

1 [Affirming the Determination of Infill Project Environmental Review - Proposed Project at 1296
2 Shotwell Street]

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3 **Motion affirming the determination by the Planning Department that a proposed infill**
4 **project at 1296 Shotwell Street is eligible for streamlined environmental review under**
5 **the California Environmental Quality Act.**

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7 WHEREAS, On November 21, 2016, the Planning Department issued a Certificate of
8 Determination for an Infill Project under the Eastern Neighborhoods Rezoning and Area Plan
9 Final Environmental Impact Report (FEIR), finding that the proposed project located at 1296
10 Shotwell Street ("Project") is eligible for streamlined environmental review as an infill project
11 under the California Environmental Quality Act (CEQA), Public Resources Code,
12 Section 21000 et seq., (specifically, Public Resources Code, Section 21094.5), and the CEQA
13 Guidelines, 14 California Code of Regulations, Section 15000 et seq., (specifically, CEQA
14 Guidelines Section 15183.3) (Infill Determination); and

15 WHEREAS, The proposed project involves the demolition of an existing one-story
16 industrial building and construction of a 100 percent-affordable senior housing project,
17 encompassing a total of approximately 69,500 gross square feet with 94 dwelling units (93
18 affordable units plus one unit for the onsite property manager), including 20 units for formerly
19 homeless seniors; and

20 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
21 December 30, 2016, J. Scott Weaver, on behalf of the Inner Mission Neighbors Association
22 (Appellant) appealed the Infill Determination, and provided a copy of Planning Commission
23 Motion No. 19804, adopted on December 1, 2016, approving a 100% Affordable Housing
24 Bonus Program Authorization under Planning Code, Sections 206 and 328, which constituted
25 the approval action for the proposed project; and

1 WHEREAS, The Planning Department’s Environmental Review Officer, by
2 memorandum to the Clerk of the Board dated January 3, 2017, determined that the appeal
3 had been timely filed; and

4 WHEREAS, On February 14, 2017, this Board held a duly noticed public hearing to
5 consider the appeal of the Infill Determination filed by Appellant and, following the public
6 hearing, affirmed the Infill Determination; and

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

12 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
13 affirmed the determination that the project qualified for streamlined environmental review as
14 an infill project based on the written record before the Board of Supervisors as well as all of
15 the testimony at 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 Infill Determination is in the Clerk of the Board of Supervisors File No. 170024 and is
20 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 Infill Determination; and, be it

24 FURTHER MOVED, That after carefully considering the appeal of the determination,
25 including the written information submitted to the Board of Supervisors and the public

1 testimony presented to the Board of Supervisors at the hearing on the Infill Determination, this
2 Board concludes that the project is eligible for streamlined environmental review under CEQA
3 Guidelines, Section 15183.3 and Public Resources Code, Section 21094.5 because the
4 project site has been previously developed and is located in an urban area, the Project
5 satisfies the performance standards provided in Appendix M of the CEQA Guidelines, and the
6 Project is consistent with the Sustainable Communities Strategy; and, be it

7 FURTHER MOVED, That this Board finds that the effects of the proposed infill project
8 were analyzed in the Eastern Neighborhoods FEIR, and no new information shows that the
9 significant adverse environmental effects of the infill project are substantially greater than
10 those described FEIR, the proposed project would not cause any significant effects on the
11 environment that either have not already been analyzed in the FEIR or that are substantially
12 greater than previously analyzed and disclosed, or that uniformly applicable development
13 policies would not substantially mitigate potential significant impacts; and, be it

14 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
15 record before it there are no substantial project changes, no substantial changes in project
16 circumstances, and no new information of substantial importance that would change the
17 conclusions set forth in the Infill Determination by the Planning Department that the proposed
18 project is eligible for streamlined environmental review; and, be it

19 FURTHER MOVED, That this Board finds that, as set forth in Planning Commission
20 Motion No. 19804, the project sponsor will undertake feasible mitigation measures specified in
21 the Eastern Neighborhoods FEIR to mitigate project-related significant impacts.

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