

1 [Conditionally Reversing the Community Plan Evaluation - 344-14th Street]

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3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **proposed project at 344-14th Street is exempt from further environmental review under**
5 **a Community Plan Evaluation, subject to the adoption of written findings of the Board**
6 **in support of this determination.**

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8 WHEREAS, On May 30, 2019, the Planning Department issued a Community Plan
9 Evaluation and an Initial Study (“environmental determination”), pursuant to California
10 Environmental Quality Act (“CEQA”), the CEQA Guidelines, 14 Cal. Code of Reg. sections
11 15000 et seq., and Chapter 31 of the San Francisco Administrative Code, finding that the
12 proposed project at 344-14th Street (“Project”) is consistent with the development density
13 established by zoning, community plan, and general plan policies in the Eastern
14 Neighborhoods Rezoning and Area Plans (the “Area Plan”) for the project site, for which a
15 Programmatic Environmental Impact Report (the “PEIR”) was certified; and

16 WHEREAS, The project site consists of a surface parking lot located on the block
17 bounded by 14th Street to the south, Stevenson Street to the west, Duboce Avenue to the
18 north and Woodward Street to the east in San Francisco's Mission neighborhood; the lot is a
19 15,664-square foot (sf) lot that occupies the entire 14th Street frontage of the subject block
20 and also has frontages on Stevenson and Woodward streets; and

21 WHEREAS, The proposed project includes the construction of a seven-story, 78-foot
22 tall (83 feet tall with elevator penthouse) mixed-use residential building; and

23 WHEREAS, The building would include 62 residential units, approximately 5,775 sf of
24 ground floor retail space, and 63 class 1 bicycle parking spaces; the proposed project
25 includes no vehicle parking; and

1 WHEREAS, The mixed-use residential building would include 1,800 sf of residential
2 common open space on the ground floor, 3,210 sf of residential common open space on the
3 seventh floor, and private residential open space on floors five and seven; and

4 WHEREAS, The project would require waivers, concessions, and/or incentives from
5 the planning code’s physical development limitations pursuant to California Government
6 Code, Section 65915, commonly known as the state density bonus law, including for a
7 building height that is 20 feet above the 58-foot height limit for the project site; and

8 WHEREAS, The proposed project would remove both an existing 22-foot curb cut on
9 14th Street and an existing 18-foot curb cut on Stevenson Street; and

10 WHEREAS, Construction is estimated to last 18 months and would include 2,320 cubic
11 yards of excavation to a depth of up to 4 feet below grade; there would be no excavation,
12 shoring or construction work for a below-grade foundation within ten feet of the project’s
13 interior property lines which abut properties to the north of the project site on Woodward
14 Street (82/84 Woodward Street); and

15 WHEREAS, The proposed project would include the removal of four trees on the
16 project site and the planting of 21 street trees on Stevenson, Woodward and 14th streets; and

17 WHEREAS, On May 30, 2019, the Planning Commission adopted the environmental
18 determination and approved the large project authorization for the project (Planning
19 Commission Motion M-20492), which constituted the approval action under Chapter 31 of the
20 Administrative Code; and

21 WHEREAS, By letter to the Clerk of the Board, dated August 26, 2019, Lisa Pedroncelli
22 and Kelly Hill on behalf of Our Mission No Eviction (“Appellant”), appealed the environmental
23 determination; and

24 WHEREAS, The Planning Department’s Environmental Review Officer, by
25 memorandum to the Clerk of the Board dated August 28, 2019, determined that the appeal

1 had been timely filed; and

2 WHEREAS, On October 8, 2019, this Board held a duly noticed public hearing to
3 consider the appeal of the environmental determination filed by Appellant and, following the
4 public hearing, affirmed the environmental determination; and

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

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

15 WHEREAS, The written record and oral testimony in support of and opposed to the
16 appeal and deliberation of the oral and written testimony at the public hearing before the
17 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
18 the environmental determination is in the Clerk of the Board of Supervisors File No. 190890
19 and is incorporated in this motion as though set forth in its entirety; now therefore be it

20 MOVED, That this Board of Supervisors conditionally reverses the determination by the
21 Planning Department that the Project is exempt from environmental review, subject to the
22 adoption of written findings of the Board in support of this determination.

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