

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

2

3 **Motion affirming the determination by the Planning Department that a proposed project**  
4 **at 344-14th Street is exempt from further environmental review under a Community**  
5 **Plan Evaluation.**

6

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

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

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

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

25

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 four 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

1           WHEREAS, The Planning Department’s Environmental Review Officer, by  
2 memorandum to the Clerk of the Board dated August 28, 2019, determined that the appeal  
3 had been timely filed; and

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

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

12           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
13 affirmed the determination that the Project does not require further environmental review  
14 based on the written record before the Board of Supervisors as well as all of the testimony at  
15 the public hearing in support of and opposed to the appeal; and

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

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

24           FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
25 record before it there are no substantial project changes, no substantial changes in project

1 circumstances, and no new information of substantial importance that would change the  
2 conclusions set forth in the environmental determination by the Planning Department that the  
3 Project does not require further environmental review; and be it

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

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

n:\land\as2019\1900434\01396103.docx