Motion affirming the certification by the Planning Commission of the Final Environmental Impact Report for The Masonic Center Renovation Project at 1111 California Street.

WHEREAS, The project site is located at 1111 California Street, at the southwest corner of California and Taylor Streets, in the Nob Hill neighborhood. The project block is bounded by California, Taylor, Pine, and Jones Streets. The Masonic Center is an existing assembly and entertainment venue that includes a 3,166-seat auditorium, conference/exhibition space, 565-space underground parking garage, a small loading dock area mid-block on Pine Street, and cultural facilities and offices of the Masons of California. The Masonic Center contains approximately 325,093 square feet of floor area; and

WHEREAS, The proposed project ("Project") includes the renovation and modernization of the existing Auditorium and ground-floor California Room, Exhibition Hall, and catering kitchen. The existing fixed seating area on the main floor of the Auditorium would be removed and replaced with four tiered floor levels to allow for flexible audience and seating configurations on the main floor. The fixed seating on the second floor Auditorium balcony would not change. New lighting and sound systems would be installed in the Auditorium and the existing stage would be replaced. The ground-floor California Room would be renovated, and the Exhibition Hall would be upgraded, including renovations to the existing ceiling. The existing catering kitchen on the ground floor would be renovated and upgraded to a full commercial kitchen. Approximately 12,500 square feet of existing on-site publicly accessible and private open space would be used occasionally during the daytime hours for refreshment and break areas by patrons attending events at the Masonic Center; and
WHEREAS, The number of large events (those for over 250 attendees) would increase from an existing maximum of 230 to an estimated annual maximum of 315 events, an increase of about 85 large events per year; and the maximum number of event attendees within the Auditorium would increase from 3,166 up to a maximum of 3,300 at a sold-out event with general admission, an increase of 134 attendees per event; and

WHEREAS, The Planning Department determined that an environmental impact report was required for the Project and prepared an Initial Study/Notice of Preparation of an Environmental Impact Report ("IS/NOP") on October 12, 2012. The NOP was circulated for public comment and review; and

WHEREAS, On April 17, 2013, the Department published the Draft Environmental Impact Report ("DEIR") for the Project (Planning Department Case No. 2011.0471E); and

WHEREAS, The Planning Commission held a duly advertised public hearing on the DEIR, on May 23, 2013, at which time opportunity for public comment was provided on the DEIR, and written comments were received through June 3, 2013; and

WHEREAS, The Department prepared responses to comments received at the public hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text of the DEIR, and published a Comments and Responses Document on October 31, 2013; and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available and the Comments and Responses document, all as required by law; and

WHEREAS, On November 14, 2013, the Planning Commission reviewed and considered the FEIR and, by Motion No. 19019, found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the
provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, By Motion No. 19019 the Commission found the FEIR to be adequate, accurate and objective, reflected the independent judgment and analysis of the Department and the Commission and that the Comments and Responses document contained no significant revisions to the DEIR, adopted findings relating to significant impacts associated with the Project and certified the completion of the FEIR in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, By letter to the Clerk of the Board of Supervisors dated December 13, 2013, from Jay Wallace, on behalf of the Coalition for San Francisco Neighborhoods, the Nob Hill Neighbors, and Mrs. Berit Muh (collectively “Appellants”) filed an appeal of the FEIR to the Board of Supervisors; and

WHEREAS, On January 14, 2014, this Board held a duly noticed public hearing to consider the appeal of the FEIR certification filed by Appellant; and

WHEREAS, This Board has reviewed and considered the FEIR, the appeal letters, the responses to concerns documents that the Planning Department prepared, the other written records before the Board of Supervisors, and heard testimony and received public comment regarding the adequacy of the FEIR; and

WHEREAS, The FEIR files and all correspondence and other documents have been made available for review by this Board and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are part of the record before this Board by reference in this Motion; now, therefore, be it

MOVED, That this Board of Supervisors hereby affirms the decision of the Planning Commission in its Motion No. 19019 to certify the FEIR and finds the FEIR to be complete,
adequate and objective and reflecting the independent judgment of the City and in compliance with CEQA and the State CEQA Guidelines.
Motion affirming the certification by the Planning Commission of the Final Environmental Impact Report for The Masonic Center Renovation Project at 1111 California Street.

January 14, 2014 Board of Supervisors - APPROVED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 131226

I hereby certify that the foregoing Motion was APPROVED on 1/14/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board