

1 [Affirming the General Plan Evaluation - 2395 Sacramento Street]

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3 **Motion affirming the determination by the Planning Department that the proposed**  
4 **project at 2395 Sacramento Street is exempt from further environmental review under a**  
5 **General Plan Evaluation.**

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7 WHEREAS, On October 23, 2023, the Planning Department issued a General Plan  
8 Evaluation (“GPE”) for the proposed project located at 2395 Sacramento Street (“Project”)  
9 under the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and San  
10 Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The 15,105-square-foot (sf) project site is located within the Pacific  
12 Heights neighborhood of San Francisco, near the Japantown and Upper Fillmore  
13 neighborhood commercial areas. It is bounded by Sacramento Street to the north, Buchanan  
14 Street to the east, California Street to the south, and Webster Street to the west; and

15 WHEREAS, The project site is comprised of two lots (Assessor’s Parcel Block No.  
16 0637, Lot Nos. 015 and 016); Lot No. 015 is a vacant 3,497-sf lot; Lot No. 016 is 11,608  
17 square feet in size and occupied by an existing three-story former library building with a  
18 basement and attic, a gated paved surface area, and a children’s playground structure and  
19 open area; the existing building on the project site is designated as San Francisco Landmark  
20 No.115, Health Sciences Library, which was constructed in 1912; it is currently used as an  
21 events venue; and

22 WHEREAS, The Project proposes to merge the two existing lots, adaptively reuse the  
23 Health Sciences for residential use, and construct two horizontal additions to the existing  
24 building: a six-story, approximately 68-foot-tall addition along Webster Street and an  
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1 approximately 78-foot-tall addition along Sacramento Street, resulting in a 66,311-gsf building  
2 with 24 dwelling units; and

3 WHEREAS, Both additions would include garage space, for a total of 26 vehicle  
4 parking spaces and 38 class 1 bicycle spaces, accessed from Webster Street; the Project  
5 would include two on-street passenger loading spaces along Webster Street, a new sidewalk  
6 bulb-out/extension at the corner of Webster and Sacramento streets, new street trees, and  
7 four class 2 bicycle parking spaces; and

8 WHEREAS, The proposed building would be supported on a mat foundation, requiring  
9 excavation to a maximum of approximately 27 feet below the ground surface and the removal  
10 of approximately 5,830 cubic yards of soil; construction is anticipated to begin in summer  
11 2027 and take approximately 21 months; and

12 WHEREAS, The Project would utilize the Individually Requested State Density Bonus  
13 Program to qualify for a 26% density bonus (five units); the Project requires waivers from local  
14 height limit of 40 feet; reduction of the rear yard requirement; and reduction regarding the  
15 dwelling unit exposure requirement; and

16 WHEREAS, CEQA mandates that projects that are consistent with the development  
17 density established by existing zoning, community plan or general plan policies for which an  
18 EIR was certified, shall not require additional environmental review unless there are project-  
19 specific effects that are peculiar to the project or its site (Public Resources Code, Section  
20 21083.3, and CEQA Guidelines, Section 15183); and

21 WHEREAS, The Planning Department determined that the Project is consistent with  
22 the development density established by zoning, community plan, and general plan policies in  
23 the San Francisco Housing Element 2022 Update for the project site, for which a  
24 programmatic EIR (“PEIR”) was certified, and that there are no project-specific impacts that  
25 are peculiar to the project site; based on that determination, on October 23, 2023, the

1 Planning Department it issued a GPE for the project, concluding that the Project is exempt  
2 from further environmental review, above and beyond the review encompassed in the PEIR,  
3 the GPE, and its Initial Study; and

4 WHEREAS, The Planning Commission considered the Project on November 9, 2023; it  
5 adopted the GPE, including the project-specific Mitigation Monitoring and Reporting Program,  
6 and approved the Conditional Use Authorization for the Project; the Planning Commission  
7 also made findings related to the requested waivers from development standards, including  
8 rear yard (Planning Code, Section 134); dwelling unit exposure (Planning Code, Section 140);  
9 and height (Planning Code, Section 260), pursuant to State Density Bonus Law; and

10 WHEREAS, On December 11, 2023, Richard Toshiyuki Drury of Lozeau Drury LLP, on  
11 behalf of Jonathan Clark (“Appellant”), filed an appeal of the GPE determination; and

12 WHEREAS, By memorandum to the Clerk of the Board dated December 14, 2023, the  
13 Planning Department’s Environmental Review Officer determined that the appeal was timely  
14 filed; and

15 WHEREAS, On February 6, 2024, this Board held a duly noticed public hearing to  
16 consider the GPE appeal filed by Appellant; and

17 WHEREAS, In reviewing the GPE appeal, this Board reviewed and considered the  
18 GPE, the appeal letter, the responses to the appeal documents that the Planning Department  
19 and the Project Sponsor prepared, the other written records before the Board of Supervisors  
20 and all of the public testimony made in support of and opposed to the GPE appeal; and

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
22 affirmed the GPE, based on the written record before the Board of Supervisors as well as all  
23 of the testimony at the public hearing in support of and opposed to the appeal; and

24 WHEREAS, The written record and oral testimony in support of and opposed to the  
25 appeal and the oral and written testimony at the public hearing before the Board of

1 Supervisors by all parties and the public in support of and opposed to the GPE appeal,  
2 including the deliberations by the members of the Board, is in the Clerk of the Board of  
3 Supervisors File No. 231285, and is incorporated in this motion as though set forth in its  
4 entirety; now, therefore, be it

5           MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by  
6 reference in this motion, as though fully set forth, the GPE; and, be it

7           FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
8 record before it there are no substantial project changes, no substantial changes in project  
9 circumstances, and no new information of substantial importance that would change the  
10 conclusions set forth in Planning Department's determination that the Project is exempt from  
11 further environmental review under the GPE; and, be it

12           FURTHER MOVED, That after carefully considering the GPE appeal of the exemption  
13 determination, including the written information submitted to the Board of Supervisors and the  
14 public testimony presented to the Board of Supervisors at the hearing on the GPE  
15 determination, this Board concludes that the Project qualifies for a GPE under CEQA.

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