

1 [Conditionally Reversing the General Plan Evaluation - Proposed 700 Indiana Street Project]

2

3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **proposed project at 700 Indiana Street is exempt from further environmental review,**
5 **under a General Plan Evaluation, subject to the adoption of written findings of the**
6 **Board in support of this determination.**

7

8 WHEREAS, On April 5, 2024, the Planning Department issued a General Plan
9 Evaluation (“GPE”) for the proposed project located at 700 Indiana Street (“Project”) under the
10 California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco
11 Administrative Code, Chapter 31; and

12 WHEREAS, The Project site is located at 700 Indiana Street on a lot approximately
13 31,000 square feet and rectangular in shape; the Project site and surrounding parcels are
14 within the Central Waterfront Plan Area and the Urban Mixed Use (“UMU”) zoning district; the
15 Project site is abutted by the Dogpatch Arts Plaza to the north, 20th Street overpass to the
16 south, and Interstate 280 to the west; Esprit Park confronts the Project site across Indiana
17 Street to the east; and

18 WHEREAS, There is an existing 15,000 square-foot commercial storage building on
19 the northern portion of the site and a paved yard containing a fence enclosure on the southern
20 portion; the existing structure is currently vacant; and

21 WHEREAS, The Project proposes to demolish the existing building and construct a
22 new three-story over basement laboratory use building with 72,349 gross square feet of
23 laboratory use; the proposed building would have two different heights based on the location
24 along Indiana Street, to provide open space for building users on the third floor; the north side
25 of the proposed building would be 48 feet in height (54 feet including rooftop mechanical

1 equipment and elevator penthouse), and the south side of the building would be 33 feet in
2 height (39 feet including rooftop mechanical equipment); and

3 WHEREAS, The Project would include laboratory space and meeting rooms on each
4 floor; the ground floor would also include space for a transformer room that would be
5 obscured behind a hinged gate; the third-floor roof top would contain a roof terrace and a
6 break area; in total, the Project would provide 8,440 square feet of common outdoor space; a
7 29,336 square-foot basement would provide 53 vehicle parking spaces (including two electric
8 vehicle charging spaces), two ride share spaces, 11 class 1 bicycle parking spaces, four class
9 2 bicycle parking spaces, four showers, a bicycle repair station, and 24 clothes lockers; and

10 WHEREAS, The estimated construction duration of the Project is 30 months; the
11 maximum depth of excavation would be 15 feet below grade with a total of 16,500 cubic yards
12 of excavation; the proposed foundation would consist of mat foundation bearing on improved
13 soils; and

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

19 WHEREAS, The Planning Department determined that the Project is consistent with
20 the development density established by zoning, community plan, and general plan policies in
21 the Eastern Neighborhoods EIR for the Project site, for which a programmatic EIR (“PEIR”)
22 was certified, and that there are no Project-specific impacts that are peculiar to the Project
23 site; based on that determination, on April 5, 2024, the Planning Department issued a GPE for
24 the Project, concluding that the Project is exempt from further environmental review, above
25

1 and beyond the review encompassed in the PEIR, the GPE, and the technical studies that
2 were undertaken to support the GPE; and

3 WHEREAS, On June 13, 2024, the Planning Commission (the commission) considered
4 the Project, adopted the GPE, including the Project-specific Mitigation Monitoring and
5 Reporting Program, and approved with conditions the Large Project Authorization for the
6 Project (Planning Commission Motion No. 21576); and

7 WHEREAS, On July 15, 2024, Donovan Lacy, on behalf of the Dogpatch
8 Neighborhood Association, and J.R. Eppler, on behalf of the Potrero Boosters Neighborhood
9 Association, (appellants) jointly filed an appeal of the GPE; and

10 WHEREAS, By memorandum to the Clerk of the Board dated July 17, 2024, the
11 Planning Department's Environmental Review Officer determined that the appeal was timely
12 filed; and

13 WHEREAS, On September 24, 2024, this Board held a duly noticed public hearing to
14 consider the GPE appeal filed by Appellant; and

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

19 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
20 conditionally reversed the GPE for the Project subject to the adoption of written findings of the
21 Board in support of such determination based on the written record before the Board of
22 Supervisors as well as all of the testimony at the public hearing in support of and opposed to
23 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. 240777, 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 conditionally reverses the determination by the
6 Planning Department that the Project qualifies for a GPE and is exempt from environmental
7 review beyond the review encompassed in the PEIR, the GPE and its Initial Study, subject to
8 the adoption of written findings of the Board in support of this determination.

9

10 n:\land\as2020\1900434\01786730.docx

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25