason Street, and a similar diversion at 17th and Castro, which was completed, I think, last year, has had absolutely no adverse impact on local traffic patterns. So, I ask you

to please accept the EIR as it is written in the Draft.” (*Karin Payson, Public Hearing Transcript, October 7, 2010*)

“The EIR shows that a renovated building, because of the original design, will not achieve full parity for the disabled; that space for books and programs would be compromised; and that it will result in a smaller children’s playground and less open space. ...

“The EIR is complete because it evaluates multiple options for preservation of the existing building and still demonstrates that a new building will better serve the community with universal access; improved library services and program spaces and 12,000 square feet in additional open space. ...

“The EIR is adequate because it shows that the new plan for the site will result in 12,000 square feet of new open space. ...

“The EIR is accurate because it shows that there would be no significant impacts to traffic or transportation by closing that small section of Mason Street. Such a minor diversion of today’s traffic pattern will be quickly forgotten as the new park is adopted by the surrounding community. In fact, a similar closure and diversion at 17th and Castro Streets has had no adverse impact on local traffic. (*Karin Payson, Letter, October 8, 2010*)

“I am here to speak on behalf of supporting the EIR, as I believe it is accurate and complete. It does address the issues of the multiple preservation alternatives which were studied thoroughly. There is an exhaustive transportation study. There is included accurate information, that there is no significant impact to aesthetic character of the area’s scenic vistas, shadows, and land use for recreation.

“I approve the DEIR.” (*Margaret Gwathney, Letter, September 20, 2010*)

“We have found the Draft EIR to be thorough and to have covered every possible issue that could influence the construction of the new North Beach Library. We support the Draft EIR and urge you to adopt it thereby permitting this much needed library to move forward to construction and to serving the North Beach neighborhood.

“We support the Draft EIR and urge you to adopt it thereby permitting this much needed library to move forward to construction and to serving the North Beach neighborhood.” (*Charles and Clarice Moody, Letter, September 28, 2010*)

“While we are aware of the arguments against these changes, we feel the newer plans are very well considered and that their implementation will serve the N. Beach community better and for a longer time.” (*Amanda Hamilton and Tim Hemmeter, Letter, September 7, 2010*)

“My wife and I have lived at 300 Chestnut Street for over 20 years. We are in favor of building a new library.” (*Murry Waldman, E-mail, October 13, 2010*)

“I’m here speaking in support of your approval of the North Beach Library Draft EIR. I believe the EIR is complete and accurate. It shows that, by building a new library on a parking lot, tearing down the old library, and closing a small portion of Mason Street, we gain over 12,000 square feet of open space. We

need more open space in North Beach because it is the densest neighborhood in the City with the least amount of open space per capita ...

"In addition, the Draft EIR, one of my concerns was about traffic, and there were no significant impacts on traffic when they close the street. I was there, I saw, it didn't change anything, and it didn't impact public transportation or emergency vehicles....

"The Draft EIR is complete and accurate as presented, let's finalize the Draft EIR as presented so we can move forward with a bigger library and more space for all the neighborhood residents." (*Theresa Dal Santo, Public Hearing Transcript, October 7, 2010*)

"It took two years to prepare, many many preservation alternatives were considered and studied extensively, and they didn't work. They took up too much of our precious open space, they were not functional, the preservation alternatives, they were frankly disrespectful to the people in our community who have disabilities, who are elderly, those alternatives did not work. The EIR shows good, complete, accurate information that the best alternative is a new library on the triangle. It showed accurate, complete information that an expanded park is good for our community. We in the community want a new library because we love the library and we want to be able to use it. We in the community want a new, bigger, safer park because, as everybody has said, open space in our neighborhood is rare." (*Lisa Garbus, Public Hearing Transcript, October 7, 2010*)

"Because this is a complicated project that requires planning to enhance services from two City departments, it was important to deliberately and carefully examine the potential impacts that the project has on land use and recreation, cultural resources, transportation, and the aesthetic character of the project area, including shadowing of the proposed building options.

"From my standpoint, the Environmental Impact Report does exactly that, and provides a very thorough and accurate assessment of the Master Plan and the multiple alternatives for the North Beach Branch Library. Ultimately, this document shows that the only way to provide this very dense urban neighborhood with the library service it deserves in an accessible and safe building is by replacing and updating an inefficient branch library with a new building. The design of the new branch library is bound to have no significant impacts on the character of the neighborhood, or the scenic vista and, in fact, provides a more unified, safer, and greener connection between the library and the Joe DiMaggio Playground, which will enhance the entire neighborhood. Finally, the Environmental Impact Report is adequate, accurate, and complete. Thank you." (*Luis Herrera, Public Hearing Transcript, October 7, 2010*)

"The Draft EIR, the Recreation and Park Department feels, provides an excellent analysis of the proposed Master Plan for the Joe DiMaggio Playground and its various alternatives. The EIR carefully evaluate[s] the numerous impacts, including potential historic resources, open space and recreational resources, traffic impacts, as well as on views and aesthetics, it is a thorough and complete document. ...

"And I am really here tonight, I think, to make that particularly point, around the policy context for environmental review, as we think about its consistency with our overall General Plan and the ROSE process that I have been very personally involved with working with City Planning staff over the past year, and if there is one clear – one of the main clear messages – that has emerged through that ROSE,

through the updating of the ROSE, has been this focus on adding open space in highly dense neighborhoods, and that we need to think about that criteria and that impact as we evaluate the EIR and the preferred alternatives.” (*Dawn Kamalanathan, Public Hearing Transcript, October 7, 2010*)

“The Cultural Resources section of the Draft EIR and the Historic Resources Technical Report tell the story of that land. Mexico Settler Juana Briones, a resident Herbalist and Healer, lived on the land in the late 1830’s. Following her in the 1850’s, the Sisters of the Presentation, an Irish Women’s Teaching Order, established a school for African-American and Native-American girls. Following the 1906 Earthquake, a children’s playground was built on the rubble of the convent, all of these things are referenced in the report; all of this is sacred ground.

“A document that is not included in the EIR is a report, which I can leave with the Commission, from the Recreation and Park Department, a letter to Mayor George Christopher dated July 26th, 1956. In it, it describes the Library Commission’s request to build a new library. That report states in 1956, “The Library and Recreation and Parks Commissions specifically recommend ‘that the North Beach Library be located on the triangle parcel of property located between Lombard Street, Columbus Avenue, and Mason Street, and that Mason Street be closed between Lombard and Columbus,’” the exact same plan that we are considering today.

“You and I, as City appointed Commissioners, have a chance to correct a 50-year mistake. The EIR under consideration is accurate and more than adequate as it clearly shows that the plan to build a new North Beach Library on the triangle parking lot and expand the Joe DiMaggio Playground is the correct course of action. Please join your fellow Commissioners and approve the North Beach EIR so we can use this ground wisely for our children for the future.” (*Jewelle Gomez, President, San Francisco Library Commission, Public Hearing Transcript, October 7, 2010*)

“On behalf of the San Francisco Public library Commission, I am writing in support of the Draft Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project.” (*Jewelle Gomez, President, San Francisco Library Commission, E-mail, October 12, 2010*)

“The 386-page draft EIR seems to me to be thorough, complete and accurate. The only arguably significant impact of the library is the demolition of the older, ‘historical’ structure; yet the benefits of a new library and park complex far outweigh the loss of this building.” (*Lisa Bowman, E-mail, October 6, 2010*)

“So, I just wanted to say I’ve looked at the EIR, I actually have, all 386 pages or whatever it is, I’m not an expert in that area, but to me it seemed to, I guess, address a lot of the issues, and I think any benefits of getting a new library and park would far outweigh any of the destruction of the current existing building.” (*Lisa Bowman, Public Hearing Transcript, October 7, 2010*)

“I am also an Architect and have been before this Commission many times for conditional use permits and preservation issues over the 25 years I have been practicing architecture here, and feel that the examination of the alternatives in the EIR was very thorough, extremely detailed. And, without making comment on the pluses and minuses, I find that if you look at the plans, that it is very easy to tell and make a decision about what the positives and negatives are. I, myself, have concluded that the proposed

project is the best alternative, and I feel it is the best thing that has come to our neighborhood since I've lived there." (*Bill Bondy, Public Hearing Transcript, October 7, 2010*)

"The community and dedicated professionals have worked for seven years on a Master Plan for a new library and park. The Draft EIR is a thorough and objective assessment of the options. Based on this comprehensive analysis, it's clear that the best option for the neighborhood is a new library on the Mason Street triangle, and an expanded and upgraded Joe DiMaggio Park." (*Scott Lewis, Public Hearing Transcript, October 7, 2010*)

"And I actually wanted to add that the findings about the closure on Mason Street seem to be consistent with what we found in closing other streets with the parks, the pavement program, it just shows, I mean, that is the direction that we are moving into, and the data from here is very consistent data that we found in other instances where we've closed streets. So it actually further validates the accuracy of this information for me." (*Commissioner Borden, Public Hearing Transcript, October 7, 2010*)

"One of the things I really am pleased about the EIR is it does study the potential historic impacts, open space, and recreational resources, traffic impacts, views, and aesthetics. The site is a very complicated project, but I am very pleased with the EIR, which took a long time to put together; the Planning Department did a very good and thorough job, in my opinion. ...

"And I just wanted to mention, one of the things that people are referring to is that there was a two-month – six weeks or two months, I actually can't remember off the top of my head – closure of Mason Street. I don't know if a few of you had a chance to witness that, but it was a really interesting project, a lot of the community came and worked to build that together, and that was, I think, one of the best ways to really study the impacts, and I think it allowed us to really do that in a thorough way in the Environmental Impact Report. ...

"So, again, I encourage you to support the EIR, to find it complete and accurate. I believe it has been extensively studied, many many of the aspects of this project." (*Karen Mauney-Brodek, Public Hearing Transcript, October 7, 2010*)

"I am here to support the approval of the Environmental Impact Report for the North Beach Library. It is accurate and complete. It shows that many preservation plans for a new library were considered, but that each one of them kept the library that is currently four levels, which would enforce an inefficient use of space in the library and a loss of open space outside of the library due to ramps and an elevator. Also, there are six other Appleton and Wofford libraries in San Francisco which are more historical in architectural value. The EIR shows that over 12,000 square feet of additional open space added by building the new library on the triangle, and closing one block of Mason Street, is sorely needed in our very densely populated neighborhood. Through an extensive transportation study on the closure of Mason Street, the EIR shows that there were no adverse effects on the flow of traffic in the neighborhood. I live two blocks away and my husband works at home full time and we are on busy Powell Street, and we notice no differences." (*Ginnina Decarl, Public Hearing Transcript, October 7, 2010*)

"Hi, my name is Fay Darmawi and these are my two sons, and we use the North Beach Library a lot, and we think that the EIR is accurate and complete, I actually read it, I actually have a Masters in City

Planning, so I actually understood it. But we want to move ahead with the new library.” (*Fay Darmawi, Public Hearing Transcript, October 7, 2010*)

“The North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. The EIR is thorough, complete and accurate. The project has numerous benefits to our neighborhood that outweigh all other considerations.” (*Megan Monahan, E-mail, September 25, 2010*)

“The CNL [Council of Neighborhood Libraries] visited the North Beach Branch Library and reviewed the draft Environment Impact Report (EIR) which included the studies done on the building. As you know, this is a very complete two year study that included looking at transportation, shadow, aesthetics, views, preservation, and other impacts of building a new library and expanding the park.

“As the draft EIR points out, the existing library is inadequate and inefficient to serve the needs of the North Beach community. North Beach families deserve a state of the art facility with separate spaces for children, teens, and adults; more computers; access for all; improved librarian supervision; children’s early learning features; and space for library and community programs. They also deserve a library and park that is safe, inviting, and makes the best use of our limited civic resources.

“We have celebrated the completion of over half of the branch library projects and urge you to move this EIR forward, so that the North Beach community can get a new library equal to what all of our communities are already enjoying.” (*Meghan Monahan, North Beach Branch Representative to the Council of Neighborhood Libraries, E-mail, October 4, 2010*)

“The EIR is adequate and complete, and we would like to get on with this process and get a new library.” (*Meghan Monahan, Public Hearing Transcript, October 7, 2010*)

“Please adopt the DEIR so our community can have a new library it so deserves after waiting for over 50 years for one that is of adequate size and capacity to serve our densely populated North Beach community.” (*Carolyn Blair & Keith Saggars, E-mail, October 4, 2010; Fay Darmawi, E-mail, October 7, 2010; Pia Hinckle, October 7, 2010*)

“I have reviewed the Environmental Impact Report for the proposed project, and find it to be a thorough and complete document. I looked particularly at the sections related to historical resources and traffic. Despite the findings that the existing building might be of historical importance, I feel that it is inadequate as a public library for a number of reasons. It is too small, it is on multiple levels, it has inadequate space for staff, and it is deficient in its capacity to incorporate the currently desired technological components of library service. ...

“I studied the proposed alternative approaches to the design of the library, and feel strongly that the preferred approach, placing a new library on the triangular piece of land opposite the existing library across Mason Street, is the best one. All of the options that expand the library on the current site result in substantial reductions in the amount of open space and playground area on that site. As a regular user of that playground, I know how popular it is with young families, and I feel this approach would truly be detrimental to the neighborhood.

"I view the proposed design as a real win/win solution for the North Beach community. It will bring in a brand new library, designed by Marcia Maytum, whom I consider to be one of the best practitioners in our field in the Bay Area. Having designed more than 20 libraries myself in the past 15 years, I can state that I honestly believe that the proposed design will be a wonderful, functional, creative, and efficient new library, sized to serve the neighborhood for years into the future. The scale of the new project is appropriate for the site along Columbus Avenue, and it has the potential to become a real beacon for the neighborhood, with a strong civic presence and views in to the library activities from the park and the street.

"In addition, in phase 2, the playground will be greatly expanded, and better integrated into the overall park setting. This is an equally exciting prospect, and the proposed design is playful, dynamic, and well thought out.

"Therefore, I urge the planning commission to approve this EIR, so that the Library can move forward with the documents and construction of this exciting new addition to the North Beach community." (*Mark Schatz, FAIA, LEED-AP, E-mail, September 24, 2010*)

"I urge you to support the adoption of the current EIR without any further expense to the city by allowing a small specific group of people who want to drag this process out for their own benefit instead of adding value to the community. I appreciate your support" (*Pat Tura, E-mail, September 29, 2010*)

"At this time, I think because the EIR was so much work that went in to get to the EIR, that it is time to move on and to grant this community what the majority of the community has wanted for the last seven years." (*Pat Tura, Public Hearing Transcript, October 7, 2010*)

"I represent Russian Hill Neighbors, and we recently, Monday night, for the second time, put it up to a vote about the EIR and unanimously – which is rare for our group – accepted the EIR as adequate, accurate, and very efficient, and came to the general consensus that reading is the key to knowledge, knowledge is the key to success, and let's get on with it. Our group urges you to accept and adopt the EIR as it is presented." (*Tina Moylan, Public Hearing Transcript, October 7, 2010*)

"I'm writing to express my support for the proposed new North Beach Library and Park project. After review of proposed documents and plans, I found the new project to be a huge improvement over the existing facilities we have. Our neighborhood is greatly in need of this project and the benefits it provides.

"I do not believe the closing of the Mason Street would negatively impact the traffic in this area. Based on my driving experiences over the years, I've always found the streets somewhat confusing where Mason intersects Columbus Ave. The existing triangular site where the proposed library would be is an island parking lot. It would be better served with a first rate library building that anchors the block and be a beacon to the neighborhood.

"I urge you to adopt the EIR, decline the landmark status on the existing library and approve the proposed new library and park. We need this long overdue replacement new library and expanded park for our neighborhood! Thank you for your attention and consideration." (*Ed Choi, ALA, E-mail, October 4, 2010*)

"I believe that the EIR is accurate, adequate, and complete, and I ask that you approve the EIR." (*Rene Bihan, Public Hearing Transcript, October 7, 2010*)

"We sent a letter to the Planning Department and I am just going to read two paragraphs from that letter: 'CNL visited the North Beach Branch Library and reviewed the Draft Environmental Impact Report, the EIR, which included the studies done on the building. As you know, this is a very complete two-year study. It included looking at transportation, shadow, aesthetics, views, preservation, and other impacts, of building a new library and expanding the park.'" (*Laura Bernabei, Public Hearing Transcript, October 7, 2010*)

"I am writing regarding the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. I have read much of the report and feel that it is thorough, complete and accurate.

"I support its findings and request that you approve it.

"The new library proposal has numerous benefits to our neighborhood that outweigh all other considerations. This has been a long and tedious planning process and it is now time to move forward. We need a larger library and the current plan is the most efficient and realistic plan to achieve this goal." (*Gail Switzer, E-mail, September 26, 2010*)

"I am writing to you in regards to the pending review of the Draft Environmental Impact Report. As a member of the North Beach Community I can vouch for the public process that has helped shape the EIR under current consideration. Although there are a few connected individuals who are attempting to hi-jack a process that has produced a thorough and complete EIR, I urge you ignore these people and listen to the majority voice of the North Beach Neighborhood. As a grass roots neighborhood effort we crafted and thoroughly reviewed multiple options. The closure of Mason Street has been happening on a regular Sunday Basis without detriment to the neighborhood. Alternate designs were considered that configured the Library many different ways, including looking at reusing the poorly crafted ode to the suburban ranch house. As a neighborhood we have come to consensus on a design that produces the greatest benefit to the neighborhood. Yet some individuals are trying any and all angles to kill the project. Just because an argument can be made, does not mean that it should be made." (*Brent McDonald, E-mail, October 5, 2010*)

"I am writing in regards to the North Beach Public Library and Joe DiMaggio Playground Master Plan Project Environmental Impact Report. The EIR is thorough, complete and accurate. The project has numerous benefits to our neighborhood that outweigh all other considerations. This has been a long and tedious planning process.

"We want a chance for the same City services as other parts of the City.

"Among other things, the draft EIR included so many detailed preservation alternatives that show that renovating the existing library will not adequately serve the community. We need a new library because renovating the existing one would result in reduced usable space due to ramps, widened aisles and an elevator for handicapped accessibility.

"Please adopt the DEIR so our community can have a new library since we have been waiting for over 50 years for one that is of adequate size and capacity for North Beach." (*Audrey Kelly, E-mail, October 5, 2010*)

"First, thanks for the hard work that goes into preparing such a study. The facts and figures speak for themselves. I might reiterate is that the argument that following the approved master plan the Lombard triangle would not be used exclusively as an 'open space' entity is to me an irrelevant if moot point, since the entire plan allows for more open space than would be possible if the library were to remain in the Joe D park, where I understand its original construction was counter to city regulations governing public park space even at the time. The master plan allows for the park space to be ultimately restored as public park space, considering the very helpful presence of the old library to serve the neighborhood during construction of the new." (*Dr. Karen Melander-Magoon, E-mail, August 27, 2010*)

"My husband and I have been North Beach residents since 1990 and have two sons who attend Yick Wo Elementary School. We are writing in support of your approval of the North Beach Public Library Draft EIR dated August 2010.

"The EIR is complete and accurate because it concludes how much better a new library would be for my community rather than renovating the existing one. Our community needs a new library because the new library addresses all of the deficiencies of the existing library. The existing library does not have: (1) enough computers for our school-age kids. (2) an area for middle and high schoolers to study in groups or individually, nor; (3) an accessible community room to be used for programs such as story time for tots, or arts and crafts for families. All these issues will be addressed in a new library that will be almost 60% bigger. It stated that although the existing library is a historic resource, there are 6 other Appleton Wolford libraries that will remain as part of the historical. San Francisco urban fabric. We need a new library in North Beach because the existing one is too small and no history will be lost as there are better examples of this type of architecture in the city.

"Please adopt the DEIR so our community can have a new library. In 2001 I attended a meeting at North Beach library regarding plans for its renovation and I cannot believe that nine years later nothing has changed and we still have an inadequate, poorly equipped library; our children and the residents of North Beach deserve better." (*Alison Wetherall, Letter, October 6, 2010*)

"I have studied the plans for the library, children's playground, tennis, bocce ball and the multi-purpose black-top area (i.e. baseball, basketball, RollerSoccer, soccer, etc). I feel that the entire plan will improve the quality and quantity of safe and healthy activities for kids in the neighborhood throughout the City." (*June Solomon MA, Sport Management, Kick N Roll, E-mail, October 12, 2010*)

"I too support and urgently request your approval for the new North Beach Public Library Draft EIR dated August 2010 for all the reasons listed below. I have been resident of North Beach for over 20 years and am raising my family of 5 here. The current library does not support the needs of our community and I believe the plan for the new library will finally be a step in the right direction to meet the current and future needs of North Beach residents and families." (*Cindy James, E-mail, October 7, 2010*)

"We, long time residents of North Beach and Russian Hill, have great interest in the proposed North Beach Library Joe DiMaggio Playground Master Plan Project and, accordingly, have actually read the draft EIR summary. The draft seems thoughtfully prepared, accurate, very thorough and complete. The draft points out several very important facts.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, June 7, 2011

Time: 3:00 p.m.

Location: Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 110614. Hearing of persons interested in or objecting to the decision of the Planning Commission's April 21, 2011, Certification of a Final Environmental Impact Report identified as Planning Case No. 2008.0968E, through its Motion No. 18321, for the proposed North Beach Branch Library and Joe DiMaggio Playground Master Plan Project located at 701 Lombard and 2000 Mason Streets. (District 3) (Appellant: Joan Joaquin-Wood, on behalf of Friends of Appleton-Wolfard Libraries and Coalition for a Better North Beach Library and Playground).

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, June 2, 2011.

A handwritten signature in black ink, appearing to read 'Angela Calvillo', with a stylized flourish at the end.

Angela Calvillo
Clerk of the Board

DATED: May 27, 2011

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

May 11, 2011

Joan Joaquin-Wood
on behalf of Friends of Appleton-Wolfard Libraries and
Coalition for a Better North Beach Library and Playground
37 Houston Street
San Francisco, CA 94133

Subject: Appeal of Final Environmental Impact Report - 701 Lombard and 2000 Mason Streets

Dear Ms. Joaquin-Wood:

The Office of the Clerk of the Board is in receipt of your appeal filed on May 11, 2011, from the decision of the Planning Commission's April 21, 2011, Certification of a Final Environmental Impact Report identified as Planning Case No. 2008.0968E, through its Motion No. 18321, for the proposed project located at 701 Lombard and 2000 Mason Streets.

A hearing date has been scheduled on **Tuesday, June 7, 2011, at 4:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Please provide 18 copies to the Clerk's Office by:

8 days prior to the hearing:	any documentation which you may want available to the Board members prior to the hearing;
11 days prior to the hearing:	names of interested parties to be notified of the hearing in label format.

If you have any questions, please feel free to contact Legislative Deputy Director, Rick Caldeira, at (415) 554-7711 or Assistant Committee Clerk, Andrea Ausberry, at (415) 554-4442.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board


c:

Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
AnMarie Rodgers, Planning Department

Tina Tam, Planning Department
Nannie Turrell, Planning Department
Linda Avery, Planning Department
Michael Jacinto, Planning Department
Project Sponsors, San Francisco Public Library;
Recreation and Parks Department

May 10, 2011

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
City of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 MAY 11 PM 1:37
BY 

Re: Appeal of EIR Certification
Case No. 2008.0968E
Planning Commission Motion No. 18321

Dear President Chiu and Supervisors:

I appeal the certification of the EIR for the North Beach Branch Library and Joe DiMaggio Playground Master Plan Project at 701 Lombard and 2000 Mason Streets on behalf of the Friends of Appleton-Wolfard Libraries and the Coalition for a Better North Beach Library and Playground. Both appellant groups are recognized by the City as established neighborhood organizations. I am a member of both groups and am authorized to file this appeal on their behalves. A copy of Planning Commission Motion No. 18321, adopted on April 21, 2011, is attached; further documentation in support of the appeal will follow prior to the Board hearing. This appeal is timely pursuant to Chapter 31, Section 31.16(a)(1).

The subject EIR is not adequate, accurate, or objective. An EIR is not required to be perfect, but must be an adequate, complete, good faith effort at full disclosure. Appellants urged the EIR process to focus on the feasibility of rehabilitation of the existing Appleton-Wolfard North Beach library. Several design options would beautifully rehabilitate and expand the historic library to meet community needs while also achieving park and recreational goals and maintaining the Triangle's promised open space. The EIR does not adequately consider such options nor fairly respond to comments suggesting alternatives to demolition.

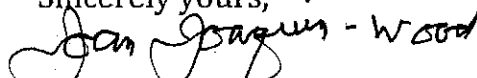
Other outstanding inadequacies of the EIR require its revision, recirculation for further public and agency comment, and reconsideration, including the failure to

adequately respond to comments regarding:

- the disallowance of a new library on the Triangle as a non-recreational use per the City's General Plan
- the disallowance of a new library on the Triangle because an open space use is required by the terms of its acquisition
- the fact that the current parking lot use does not negate the open space designation of the Triangle site
- the lack of an independent survey of park use
- the lack of factual basis to increase the size of the children's play area
- miscalculation of open space by omitting the Triangle parcel
- failure to provide a complete description of the Master Plan and alternatives
- lack of acknowledgment of historic architectural context and compatibility
- improper use of bond funds for demolition
- miscalculation of restrooms as non-assignable spaces;
- lack of a fully-dimensioned plan
- lack of consideration of cumulative impacts of demolition of the City's Appleton-Wolfard libraries
- failure to adequately study a reasonable range of non-demolition project alternatives, including the northern expansion alternative

Thank you very much for your consideration of this appeal. Please send notices to our attorney, Susan Brandt-Hawley, at PO Box 1659, Glen Ellen, CA 95442.

Sincerely yours,


Joan Joaquin-Wood

cc: Bill Wycko, Acting Environmental Review Officer



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18321

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
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Information:
415.558.6377

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 FOR
Commission Secretary

AYES: Antonini, Borden, Fong, Olague, Miguel, More
NOES: none
ABSENT: none
RECUSED: Sugaya
ADOPTED: April 21, 2011