



# Community Plan Evaluation Appeal

## 2300 Harrison Street

**DATE:** February 18, 2020  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Lisa Gibson, Environmental Review Officer – (415) 575-9032  
Ryan Shum, Environmental Planner – (415) 575-9021  
**RE:** Board File Number 200054, Planning Case No. 2016-010589ENV  
Appeal of Community Plan Evaluation for 2300 Harrison Street Project  
**HEARING DATE:** February 25, 2020

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**PROJECT SPONSOR:** Tuija Catalano, Reuben, Junius, & Rose, LLP, (415) 567-9000  
**APPELLANT(S):** Carlos Bocanegra, (760) 822-9677

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### Community Plan Evaluation Rescinded and Appeal Is Moot

On January 13, 2020, Carlos Bocanegra filed an appeal of the community plan evaluation (CPE) for the proposed 2300 Harrison Street project with the Office of the Clerk of the Board of Supervisors.

As described in detail below, new information has come to light as of February 7, 2020, requiring a revision to the CPE for the proposed 2300 Harrison Street project. Based on that information, today the Planning Department rescinded the April 30, 2019, CPE determination for the 2300 Harrison Street project (2016-010589ENV). Therefore, the CEQA appeal filed by Carlos Bocanegra on January 13, 2020, of the CPE determination for the 2300 Harrison Street project is moot.

### Background

On April 30, 2019, the Planning Department issued a CPE for the proposed 2300 Harrison Street project. At that time, the project site was not located within the city's Air Pollutant Exposure Zone (APEZ). Subsequently, on February 7, 2020, the Planning Department and Department of Public Health released a draft updated APEZ map for the City of San Francisco, consistent with San Francisco Health Code Article 38. The 2300 Harrison Street project site is located within the APEZ as designated in the draft updated APEZ.

Because the project site was not located within the APEZ at the time the Department prepared the CPE, the Department conducted the project's air quality analysis accordingly and the project-level environmental analysis was accurate and correct based on the best available information at the time. Similarly, when the Planning Commission approved the project on December 12, 2019, and at the time of the appeal filing on January 13, 2020, the project site remained outside the APEZ. In light of the publication of the 2020 APEZ, however, the Planning Department has determined that the air quality analysis for the project should be updated, including the application of the Eastern Neighborhoods Programmatic EIR (PEIR) construction air quality mitigation measure G-1.

For the reasons set forth above, today the Planning Department rescinding the CPE. As a result, the CPE appeal scheduled to be heard before the Board of Supervisors on February 25, 2020, is moot.

### **Next Steps**

The Planning Department will remove the rescinded CPE from its website and electronic file system and will reissue an updated CPE initial study checklist with a discussion of the project's air quality impacts in the context of the APEZ. The mitigation monitoring and reporting program will also be updated to reflect application of the PEIR construction air quality mitigation measure. The revisions will be limited to the discussion of air quality; no changes to the project description are proposed, and no changes to other environmental topics of the CPE are required.