

1 [Affirm adoption of the mitigated negative declaration for the 3400 Cesar Chavez Street  
2 Project.]

3 **Motion affirming Planning Commission adoption of the final mitigated negative**  
4 **declaration for the 3400 Cesar Chavez Street Project.**

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6 WHEREAS, On November 18, 2006, the Environmental Review Officer of the Planning  
7 Department issued a preliminary mitigated negative declaration for the demolition of an  
8 existing commercial building and construction of a new four-story ground-floor commercial  
9 and 60-unit residential building, totaling about 115,000 gross square feet and including about  
10 97 parking spaces, at 3400 Cesar Chavez Street (the "Project"), in accordance with the  
11 California Environmental Quality Act ("CEQA"), the CEQA Guidelines and San Francisco  
12 Administrative Code Chapter 31; and

13 WHEREAS, On April 19, 2007, following a noticed public hearing, the Planning  
14 Commission by Motion No. 17417 adopted a Final Mitigated Negative Declaration for the  
15 Project (the "negative declaration") in accordance with Administrative Code Section 31.11(h).  
16 A copy of said document is on file with the Clerk of the Board of Supervisors in File No.  
17 070708 is incorporated by reference herein; and,

18 WHEREAS, on or about May 21, 2007, the Clerk of the Board received an appeal  
19 dated May 21, 2007, from Nick Pagoulatos, on behalf of the Mission Anti-displacement  
20 Coalition (the "Appellant"); and

21 WHEREAS, This Board of Supervisor's held a duly noticed public hearing on June 26,  
22 2007, to consider the negative declaration appeal filed by Appellant; and

23 WHEREAS, This Board has reviewed and considered the negative declaration and  
24 heard testimony, the appeal letter, a responses to concerns document prepared the by  
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1 Planning Department and received public comment regarding the adequacy of this document;  
2 and

3 WHEREAS, The negative declaration files and all correspondence and other  
4 documents have been made available for review by this Board and the public. These files are  
5 available for public review by appointment at the Planning Department offices at 1660 Mission  
6 Street, and are part of the record before this Board by reference herein; and

7 WHEREAS, Since the Planning Commission adoption of the negative declaration,  
8 there is no new information of significant that would require a substantial revision to the  
9 negative declaration and necessitate recirculation of said document pursuant to CEQA  
10 Guidelines Section 15073.5; now, therefore, be it

11 MOVED, That this Board of Supervisors finds that the contents of the negative  
12 declaration and the procedures through which it was prepared, publicized, and reviewed  
13 complied with the provisions of the California Environmental Quality Act (Cal. Pub. Res. Code  
14 Sections 21000 et seq., hereinafter "CEQA"), the State CEQA Guidelines (Cal. Code Regs.,  
15 Title 14, Section 15000 et seq., ("CEQA Guidelines") and Chapter 31 of the San Francisco  
16 Administrative Code ("Chapter 31"); and, be it

17 FURTHER MOVED, That based on substantial evidence in light of the whole record,  
18 this Board of Supervisors finds the negative declaration reflects its independent judgment and  
19 analysis and is adequate, accurate, and objective, and hereby affirms the decision of the  
20 Planning Commission to adopt the negative declaration in compliance with CEQA, the State  
21 CEQA Guidelines, and Chapter 31.

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