

1 [Affirming the Community Plan Evaluation - 2300 Harrison Street]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 2300 Harrison Street is exempt from further environmental review under a**
5 **Community Plan Evaluation.**

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7 WHEREAS, On April 30, 2019, the Planning Department issued a Community Plan
8 Evaluation and an Initial Study (“environmental determination”), pursuant to CEQA, the CEQA
9 Guidelines, 14 Cal. Code of Reg., Sections 15000 et seq., and Chapter 31 of the San
10 Francisco Administrative Code, finding that the proposed project at 2300 Harrison Street
11 (“Project”) is consistent with the development density established by zoning, community plan,
12 and general plan policies in the Eastern Neighborhoods Rezoning and Area Plans (the “Area
13 Plan”) for the project site, for which a Programmatic Environmental Impact Report (the “PEIR”)
14 was certified; at that time, the project site was not located within the city’s Air Pollutant
15 Exposure Zone (APEZ); and

16 WHEREAS, The approximately 38,676-square-foot project site is located on the west
17 side of Harrison Street, on the southwest corner of the intersection of Harrison and 19th
18 Streets in the Mission neighborhood; the project site is bounded by 19th Street to the north,
19 Harrison Street to the east, Mistral Street to the south, and Treat Avenue to the west; the site
20 is currently occupied by a 42-foot-tall, three-story, 68,538-square-foot office building,
21 constructed in 1913, and a 14,000-square-foot surface parking lot with 61 parking spaces; the
22 existing office building has a 1,300 square foot roof deck; there are currently five additional
23 on-site parking spaces along the Harrison Street exterior of the existing office building, for a
24 total of 66 off-street vehicle parking spaces; the existing office building provides a bicycle
25 room with 48 Class 1 bicycle spaces, and two showers and a locker room with existing bicycle

1 racks for 27 bicycles; there are nine Class 2 bicycle parking spaces in the existing parking lot;
2 adjacent to the project site, there are an additional 14 Class 2 bicycle parking spaces on the
3 east side of Treat Avenue; and

4 WHEREAS, The proposed Project includes a horizontal and vertical addition to the
5 existing building that would replace the surface parking lot with new construction of a 75-foot-
6 tall (up to 85-foot-tall for the elevator penthouse), six-story-over-basement, 77,365-square-foot
7 mixed-use building; the new building would be connected to the existing building at the
8 second and third levels to expand the existing office use on those floors; the proposed
9 addition would consist of 12,331 square feet of below-grade parking; a new bike room with
10 lockers and two showers for office employees at the site; 1,117 square feet of arts activity or
11 retail uses; 2,483 square feet of retail and 5,183 square feet of parking at the ground floor;
12 27,017 square feet of office use on floors 2 and 3; and 29,234 square feet of residential use
13 on floors 4, 5, and 6; and

14 WHEREAS, The Project would include 24 dwelling units consisting of 14 one-bedroom
15 and 10 two-bedroom units; and

16 WHEREAS, The Project would use the state density bonus law (California Government
17 Code, Sections 65915-65918), which allows waivers, concessions, and modifications from
18 local development standards for projects; under the state Density Bonus law, the Project
19 would seek modifications and concessions for active ground floor uses, narrow street height
20 limit, ground floor height, and rear yard setback; the Project also seeks a waiver for one
21 additional floor above the existing height limit; and

22 WHEREAS, On December 12, 2019, the Planning Commission adopted the
23 environmental determination and approved the large project authorization (“LPA”) for the
24 Project (Planning Commission Motion 20595), which constituted the approval action under
25 Chapter 31 of the Administrative Code; and

1 WHEREAS, By letter to the Clerk of the Board, dated January 13, 2020, Carlos
2 Bocanegra (“Appellant”), appealed the environmental determination; and

3 WHEREAS, The Planning Department’s Environmental Review Officer, by
4 memorandum to the Clerk of the Board dated January 17, 2020, determined that the appeal
5 had been timely filed; and

6 WHEREAS, On February 7, 2020, the Department of Public Health updated the City’s
7 APEZ, and as a result, the project site is now within the APEZ, which was not the case in
8 2019 when the CPE determination was issued; based on this information, the Planning
9 Department determined that the Eastern Neighborhoods Program EIR construction air quality
10 mitigation measure is applicable to the project, rescinded the CPE, and revised the
11 construction air quality analysis to include the construction air quality mitigation measure; the
12 CPE was reissued on February 19, 2020, initiating a new appeal period; and

13 WHEREAS, The appellant refiled their appeal on March 20, 2020, and the
14 Environmental Review Officer, by memorandum to the Clerk of the Board dated July 27, 2020,
15 determined that the refiled appeal had been timely filed; and

16 WHEREAS, On August 18, 2020, this Board held a duly noticed public hearing to
17 consider the appeal of the environmental determination filed by Appellant and, following the
18 public hearing, affirmed the environmental determination; and

19 WHEREAS, In reviewing the appeal of the environmental determination, this Board
20 reviewed and considered the environmental determination, the appeal letter, the responses to
21 the appeal documents that the Planning Department prepared, the other written records
22 before the Board of Supervisors and all of the public testimony made in support of and
23 opposed to the environmental determination appeal; and

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

1 based on the written record before the Board of Supervisors as well as all of the testimony at
2 the public hearing in support of and opposed to the appeal; and

3 WHEREAS, The written record and oral testimony in support of and opposed to the
4 appeal and deliberation of the oral and written testimony at the public hearing before the
5 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
6 the environmental determination is in the Clerk of the Board of Supervisors File No. 200809
7 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

11 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
12 record before it there are no substantial project changes, no substantial changes in project
13 circumstances, and no new information of substantial importance that would change the
14 conclusions set forth in the environmental determination by the Planning Department that the
15 Project does not require further environmental review; and, be it

16 FURTHER MOVED, That after carefully considering the appeal of the environmental
17 determination, including the written information submitted to the Board of Supervisors and the
18 public testimony presented to the Board of Supervisors at the hearing on the environmental
19 determination, this Board concludes that the Project is consistent with the development
20 density established by the zoning, community plan, and general plan policies in the Area Plan,
21 for which the PEIR was certified; would not result in new significant environmental effects, or
22 effects of greater severity than were already analyzed and disclosed in the PEIR; and
23 therefore does not require further environmental review in accordance with CEQA, Section
24 21083.3 and CEQA Guidelines, Section 15183.

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