

ADDENDUM TO SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Date of Publication of Addendum: February 10, 2004
Date of Certification of Final Subsequent EIR: September 17, 1998

Lead Agency: San Francisco Redevelopment Agency
770 Golden Gate Avenue, San Francisco, CA 94102

Agency Contact: Amy Neches **Telephone:** (415) 749-2450

Project Title: Redevelopment Agency Case No. ER 919-97 Addendum 02/10/04
Mission Bay South Redevelopment Project, Design for Development Revisions

Project Sponsor/Contact: Amy Neches, SF Redevelopment Agency **Telephone:** (415) 749-2450
Andrea Jones, Catellus Development Corp. **Telephone:** (415) 355-6629

Project Address: Portion of the Mission Bay South Plan Redevelopment Area bounded by
Mission Bay Boulevard North, Channel Street, Third Street, Mission Rock
Street, and Terry A. Francois Boulevard.

Assessor's Blocks: Mission Bay Blocks 2, 3, 4, 5, 6, 7, 8, 9, 9a, 10, 10a, 11, 12, and 13

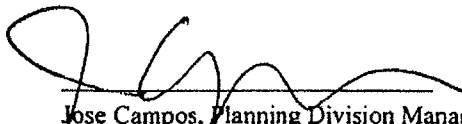
City and County: San Francisco

Determination:

The proposed revisions to the *Mission Bay South Redevelopment Project, Design for Development* do not entail any substantial changes that would require major revisions to the existing 1998 Subsequent Environmental Impact Report, nor would new significant environmental effects or a substantial increase in the severity of previously identified significant effects occur. Since certification, no changes have occurred in the circumstances under which the redevelopment plan would be undertaken, and no new information has emerged that would materially change any of the analyses or conclusions of the existing 1998 Subsequent Environmental Impact Report. Therefore, no additional environmental review is necessary beyond this Addendum.

(The basis for this determination is provided on the following pages)

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



Jose Campos, Planning Division Manager
San Francisco Redevelopment Agency

02/12/04
Date of Determination

(Continued from Page 1)

Background

On August 23, 1990, the San Francisco Board of Supervisors certified the *Mission Bay Final Environmental Impact Report* (the "1990 FEIR").¹ The 1990 FEIR assessed the development program that was ultimately adopted as the *Mission Bay Plan*, an *Area Plan* of the *San Francisco General Plan*, with implementing zoning. In 1996-97 the San Francisco Redevelopment Agency, with Catellus Development Corporation as project sponsor, proposed a new project for the Mission Bay area, consisting of two separate redevelopment plans (Mission Bay North Redevelopment Plan and Mission Bay South Redevelopment Plan) in two redevelopment project areas separated by China Basin Channel. The Mission Bay South Redevelopment Plan (the subject of this Addendum) includes design guidelines and standards governing development in that redevelopment area, contained in a companion document, the *Design for Development, Mission Bay South Redevelopment Project* (also the subject of this current Addendum).²

On September 17, 1998, the San Francisco Planning Commission and the San Francisco Redevelopment Agency Commission certified the *Final Mission Bay Subsequent Environmental Impact Report* (the "1998 SEIR").³ The 1998 SEIR analyzed reasonably foreseeable development under the redevelopment plans. It incorporated by reference information from the original 1990 FEIR that continued to be accurate and relevant with respect to the new project. Thus, the 1990 FEIR and the 1998 SEIR together constitute the environmental documentation for the redevelopment plans for Mission Bay.

The San Francisco Redevelopment Agency Commission adopted the Redevelopment Plans for the North and South Redevelopment Areas on September 17, 1998.⁴ At that time, it also approved the *Mission Bay South Redevelopment Project, Design for Development*, and Owner Participation Agreements between the Redevelopment Agency and Catellus Development Corporation for the Mission Bay North and South redevelopment areas.⁵ The Board of Supervisors adopted the *Mission Bay North Redevelopment Plan* on October 26, 1998 and the *Mission Bay South Redevelopment Plan* on November 2, 1998.⁶

The San Francisco Redevelopment Agency and Catellus Development Corporation as project sponsor now seek to revise the Design for Development for the Mission Bay South Redevelopment Area with respect to the northern portion of the redevelopment area, designated "Mission Bay Residential" and "Hotel" (the "Residential/Hotel area"). This area is also within, and coterminous with, the HZ-2, HZ-3, and HZ-4 Height Zones (see Figure 1: Mission Bay South Redevelopment Project Area and Residential/Hotel Area).

¹ Planning Department Case No. 86.505E.

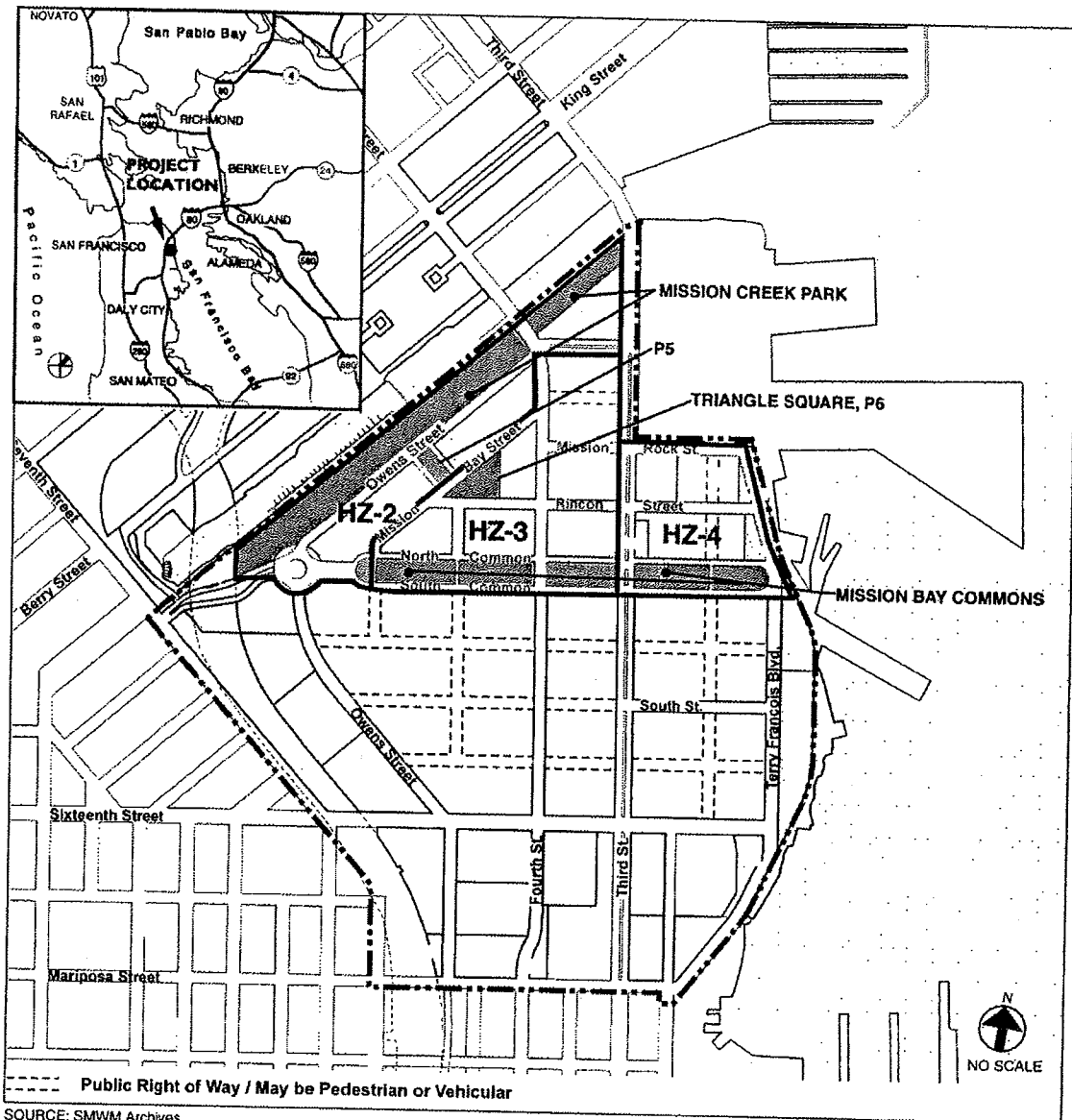
² San Francisco Redevelopment Agency, *Design for Development, Mission Bay South Redevelopment Project*, September 1998.

³ Planning Department Case No. 96.771E, Redevelopment Agency Case No, ER 919-97.

⁴ Resolution No. 191-98 and Resolution No. 186-98, respectively.

⁵ Resolution No. 188-98 and Resolution No. 193-98, respectively.

⁶ Ordinance No. 327098 and Ordinance No. 335-98, respectively.



SOURCE: SMWM Archives

FIGURE 1: MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA AND RESIDENTIAL / HOTEL AREA

Project Description

Existing Design for Development

The *Mission Bay South Redevelopment Plan* (the “Plan”) establishes the basic land use standards and objectives, the block and street grid map, the development program, and the location of uses for the Redevelopment Project Area (the “Project Area”). The Plan envisions open space, housing, commercial development (light industrial/research and office), educational/institutional uses (a major new University of California San Francisco medical research campus), retail/entertainment uses, and hotel space.

The *Mission Bay South Redevelopment Project, Design for Development* (the “Design for Development”), implements the Plan, showing land use designations and specifying mandatory minimum design standards governing development in the Project Area. It established three building tiers as follows: a base (up to 65 feet); a mid-rise height (above 65 feet, up to 90 feet); and a tower height (above 90 feet, up to 160 feet). The maximum height in all Height Zones is 160 feet. The Design for Development specifies the maximum developable area within each Height Zone that can be covered by the building base, mid-rise and tower. It sets the maximum number of towers that can be built in each Height Zone, minimum distance between towers, and bulk limits for towers. The Design for Development sets standards for setbacks, coverage, streetwalls, view corridors, and open areas. Design Guidelines are also included as part of the Design for Development. These recommendations augment the mandatory design standards, providing design guidance with greater specificity.

Proposed Revisions to the Design for Development

The project, for the purposes of this Addendum, consists of proposed changes to the Design for Development. The revisions are proposed by the project sponsor and the Redevelopment Agency to further urban design objectives related to encouraging thinner buildings in the Residential/Hotel area.

Maximum Number of Towers

The Design for Development defines a tower as “[t]hat portion of a building with a height above 90 feet.”⁷ The Design for Development sets the maximum allowable number of towers (at the maximum height and bulk) for each height zone.⁸ Under the proposed revisions, the maximum allowable number of towers would be increased in the Residential/Hotel area as presented below.

Table 1: Maximum Allowable Number of Towers, at Maximum Bulk and Height, in the Residential/Hotel Area

	HZ-2	HZ-3	HZ-4	Total
Existing Design for Development	3	3	1	7
Proposed Revision	7	6	2	15

The maximum developable area for each Height Zone at the tower level (above 90 feet, up to 160 feet) remains unchanged. Thus, under the proposed revisions, this maximum allowance for coverage of the developable area within each Height Zone would not increase, but could be distributed among a greater number of towers (just over twice as many), encouraging towers with smaller floorplates. Under existing

⁷ Design for Development, p. 16.

⁸ Design for Development, p. 23.

limits to the number of towers, tower coverage (floor plate size) would average around 18,000 sf (around 126,300 sf of total allowable tower coverage / 7 towers). At the proposed limit, floorplates could average around 8,400 sf (around 126,300 sf of total allowable tower coverage / 15 towers).

Conforming development under existing or proposed limits on the allowable number of towers could include a variety of tower locations, configurations, sizes and quantities. Figure 2: Representative Massing Scheme Under the Existing Design for Development, shows a conforming scenario under the Existing Design for Development, with 7 towers at the maximum allowable coverage for the base, mid-rise and tower tiers. It conforms to the 125-foot tower separation requirement. Figure 3: Representative Massing Scheme Under the Proposed Revisions to the Design for Development, shows a 12 tower scenario which conforms to the existing 125-foot tower separation requirement, and incorporates the proposed articulated stepback requirement as described below. Other conforming configurations would be possible. Although the proposed maximum allowable number of towers would increase from 7 to 15 potential towers, the existing 125-foot tower separation requirement would limit the number of towers that can be built.

Tower Separation Exception

The existing minimum required tower separation (125 feet when located on the same block) would remain under the proposed revisions. However, the proposed revisions would permit the Redevelopment Agency to grant an exception from this standard, allowing for a lesser distance between towers. Exceptions to the 125-foot tower separation requirement may be considered by the Agency contingent on the preparation and review of additional visual and shadow analysis.

Required Stepbacks

The existing Design for Development does not specify any required stepbacks in the Residential/Hotel area.⁹ The proposed revisions call for a stepback of 20 feet from the property line at or below 65 feet in height for buildings in HZ-2 and HZ-3, located along open spaces P5 and P6, both of which front on Mission Bay Street.

Proposed New Design for Development Text

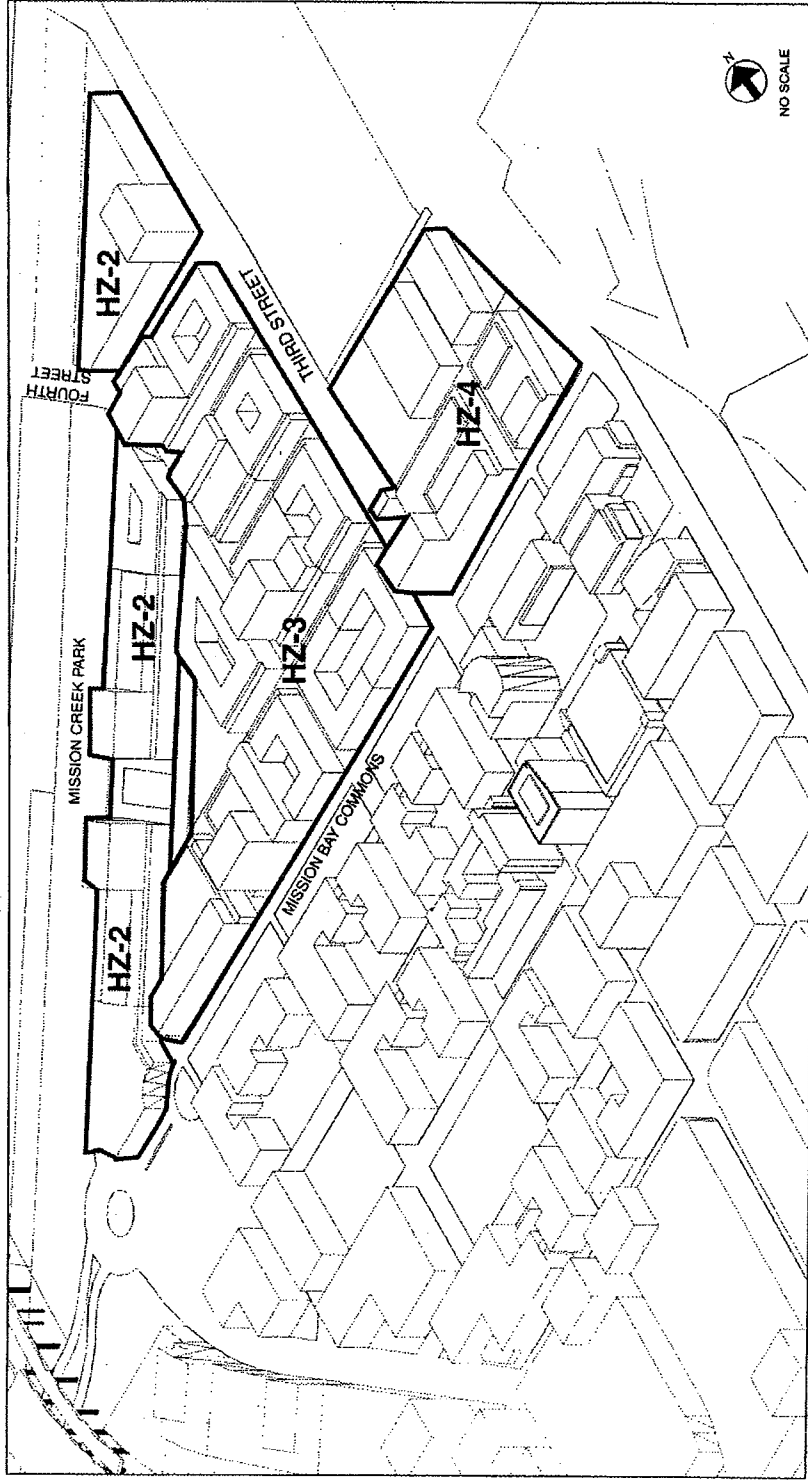
The following new language would be added as the final bulleted item under the Design for Development, Chapter B. Residential Guidelines, "Building Height and Form," on p. 67.

- Towers directly along Channel Street should be oriented with the short façade facing the park.

The following new language would be added as the final bulleted item under the Design for Development, Chapter B. Residential Guidelines, "Building Height and Form," on p. 68.

- Towers should be expressed as vertical elements. If a tower element is adjacent to a mid-rise element, the tower should be distinguished visually. Methods to consider for such tower articulation include setbacks or other design treatments (such as a vertical "notch") that set the tower apart visually.

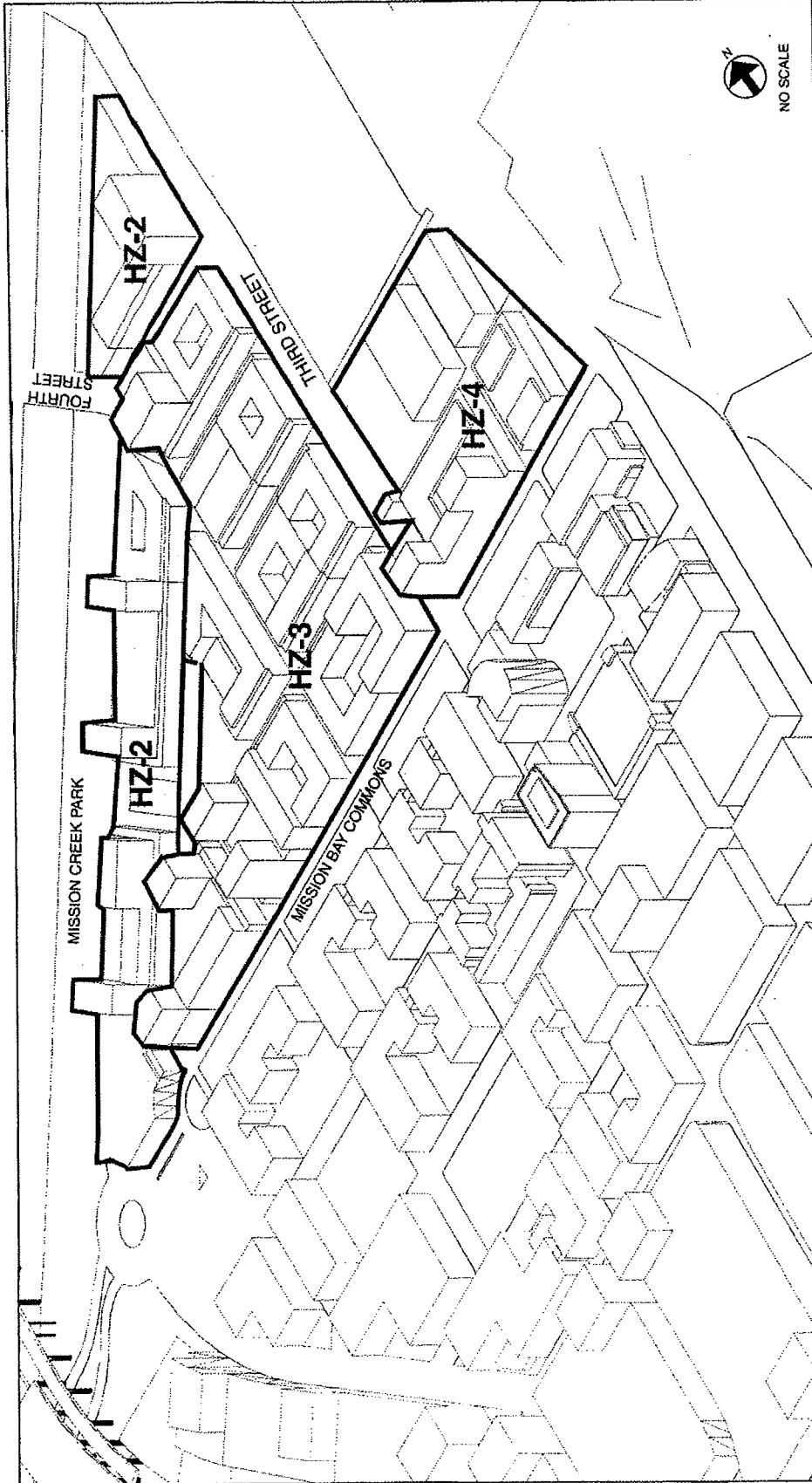
⁹ Design for Development, p. 28.



MISSION BAY SEIR ADDENDUM

TURNSTONE CONSULTING

FIGURE 2: REPRESENTATIVE MASSING SCHEME UNDER EXISTING DESIGN FOR DEVELOPMENT



SOURCE: SIMON Architects

TURNSTONE CONSULTING

MISSION BAY SEIR ADDENDUM

FIGURE 3: REPRESENTATIVE MASSING SCHEME UNDER PROPOSED REVISIONS TO DESIGN FOR DEVELOPMENT

Other Related Actions

Concurrent with the Design for Development amendment, the Agency will also consider non-material amendments to the Mission Bay North and South Owner Participation Agreements. The purpose of the amendments is two-fold: (i) to reflect in the text and land use plan the proposed purchase by Catellus of a portion of the parcel X-2 (the development of which was previously contemplated in the Plan and analyzed in the 1998 SEIR); and (ii) to make other technical revisions related to the processing of Major Phase and Project applications. These revisions do not revise development standards or permitted density or otherwise have the potential to result in impacts different than those analyzed in the SEIR. Therefore, no further discussion of the Owner Participation Agreement amendments is warranted.

Analysis of Potential Environmental Effects

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis for a lead agency's decision not to require a Subsequent or Supplemental EIR for a project that is already adequately covered in an existing certified EIR. The lead agency's decision to prepare an addendum must be supported by substantial evidence that the conditions that would trigger the preparation of a Subsequent EIR, as listed in Section 15162, are not present.

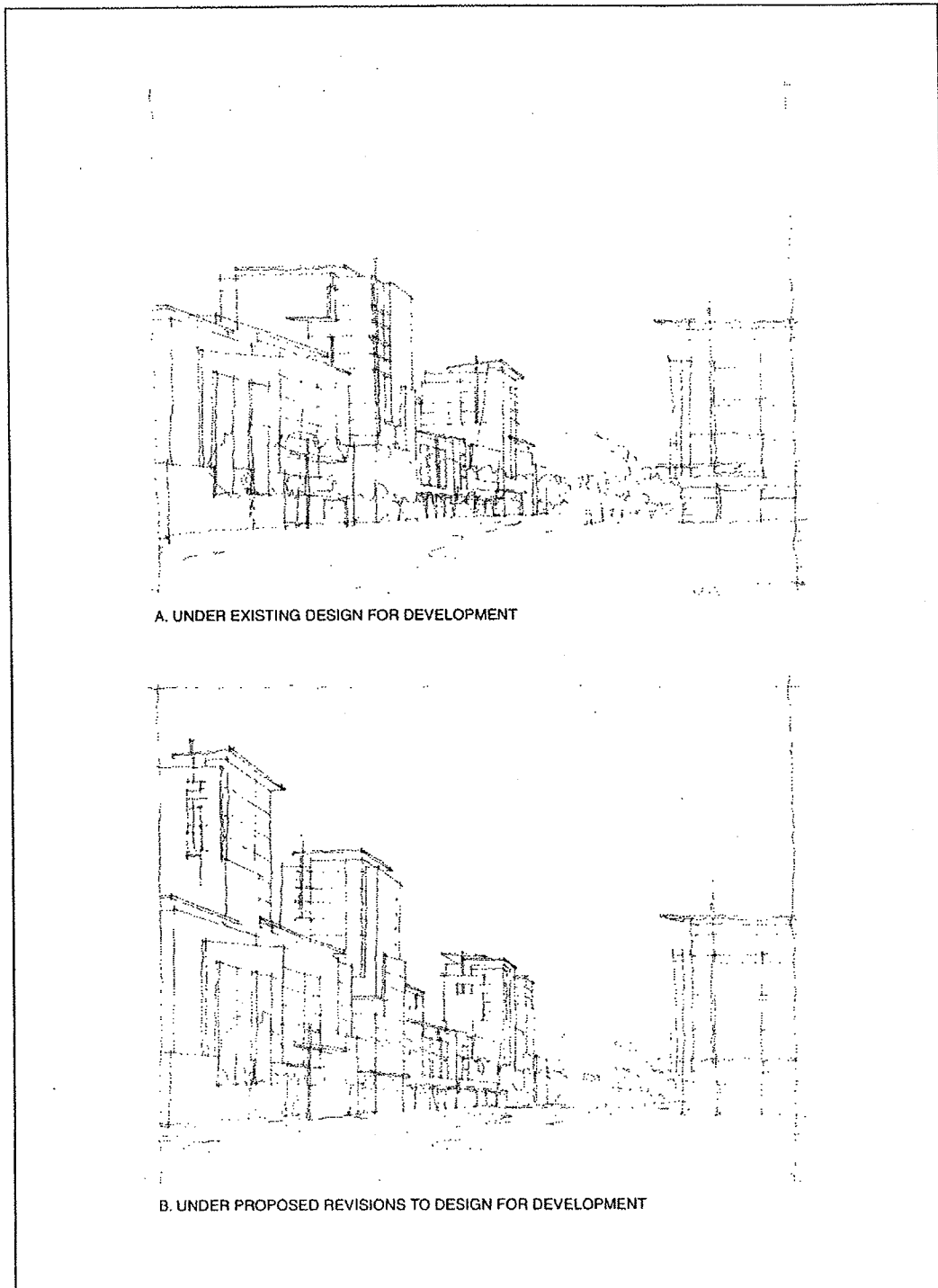
Since certification, no changes have occurred in the circumstances under which the Redevelopment Plan is being undertaken, and no new information has emerged that would cause new or substantially increased significant impacts identified in the 1998 Subsequent Environmental Impact Report. The proposed revisions to the Design for Development would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects, as analyzed below.

The changes that would result from the proposed revisions are those that relate to a redistribution of volume at the tower level (above 90 feet in height, up to 160 feet). The proposed revisions were examined to determine if they would result in project impacts related to Visual Quality and Urban Design, Shadow, and Wind that could differ from those already analyzed in the 1998 SEIR and 1990 FEIR. These potential impacts under the proposed revisions are evaluated below.

Visual Quality and Urban Design

Conformity with the existing Design Guidelines would continue to provide for a pedestrian-oriented scale and visual interest at street level and enhancement of view corridors. (See Figure 4: Representative Perspective View Along Mission Bay Boulevard.) Existing design guidelines would continue to govern and guide the placement, form, design, materials and colors of buildings in the Residential/Hotel area.

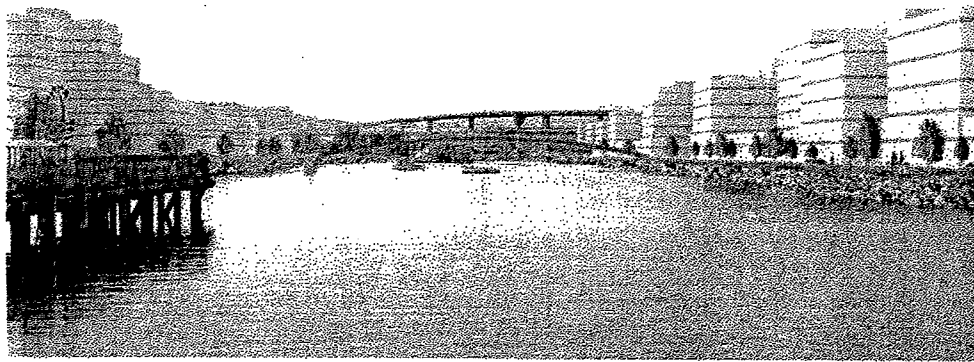
Under the proposed revisions, the overall height and density of development in the Residential/Hotel Area would be substantially the same as depicted for potential development under existing controls in the 1998 SEIR. (See Figure 5: View to Southwest from Fourth Street Bridge of Representative Development, and Figure 6: View South from Lefty O'Doul Bridge of Representative Development. These views are based, respectively, on Figure V.D.8 and Figure V.D.9 in the 1998 SEIR.) The visual impact of any increase in the number of towers would be offset by a corresponding proportional decrease in the site coverage of the average tower (e.g., the proposed revisions would allow about twice as many towers than currently allowed in the residential area, each at about half the floorplate area on average). Conforming development under the proposed increase in the allowable number of towers could include a variety of tower locations, configurations, sizes and quantities. The proposed provision that would allow the Redevelopment Agency to grant exceptions to the mandated minimum distance between towers would increase the possibilities for distribution of tower volume within each height zone.



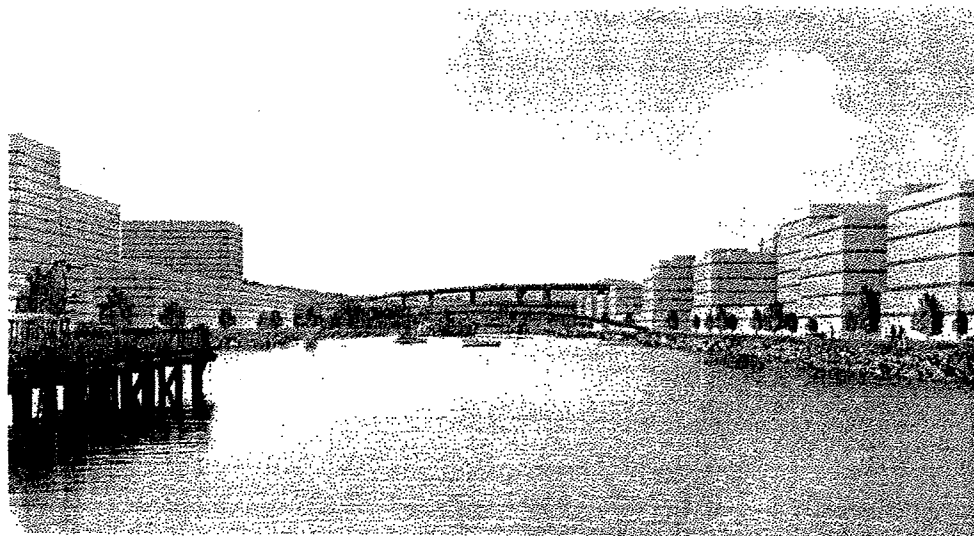
A. UNDER EXISTING DESIGN FOR DEVELOPMENT

B. UNDER PROPOSED REVISIONS TO DESIGN FOR DEVELOPMENT

SOURCE: SMWM Architects



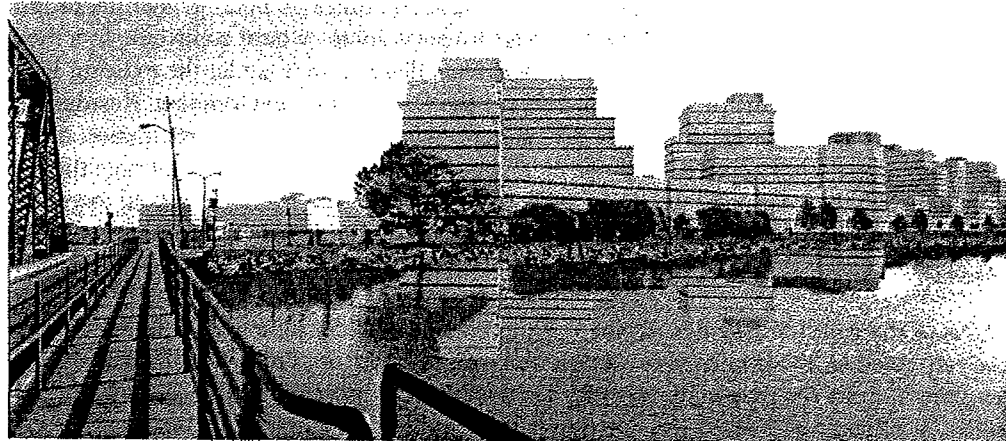
A. UNDER EXISTING DESIGN FOR DEVELOPMENT



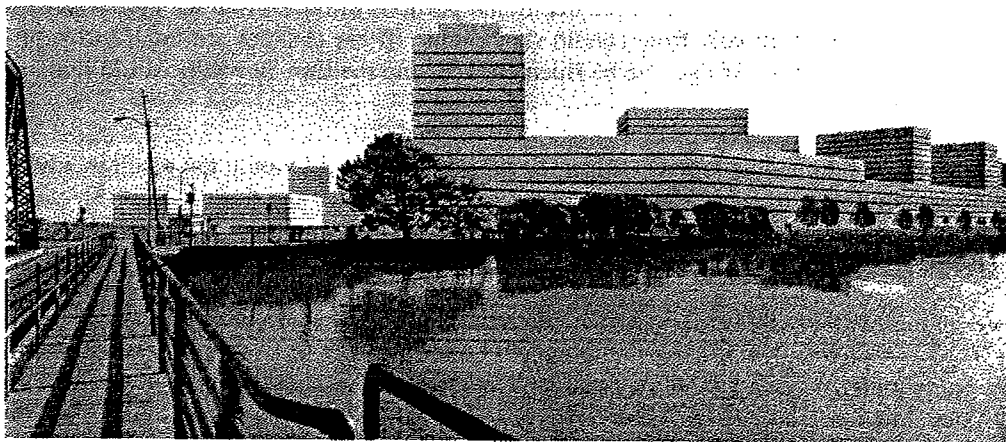
B. UNDER PROPOSED REVISIONS TO DESIGN FOR DEVELOPMENT

NOTE: Unlike View A above, this view depicts a representative maximum massing scheme. Its volume has not been articulated.

SOURCE: Square One Productions



A. UNDER EXISTING DESIGN FOR DEVELOPMENT



B. UNDER PROPOSED REVISIONS TO DESIGN FOR DEVELOPMENT

NOTE: Unlike View A above, this view depicts a representative maximum massing scheme. Its volume has not been articulated.

SOURCE: Square One Productions

Development at the base and mid-rise tiers would continue to be articulated into smaller-scale volumes as required by the applicable coverage limitations for the base and mid-rise tiers. Under the proposed revisions, however, more numerous and more slender tower volumes would contribute to a more vertical visual expression in the Residential/Hotel area overall than development under the existing Design for Development. The intent of the proposed new text for the Design for Development, Residential Guidelines (p. 68) is to further enhance this vertical expression for towers and articulation of tower forms by distinguishing these from adjacent mid-rise elements. This revision would encourage the integration of the tower tier with the base and mid-rise tiers directly below it, into a single vertical tower element. These vertical tower elements would be offset by horizontal base and mid-rise elements, resulting in visually engaging juxtapositions of form and a less “stacked” appearance.

Distant views of the Mission Bay development, from outside of the project area, would not be significantly affected by the proposed revisions. Figure 7: View from Potrero Hill, compares Mission Bay development under the existing Design for Development (this view is based directly on Figure V.D.4: Potential Panoramic View from Potrero Hill)¹⁰ with the representative scenario for development under the proposed revisions. The affected Residential/Hotel area is shown in white. Mission Bay development continues to appear as a dense cluster of building forms of varying sizes and heights (up to 160 feet high). San Francisco Bay continues to be visible beyond. Development under the proposed revisions (particularly by the north-south orientation of tower volumes along the Channel called for in the proposed text revisions) could obstruct small additional portions of the Bay, at the mouth of China Basin Channel beyond the SBC Ballpark, from certain viewpoints. These changes are small and would not be significant. Views of the Bay Bridge, Yerba Buena Island, and the East Bay hills would remain unaffected.

For these reasons, potential development under the proposed revisions would not result in any new significant impact related to visual quality.

Shadow on Public Open Space

On Recreation and Park Department Property under Planning Code Section 295

A shadow study under Section 295 of the Planning Code was undertaken to evaluate potential shadow impacts of development under the *Mission Bay South Redevelopment Plan* on property under the jurisdiction of the San Francisco Recreation and Park Department.¹¹ The shadow study concluded that Mission Bay development, at a maximum height of 160 feet, could not shade Recreation and Park Department property within the time periods covered by Section 295 of the Planning Code (one hour after sunrise to one hour before sunset). The shadow study formed the basis of the 1998 SEIR’s conclusion that no significant shadow impacts would result from implementation of the Mission Bay North and South Redevelopment Plans.¹² Development under the proposed revisions to the Design for Development would not alter this conclusion.

On Other Public Open Space

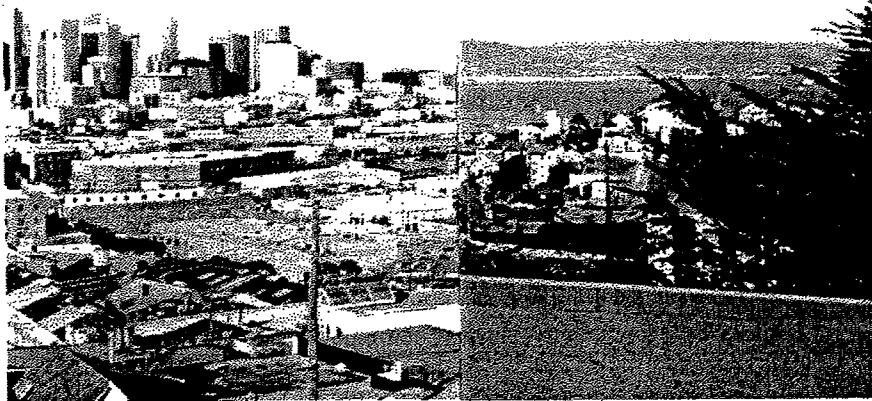
For informational purposes, the 1998 SEIR described shadow impacts on existing open space areas under Redevelopment Agency and Port of San Francisco jurisdiction, and on open space areas proposed as part

¹⁰ 1998 SEIR, Figure V.D.4, p. V.D.24.

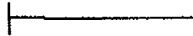
¹¹ Mission Bay Subsequent EIR Initial Study, September 17, 1997, Appendix A to the 1998 SEIR.

¹² Mission Bay Subsequent EIR Initial Study, p. A.33.

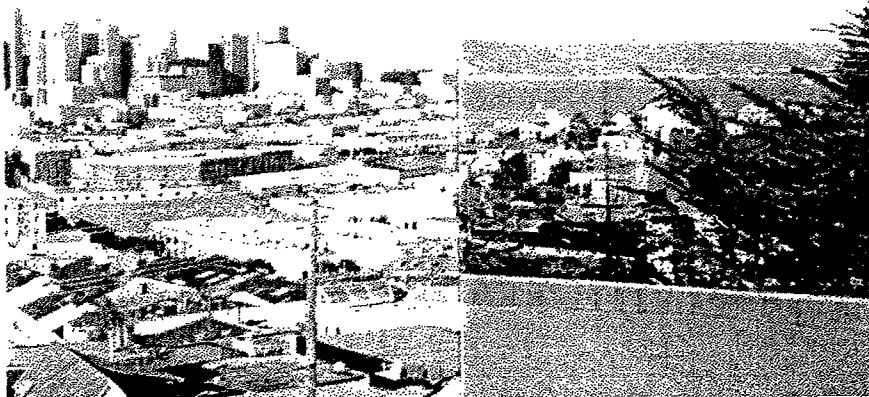
DOWNTOWN SAN FRANCISCO



A. EXISTING DESIGN FOR DEVELOPMENT (1998 SEIR)



DOWNTOWN SAN FRANCISCO



B. PROPOSED REVISIONS TO DESIGN FOR DEVELOPMENT

SOURCE: Square One Productions

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7: PANORAMIC VIEW FROM PORTRERO HILL
OF REPRESENTATIVE DEVELOPMENT

of the Mission Bay project. The 1998 SEIR concluded that shadow impacts on these areas would not be considered significant since the open spaces were not under the jurisdiction of the San Francisco Recreation and Park Department.

Conforming development under the proposed revisions could create shadow on Redevelopment Agency open spaces that differs in size, location, and duration, than was described in the 1998 SEIR. These aspects of shadow impact are dependent on a variety of specific factors including the size and shape of buildings, their location in relation to open spaces, time of day, and season. Under the existing Design for Development, any development proposal seeking a variance would trigger a review of its potential shadow impacts to determine whether proposed buildings would shadow major open spaces in excess of specified acceptable amounts.¹³ To protect Mission Bay's major public open spaces from excessive shadowing, the Design for Development limits the area of open space that can be continuously shaded for any one-hour period from March to September between the hours of 10 a.m. and 4 p.m. in each of the four parks. The criteria are as follows: Mission Creek Park (P1-3) 13 percent; Bayfront Park (P21-24) 20 percent; Triangle Square (P6) 17 percent; and Mission Bay Commons (P16-17) 11 percent.

The proposed revisions to the Design for Development include two provisions that would lessen potential shadow impacts of development on public open spaces P5 and P6. The proposed revisions to the Design for Development, Design Standards (p. 27) call for a stepback of 20 feet from the property line at or below 65 feet in height for buildings in HZ-2 and HZ-3, located along open spaces P5 and P6. The proposed revisions to the Design for Development, Residential Guidelines (p. 67) call for towers located directly along Channel Street to be oriented with the short façade facing Mission Creek Park to reduce potential shadow on the park (P1 and P2).

Because of the Design for Development requirements discussed above that limit shadows on Mission Bay public open spaces, and because of the small effect on overall shadowing that the proposed Design for Development revisions would cause, potential development under the proposed revisions would not result in any significant shadow impacts.

Wind

The type and degree of wind effects depend on a variety of factors including building design, height, bulk, and siting in relation to nearby buildings, streets and open space. The 1990 FEIR concluded that buildings 100 feet or higher could generate pedestrian-level wind effects. The Design for Development incorporates a requirement for case-by-case review of wind impacts for all buildings over 100 feet in height (i.e., all towers) when a specific project application is submitted. Wind review for all towers would assess wind impacts in conjunction with the anticipated pattern of development on surrounding blocks. "The objective shall be to use all feasible means to eliminate wind hazards and to reduce adverse wind impacts, including uncomfortable wind conditions, if predicted."¹⁴ The Design for Development also includes guidelines for lessening wind impacts.¹⁵ Conformity with existing procedures for review of wind impacts and existing guidelines that address wind impacts would ensure that no significant adverse impact related to wind would result from development under the proposed revisions.

¹³ Design for Development, p. 36, adopted Mitigation Measure D.8.

¹⁴ Design for Development, p. 38.

¹⁵ Design for Development, p. 38.

Other Environmental Topics

The proposed revisions would not result in any change to the type, location and intensity of land uses in the residential area. The development program of the Mission Bay South Residential/Hotel area would continue to include the same number of residential units and substantially the same mix of rental/condominium, market rate/affordable, larger/smaller units as described and analyzed in the 1998 SEIR, as well as the same mix of other allowable uses in the Residential/Hotel area.¹⁶ No changes to the development block and street grid map are proposed.

The proposed revisions would result in substantially the same construction-related impacts as those identified in the 1998 SEIR. The proposed changes would entail no change in the location of development, no increase in the site coverage of development, and no material increase in the amount of pile driving and ground-disturbing activity during construction.

All mitigation measures identified in the 1998 SEIR to lessen or avoid potentially significant impacts, would continue to apply under the proposed revisions to the Design for Development.

Therefore, implementation of the proposed revisions to the Design for Development would result in the same environmental impacts as those already identified and analyzed in the 1998 SEIR, with respect to the following environmental topics: Land Use; Business Activity, Employment, Housing, and Population; Transportation; Air Quality; Noise and Vibration; Seismicity, Health and Safety; Contaminated Soils and Groundwater, Hydrology and Water Quality; China Basin Channel Vegetation and Wildlife; Community Services and Utilities; and Growth Inducement. No further discussion of these topics is warranted.

Conclusion

The proposed revisions to the Design for Development do not entail any substantial changes that would require major revisions to the 1998 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, since certification, no changes have occurred in the circumstances under which the redevelopment plan would be undertaken, and no new information has emerged that would materially change any of the analyses or conclusions of the 1998 SEIR. Therefore, no additional environmental review is necessary.

¹⁶ 1998 SEIR, p. V.C.30.