

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

2

3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 2918-2924 Mission Street is exempt from further environmental review under a**
5 **Community Plan Evaluation.**

6

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, following the
9 public hearing, affirmed the environmental determination; and

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

15 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
16 affirmed the determination that the project does not require further environmental review
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
24
25

1 MOVED, That the Board of Supervisors of the City and County of San Francisco
2 hereby adopts as its own and incorporates by reference in this motion, as though fully set
3 forth, the environmental determination; and be it

4 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
5 record before it there are no substantial project changes, no substantial changes in project
6 circumstances, and no new information of substantial importance that would change the
7 conclusions set forth in the environmental determination by the Planning Department that the
8 proposed project does not require further environmental review; and be it

9 FURTHER MOVED, That after carefully considering the appeal of the environmental
10 determination, including the written information submitted to the Board of Supervisors and the
11 public testimony presented to the Board of Supervisors at the hearing on the environmental
12 determination, this Board concludes that the project is consistent with the development
13 density established by the zoning, community plan, and general plan policies in the Eastern
14 Neighborhoods Rezoning and Area Plan project area, for which the FEIR was certified; would
15 not result in new significant environmental effects, or effects of greater severity than were
16 already analyzed and disclosed in the FEIR; and therefore does not require further
17 environmental review in accordance with CEQA Section 21083.3 and CEQA Guidelines
18 Section 15183.

19
20 n:\land\as2017\0400241\01252132.docx