

1 [Conditionally Reversing the Community Plan Evaluation - 1850 Bryant Street]

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3 **Motion conditionally reversing the determination by the Planning Department that a**  
4 **proposed project at 1850 Bryant Street is exempt from further environmental review**  
5 **under a Community Plan Evaluation, subject to the adoption of written findings of the**  
6 **Board in support of this determination.**

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8 WHEREAS, On May 20, 2017, the Planning Department issued a Community Plan  
9 Evaluation and Initial Study under the Eastern Neighborhoods Rezoning and Area Plan Final  
10 Environmental Impact Report (FEIR), finding that the proposed project located at 1850 Bryant  
11 Street ("Project"): is consistent with the development density established by the zoning,  
12 community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area  
13 Plan project area, for which the FEIR was certified; would not result in new significant  
14 environmental effects, off-site or cumulative impacts, or effects of greater severity than were  
15 already analyzed and disclosed in the FEIR; and therefore does not require further  
16 environmental review under the California Environmental Quality Act (CEQA), Public  
17 Resources Code, Section 21000 et seq., the CEQA Guidelines, and Administrative Code,  
18 Chapter 31, in accordance with CEQA, Section 21083.3, and CEQA Guidelines, Section  
19 15183; and

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

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, conditionally reversed the environmental determination subject to the adoption  
12 of written findings in support of such determination; and

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

18           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
19 conditionally reversed the determination that the project did not require further environmental  
20 review subject to the adoption of written findings of the Board in support of such determination  
21 based on the written record before the Board of Supervisors as well as all of the testimony at  
22 the public hearing in support of and opposed to the appeal; and

23           WHEREAS, The written record and oral testimony in support of and opposed to the  
24 appeal and deliberation of the oral and written testimony at the public hearing before the  
25 Board of Supervisors by all parties and the public in support of and opposed to the appeal of

1 the environmental determination is in the Clerk of the Board of Supervisors File No. 170804  
2 and is incorporated in this motion as though set forth in its entirety; now therefore be it

3 MOVED, That this Board of Supervisors conditionally reverses the determination by the  
4 Planning Department that the project is exempt from environmental review, subject to the  
5 adoption of written findings of the Board in support of this determination.

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