



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. M-17617

Hearing Date: June 12, 2008
Case No.: 2007.0168E
Project Address: 227-229 West Point Road
Zoning: RM-1 (Residential, Mixed-Use, Low Density; RH-2 (Residential, House, Two-Family); and NC-2 (Neighborhood Commercial, Small-Scale) 40-X Height and Bulk District
Block/Lot: 4624/3, 4, 9; and 4720/27
Project Sponsors: San Francisco Housing Authority, represented by Juan Monsanto and Hunters View Associates, LP, represented by Sanger & Olson
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT, FILE NUMBER 2007.0168E FOR THE PROPOSED DEVELOPMENT AT 227-229 WEST POINT ROAD (HUNTERS VIEW REDEVELOPMENT) ("PROJECT").

PREAMBLE

On February 1, 2007, pursuant to the provisions 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"), the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.

The Planning Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination and of a public scoping meeting by publication in a newspaper of general circulation on November 17, 2007.

On December 5, 2007, the Planning Department held a public scoping meeting to receive oral comments at the Southeast Community Center, located at 1800 Oakdale Avenue.

On February 29, 2008, Notice of Completion was recorded with the State Secretary of Resources via the State Clearinghouse (State Clearinghouse Number 2007112086).

On March 1, 2008, the Planning Department published the Draft Environmental Impact Report on the Project (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 property owners in the Project Area and within a 300-foot radius of the Project area, anyone who requested copies of the DEIR, and to public agencies, to the latter both directly and through the State Clearinghouse.

On March 1, 2008, notices of availability of the DEIR and of the date and time of the public hearing were posted at approximately four locations in and around the Project Area, and the DEIR was posted on the Planning Department's website.

On March 1, 2008, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those on the distribution list in the DEIR, and to government agencies, to the latter both directly and through the State Clearinghouse.

On April 3, 2008, the San Francisco Planning Commission (Planning Commission) held a duly advertised public hearing on said DEIR 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 April 14, 2008.

The Planning Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-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 the "Hunters View Redevelopment Project EIR Comments and Responses" and was distributed to the Planning Commission, and to all parties who commented on the DEIR, and was available to others upon request at Department offices.

A Final Environmental Impact Report (hereinafter "FEIR"), has been prepared by the Planning Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses all as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

Project Environmental Impact Report files have been made available for public review at the Planning Department offices at 1650 Mission Street, Suite 400, and are part of the record before the Commission.

On June 12, 2008, at a public hearing, the Planning Commission reviewed and considered the FEIR, and the Planning Commission 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.

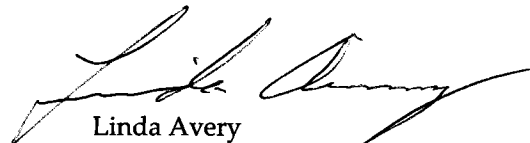
FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. The Planning Commission hereby does find that the Final Environmental Impact Report concerning File No. 2007.0168E: Hunters View Redevelopment Project reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA, the CEQA Guidelines and Chapter 31.
3. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the Environmental Impact Report would have the following unavoidable significant environmental impacts that could not be mitigated to a level of non-significance:
 - a) The Project would have a considerable contribution during the weekday PM peak hour at the intersection of Third Street and Evans Avenue under Baseline plus Project Conditions. Mitigation measures identified to reduce impacts would require further analysis to determine feasibility, and therefore the Project would contribute to a significant unavoidable adverse impact at that intersection.
 - b) The Project would have a considerable contribution to adverse cumulative traffic conditions during the weekday PM peak hour in the year 2025 at five intersections: Third Street and 25th Street, Third Street and Cesar Chavez Street, Illinois Street and Cargo Way and Amador Street, Third Street and Evans Avenue, and Middle Point Road and Evans Avenue. Mitigation measures to attain acceptable LOS for cumulative conditions at Third Street and Evans Avenue, Third Street and Cesar Chavez Street, and Illinois Street and Cargo Way and Amador Street would not be feasible and the cumulative conditions at those intersections would be significant and unavoidable. Proposed mitigation measures at Third Street and 25th Street and Middle Point Road and Evans Avenue would require further assessment by the Municipal Transportation Authority, and therefore the feasibility of some of those measures has not been determined. Therefore, the Project would contribute to significant unavoidable cumulative adverse impacts at these intersections.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on June 12, 2008.


Linda Avery
Commission Secretary

AYES: Olague, Miguel, Antonini, Moore, Lee

NOES:

RECUSED: Suguya

ACTION: Certification of EIR