

1 [Preparation of Findings to Reverse the Community Plan Evaluation - 2918-2924 Mission  
2 Street]

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3 **Motion directing the Clerk of the Board to prepare findings reversing a Community Plan**  
4 **Evaluation determination by the Planning Department that a proposed project at 2918-**  
5 **2924 Mission Street is exempt from further environmental review.**

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7 WHEREAS, On August 30, 2017, the Planning Department issued a Community Plan  
8 Evaluation (“environmental determination”), pursuant to CEQA, the CEQA Guidelines, 14 Cal.  
9 Code of Reg. Sections 15000 et seq., and Chapter 31 of the San Francisco Administrative  
10 Code, finding that the proposed project at 2918-2924 Mission Street (“Project”) is consistent  
11 with the development density established by zoning, community plan, and general plan  
12 policies in the Eastern Neighborhoods Rezoning and Area Plans (the “Eastern Neighborhoods  
13 Area Plans”) for the project site, for which a Programmatic EIR (the “PEIR”) was certified; and

14 WHEREAS, The proposed project consists of merging three lots into a single 11,653-sf  
15 lot, demolishing the existing building, and constructing an eight-story, 85-foot-tall,  
16 approximately 67,300-sf building containing 75 dwelling units (18 studio, 27 one-bedroom,  
17 and 30 two-bedroom units) with ground floor retail, providing a 44-foot-long white loading zone  
18 in front of the lobby and removing the existing parking lot curb cut, providing a bicycle storage  
19 room with 76 class 1 bicycle spaces accessible through the lobby area and from Osage Alley,  
20 providing six street trees and seven bicycle racks (14 class 2 bicycle parking spaces) on  
21 Mission Street, and providing open space in the form of common terraces on the second floor  
22 and rooftop of approximately 1,050 sf and 5,750 sf, respectively, and approximately 1,100 sf  
23 of private decks; and

24 WHEREAS, On November 30, 2017 the Planning Commission approved a conditional  
25 use authorization for the proposed Project, by Motion No. 20066; and

1           WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on  
2 January 2, 2018, J. Scott Weaver, West Bay Law, on behalf of Calle 24 Latino Cultural District  
3 Council ("Appellant"), appealed the environmental determination; and

4           WHEREAS, The Planning Department's Environmental Review Officer, by  
5 memorandum to the Clerk of the Board dated January 4, 2018, determined that the appeal  
6 had been timely filed; and

7           WHEREAS, On June 19, 2018, this Board held a duly noticed public hearing to  
8 consider the appeal of the environmental determination filed by Appellant; and

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

14           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
15 conditionally reversed the determination that the project did not require further environmental  
16 review subject to the adoption of written findings of the Board in support of such determination  
17 based on the written record before the Board of Supervisors as well as all of the testimony at  
18 the public hearing in support of and opposed to the appeal; and

19           WHEREAS, The written record and oral testimony in support of and opposed to the  
20 appeal and deliberation of the oral and written testimony at the public hearing before the  
21 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
22 the environmental determination is in the Clerk of the Board of Supervisors File No. 180019  
23 and is incorporated in this motion as though set forth in its entirety; now therefore be it  
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1            MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
2 findings specifying the basis for its decision on the appeal of the environmental determination  
3 issued by the Planning Department for the project.

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