

1 [Affirming the Community Plan Evaluation - 1088 Howard Street]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 1088 Howard Street is exempt from further environmental review under a Community**
5 **Plan Evaluation.**

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7 WHEREAS, On December 18, 2019, the Planning Department issued a Community
8 Plan Evaluation and an Initial Study (“environmental determination”), pursuant to CEQA, the
9 CEQA Guidelines, 14 Cal. Code of Reg., Sections 15000 et seq., and Chapter 31 of the San
10 Francisco Administrative Code, finding that the proposed project at 1088 Howard Street
11 (“Project”) is consistent with the development density established by zoning, community plan,
12 and general plan policies in the Eastern Neighborhoods Rezoning and Area Plans (the “Area
13 Plan”) for the project site, for which a Programmatic Environmental Impact Report (the “PEIR”)
14 was certified; and

15 WHEREAS, The approximately 4,506-square-foot, rectangular-shaped project site at
16 1088 Howard Street is in the South of Market neighborhood, within the East SoMa Plan area
17 in the Eastern Neighborhoods; the project site consists of two adjacent Lots (030 and 031)
18 that are approximately 25 feet wide and 90 feet deep; the site is on the block bounded by
19 Howard Street to the south, 7th Street to the west, Natoma Street to the north, and Russ
20 Street to the east; Lot 030 is currently a paved lot used for private parking and storage, and
21 Lot 031 is developed with a one-story plus mezzanine, 21-foot tall commercial building
22 constructed in 1925; the existing 2,481 square foot commercial building on the site is currently
23 in operation as a cannabidiol (CBD) laboratory; the existing building is a historic resource as a
24 contributor to the Western SoMa Light Industrial and Residential Historic District, a National
25 Register-eligible historic district; and

1 WHEREAS, The proposed Project proposes to merge two adjacent lots, demolish the
2 existing single-story with mezzanine level industrial building on-site (the façade of the existing
3 building would be preserved), and construct a seven-story (71-foot-tall, exclusive of the 10-
4 foot-tall elevator penthouse) mixed-use residential and commercial building; with
5 implementation of the proposed project, the building would contain 24 two-bedroom units and
6 approximately 15,605 gross square feet of residential space, 2,560 gross square feet of
7 commercial space, 885 gross square feet of private open space, and 1,680 gross square feet
8 of shared open space on the rooftop deck; in addition, the proposed project includes 24 class
9 I bicycle parking spaces on the ground floor, and two class II bicycle parking spaces on the
10 project's Howard Street frontage; no vehicle parking spaces are proposed; other project
11 features include rooftop solar panels and three new street trees along the project frontage; as
12 part of the project, the existing curb cut in front of the project site on Howard Street would be
13 removed, and the curb would be rebuilt to match the existing curb line; a variance with respect
14 to Planning Code, Section 140 would be required related to dwelling unit exposure for eight
15 units at the rear of the property; and

16 WHEREAS, On January 15, 2020, discretionary review by the Planning Commission
17 was requested by Julian Castaneda; and

18 WHEREAS, On June 4, 2020, the Planning Commission took discretionary review and
19 approved the Project with the condition that the proposed building wall be set back one foot
20 from the western interior property line to allow adjacent property line windows to function and
21 adopted the environmental determination for the Project (Discretionary Review Action DRA-
22 699), which constituted the approval action under Chapter 31 of the Administrative Code; and

23 WHEREAS, By letter to the Clerk of the Board, dated July 6, 2020, Tanaka Gaines,
24 Ron Dagcaoili, and Julian Castaneda of the 195 7th Street Homeowners Association
25 (“Appellants”) filed an appeal of the environmental determination; and

1 WHEREAS, The Planning Department’s Environmental Review Officer, by
2 memorandum to the Clerk of the Board dated August 3, 2020, determined that the appeal had
3 been timely filed; and

4 WHEREAS, On October 6, 2020, this Board held a duly noticed public hearing to
5 consider the appeal of the environmental determination filed by Appellants and, following the
6 public hearing, affirmed the environmental determination; and

7 WHEREAS, In reviewing the appeal of the environmental determination, this Board
8 reviewed and considered the environmental determination, the appeal letter, the responses to
9 the appeal documents that the Planning Department prepared, the other written records
10 before the Board of Supervisors and all of the public testimony made in support of and
11 opposed to the environmental determination appeal; and

12 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
13 affirmed the determination that the Project does not require further environmental review
14 based on the written record before the Board of Supervisors as well as all of the testimony at
15 the public hearing in support of and opposed to the appeal; and

16 WHEREAS, The written record and oral testimony in support of and opposed to the
17 appeal and deliberation of the oral and written testimony at the public hearing before the
18 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
19 the environmental determination is in the Clerk of the Board of Supervisors File No. 200891
20 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

21 MOVED, That the Board of Supervisors of the City and County of San Francisco
22 hereby adopts as its own and incorporates by reference in this motion, as though fully set
23 forth, the environmental determination; and, be it

24 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
25 record before it there are no substantial project changes, no substantial changes in project

1 circumstances, and no new information of substantial importance that would change the
2 conclusions set forth in the environmental determination by the Planning Department that the
3 Project does not require further environmental review; and, be it

4 FURTHER MOVED, That after carefully considering the appeal of the environmental
5 determination, including the written information submitted to the Board of Supervisors and the
6 public testimony presented to the Board of Supervisors at the hearing on the environmental
7 determination, this Board concludes that the Project is consistent with the development
8 density established by the zoning, community plan, and general plan policies in the Area Plan,
9 for which the PEIR was certified; would not result in new significant environmental effects, or
10 effects of greater severity than were already analyzed and disclosed in the PEIR; and
11 therefore does not require further environmental review in accordance with CEQA, Section
12 21083.3 and CEQA Guidelines, Section 15183.

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