



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20671

HEARING DATE: February 27, 2020

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Record No.: 2017-003559ENV
Project Address: 3700 California Street and various parcels
Zoning: RH-2 (Residential - House, Two-Family) and RM-2 (Residential - Mixed, Moderate Density) Zoning Districts
Block/Lot: 1015/001, 052 & 053; 1016/001-009; 1017/027 & 028
Project Sponsor: Denise Pinkston
 TMG Partners
 100 Bush Street
 San Francisco, CA 94104
Staff Contact: Jeanie Poling – (415) 575-9072
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PROJECT AT 3700 CALIFORNIA STREET, WHICH INCLUDES THE CHANGE OF USE FROM AN INSTITUTIONAL USE TO A RESIDENTIAL USE FOR THE EXISTING BUILDING AT 3698 CALIFORNIA STREET, THE RETENTION AND RENOVATION OF THE EXISTING BUILDING AT 401 CHERRY STREET; THE DEMOLITION OF FIVE INSTITUTIONAL USE BUILDINGS (FORMERLY D.B.A. CALIFORNIA PACIFIC MEDICAL CENTER) AND THE CONSTRUCTION OF 31 NEW BUILDINGS RANGING FROM FOUR TO EIGHT STORIES AND CONTAINING 264 NEW DWELLING UNITS WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) AND RM-2 (RESIDENTIAL - MIXED, MODERATE DENSITY) ZONING DISTRICTS AND 40-X AND 80-E HEIGHT AND BULK DISTRICTS

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final Environmental Impact Report identified as Case No. 2017-003559ENV, at 3700 California Street and various other parcels, above (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on September 19, 2018.
 - B. On June 13, 2019, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public

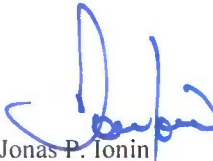
hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site; mailed or otherwise delivered to persons requesting it and to government agencies, the latter both directly and through the State Clearinghouse; and posted on and near the project site. The notice was also posted at the County Clerk's office.

- C. On July 10, 2019, a revised notice of availability of the DEIR was published, listing a revised date and time of the public hearing and end date for public comment on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site; mailed or otherwise delivered to persons requesting it and to government agencies, the latter both directly and through the State Clearinghouse; and posted on and near the project site. The revised notice was also posted at the County Clerk's office.
 - D. Notice of Completion of the DEIR was filed with the State Secretary of Resources via the State Clearinghouse on July 10, 2019.
2. The Commission held a duly advertised public hearing on said DEIR on September 19, 2019, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on September 24, 2019.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 104-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on February 13, 2020, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
 6. On February 27, 2020, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
 7. The Planning Commission finds that the FEIR does not add significant new information to the DEIR that would require recirculation because the information added to the DEIR does not involve a new significant environmental impact, a substantial increase in the severity of a significant environmental

impact, or a feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the significant environmental impacts of the Project that the Project Sponsors declines to adopt, and no information indicates that the DEIR was inadequate or conclusory.

8. The Planning Commission hereby does find that the FEIR concerning File No. 2017-003559ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR will have no significant project-specific or cumulative effects on the environment that cannot be reduced to less than significant with implementation of mitigation measures identified in the FEIR.
10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of February 27, 2020.



Jonas P. Ionin
Commission Secretary

AYES: Koppel, Moore, Diamond, Fung, Imperial, Johnson
NOES: None
ABSENT: Richards
ADOPTED: February 27, 2020

