

1 [Conditionally Reversing the Community Plan Evaluation - 2918-2924 Mission Street]

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3 **Motion conditionally reversing the determination by the Planning Department that a**
4 **proposed project at 2918-2924 Mission Street is exempt from further environmental**
5 **review under a Community Plan Evaluation, subject to the adoption of written findings**
6 **of the Board in support of this determination.**

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

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

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

3 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
4 January 2, 2018, J. Scott Weaver, West Bay Law, on behalf of Calle 24 Latino Cultural District
5 Council ("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 January 4, 2018, determined that the appeal
8 had been timely filed; and

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

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

16 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
17 conditionally reversed the determination that the project did not require further environmental
18 review subject to the adoption of written findings of the Board in support of such determination
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. 180019
25 and is incorporated in this motion as though set forth in its entirety; now therefore be it

1 MOVED, That this Board of Supervisors conditionally reverses the determination by the
2 Planning Department that the project is exempt from environmental review, subject to the
3 adoption of written findings of the Board in support of this determination.

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