

File No. 170805

Committee Item No. \_\_\_\_\_

Board Item No. 46

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: July 25, 2017

### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

### OTHER

- |                          |                          |       |
|--------------------------|--------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: Brent Jalipa

Date: July 20, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Affirming the Community Plan Evaluation - 1850 Bryant Street]

2  
3 **Motion affirming the determination by the Planning Department that a proposed project**  
4 **at 1850 Bryant Street is exempt from further environmental review under a Community**  
5 **Plan Evaluation.**

6  
7 WHEREAS, On May 20, 2017, the Planning Department issued a Community Plan  
8 Evaluation and Initial Study under the Eastern Neighborhoods Rezoning and Area Plan Final  
9 Environmental Impact Report (FEIR), finding that the proposed project located at 1850 Bryant  
10 Street ("Project"): is consistent with the development density established by the zoning,  
11 community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area  
12 Plan project area, for which the FEIR was certified; would not result in new significant  
13 environmental effects, off-site or cumulative impacts, or effects of greater severity than were  
14 already analyzed and disclosed in the FEIR; and therefore does not require further  
15 environmental review under the California Environmental Quality Act (CEQA), Public  
16 Resources Code, Section 21000 et seq., the CEQA Guidelines, and Administrative Code,  
17 Chapter 31, in accordance with CEQA, Section 21083.3, and CEQA Guidelines, Section  
18 15183; and

19 WHEREAS, The proposed project involves the demolition of an existing two-story,  
20 13,800 gross square foot (gsf) commercial building as well as a parking lot and storage area,  
21 and construction of a new five-story-plus-basement, 68-foot-tall mixed use building with  
22 approximately 166,728 gsf of social service uses, approximately 2,285 gsf of retail and  
23 approximately 18,400 gsf of production, distribution and repair (PDR) uses, and a 17,000 gsf  
24 roof deck; and

1           WHEREAS, On June 1, 2017, the Planning Commission approved a conditional use  
2 authorization for the proposed project, by Motion No. 19933; and

3           WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on July 3,  
4 2017, Bijal Patel, Law Office of Lubin, Olson & Niewiadomski, on behalf of the Franklin  
5 Square Owners Association (Appellant), appealed the environmental determination; and

6           WHEREAS, The Planning Department's Environmental Review Officer, by  
7 memorandum to the Clerk of the Board dated July 5, 2017, determined that the appeal had  
8 been timely filed; and

9           WHEREAS, On July 25, 2017, this Board held a duly noticed public hearing to consider  
10 the appeal of the environmental determination filed by Appellant and, following the public  
11 hearing, affirmed the environmental determination; and

12           WHEREAS, In reviewing the appeal of the environmental determination, this Board  
13 reviewed and considered the environmental determination, the appeal letter, the responses to  
14 the appeal documents that the Planning Department prepared, the other written records  
15 before the Board of Supervisors and all of the public testimony made in support of and  
16 opposed to the environmental determination appeal; and

17           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
18 affirmed the determination that the project does not require further environmental review  
19 based on the written record before the Board of Supervisors as well as all of the testimony at  
20 the public hearing in support of and opposed to the appeal; and

21           WHEREAS, The written record and oral testimony in support of and opposed to the  
22 appeal and deliberation of the oral and written testimony at the public hearing before the  
23 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
24 the environmental determination is in the Clerk of the Board of Supervisors File No. 170804  
25 and is incorporated in this motion as though set forth in its entirety; now therefore be it

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

4           FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
5 record before it there are no substantial project changes, no substantial changes in project  
6 circumstances, and no new information of substantial importance that would change the  
7 conclusions set forth in the environmental determination by the Planning Department that the  
8 proposed project does not require further environmental review; and be it

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

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Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission     Youth Commission     Ethics Commission
- Planning Commission     Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

Clerk of the Board

**Subject:**

Affirming the Community Plan Evaluation - 1850 Bryant Street

**The text is listed below or attached:**

Motion affirming the determination by the Planning Department that a proposed project at 1850 Bryant Street is exempt from further environmental review under a Community Plan Evaluation.

Signature of Sponsoring Supervisor: for *Alicia Gomez*

**For Clerk's Use Only:**