

1 [Affirming the Community Plan Evaluation - 1850 Bryant Street]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 1850 Bryant Street is exempt from further environmental review under a Community**
5 **Plan Evaluation.**

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7 WHEREAS, On May 20, 2017, the Planning Department issued a Community Plan
8 Evaluation and Initial Study under the Eastern Neighborhoods Rezoning and Area Plan Final
9 Environmental Impact Report (FEIR), finding that the proposed project located at 1850 Bryant
10 Street ("Project"): is consistent with the development density established by the zoning,
11 community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area
12 Plan project area, for which the FEIR was certified; would not result in new significant
13 environmental effects, off-site or cumulative impacts, or effects of greater severity than were
14 already analyzed and disclosed in the FEIR; and therefore does not require further
15 environmental review under the California Environmental Quality Act (CEQA), Public
16 Resources Code, Section 21000 et seq., the CEQA Guidelines, and Administrative Code,
17 Chapter 31, in accordance with CEQA, Section 21083.3, and CEQA Guidelines, Section
18 15183; and

19 WHEREAS, The proposed project involves the demolition of an existing two-story,
20 13,800 gross square foot (gsf) commercial building as well as a parking lot and storage area,
21 and construction of a new five-story-plus-basement, 68-foot-tall mixed use building with
22 approximately 166,728 gsf of social service uses, approximately 2,285 gsf of retail and
23 approximately 18,400 gsf of production, distribution and repair (PDR) uses, and a 17,000 gsf
24 roof deck; and

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1 WHEREAS, On June 1, 2017, the Planning Commission approved a conditional use
2 authorization for the proposed project, by Motion No. 19933; and

3 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on July 3,
4 2017, Bijal Patel, Law Office of Lubin, Olson & Niewiadomski, on behalf of the Franklin
5 Square Owners Association (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 July 5, 2017, determined that the appeal had
8 been timely filed; and

9 WHEREAS, On September 12, 2017, this Board held a duly noticed public hearing to
10 consider the appeal of the environmental determination filed by Appellant and, following the
11 public hearing, affirmed the environmental determination; and

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

17 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
18 affirmed the determination that the project does not require further environmental review
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. 170804
25 and is incorporated in this motion as though set forth in its entirety; now therefore be it

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.

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