

1 [Conditionally Reversing the Community Plan Evaluation - 1052-1060 Folsom Street and 190-
2 194 Russ Street]

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3 **Motion conditionally reversing the determination by the Planning Department that a**
4 **proposed project at 1052-1060 Folsom Street and 190-194 Russ Street is exempt from**
5 **further environmental review under a Community Plan Evaluation, subject to the**
6 **adoption of written findings of the Board in support of this determination.**

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8 WHEREAS, On December 11, 2018, the Planning Department issued a Community
9 Plan Evaluation (“environmental determination”), pursuant to CEQA, the CEQA Guidelines, 14
10 Cal. Code of Reg. Sections 15000 et seq., and Chapter 31 of the San Francisco
11 Administrative Code, finding that the proposed project at 1052-1060 Folsom Street and 190-
12 194 Russ Street (“Project”) is consistent with the development density established by zoning,
13 community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area
14 Plan (the “Area Plan”) for the project site, for which a Programmatic EIR (the “PEIR”) was
15 certified; and

16 WHEREAS, The project site consists of three adjacent lots totaling 11,500 square feet
17 and contains five existing buildings; Lot 87 (190 Russ Street) contains a one-story commercial
18 building constructed in 1938 and an existing surface parking lot; Lot 21 contains three
19 buildings: 1052-1058 Folsom Street, which was constructed in 1916 and is occupied by an
20 existing two-story residential building with a ground-floor retail space; 192-194 Russ Street,
21 which was also constructed in 1916, and is occupied by an existing three-story building with
22 residential flats on the upper floors and storage on the ground-floor; and 200 Russ Street
23 (formerly 196 Russ Street), which was also constructed in 1916, and is occupied by a one

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1 story commercial building; and Lot 23 (1060 Folsom Street) is occupied by an existing two-
2 story commercial building constructed in 1924; and

3 WHEREAS, The Project would demolish the existing buildings on the project site,
4 merge the three lots into a single lot, and construct a new seven-story, approximately 59,000-
5 gross-square-foot mixed-use building with 63 dwelling units and approximately 2,800 square
6 feet of ground floor retail use; the proposed unit mix for the 63 dwelling units consists of three
7 studio units, 23 one-bedroom units, and 37 two-bedroom units; and

8 WHEREAS, Four units would be designated as replacement units for the four existing
9 rent-controlled units (in the 1052-1060 Folsom Street and 192 Russ Street buildings), 15 units
10 would be designated as below market rate units, and the remaining 44 dwelling units would be
11 market rate; the proposed building would be approximately 64 feet, 6 inches tall per the San
12 Francisco Planning Code, with an additional 15 feet to the top of the rooftop elevator and stair
13 penthouses and mechanical equipment; the Project would provide approximately 6,800
14 square feet of common open space within the second floor deck and a rooftop deck, and a
15 combined total of approximately 2,100 square feet of private open space for units on the first
16 through seventh floors; the Project would also include an at-grade garage for 17 vehicles and
17 63 class I bicycle parking spaces and 10 class II bicycle parking spaces would be installed on
18 the sidewalks along the Folsom Street and Russ Street frontages of the project site; and

19 WHEREAS, The ground floor of the Project would include about 2,800 square feet for
20 three retail spaces fronting Folsom Street, three ground-floor residential units fronting on Russ
21 Street, and about 800 square feet for 63 class I bicycle parking spaces; the ground floor would
22 also include approximately 4,500 square feet for building services and an at-grade garage
23 with 17 off-street vehicle parking spaces in stackers (including one handicapped-accessible
24 parking space and one car share parking space) that would be accessible via Russ Street; the
25 Project would construct a new 10-foot-wide curb cut on Russ Street and a driveway into the

1 aforementioned at-grade garage, restore sidewalk to standard heights where curb cuts are
2 removed, and install street trees along the Folsom Street and Russ Street frontages; the
3 existing approximately 13-foot-wide sidewalk along Folsom Street and the approximately 15-
4 foot-wide sidewalk along Russ Street would remain; the proposed ground-floor dwelling units
5 would be accessed through individual entrances/exits along the Russ Street frontage of the
6 project site; all other dwelling units would be accessed through a residential lobby also located
7 on the ground floor with an entrance/exit on Russ Street. Access to the proposed ground-floor
8 retail units would be through individual entrances/exits located along the Folsom Street
9 frontage of the site, and an additional entrance/exist would be located on Russ Street for one
10 corner retail unit; and

11 WHEREAS, On, December 20, 2018, the Planning Commission approved the
12 Conditional Use Authorization and a Large Project Authorization for the project (Planning
13 Commission Resolutions No. 20361 and No. 20360) and adopted findings of the shadow
14 analysis for the project (Planning Commission Resolution No. 20362); the approval of the
15 Conditional Use Authorization and Large Project Authorization constituted the approval action
16 under Chapter 31 of the Administrative Code; and

17 WHEREAS, By letter to the Clerk of the Board, dated January 22, 2019, Sue Hestor,
18 attorney for the South of Market Community Action Network (“Appellant”), appealed the
19 environmental determination; and

20 WHEREAS, The Planning Department’s Environmental Review Officer, by
21 memorandum to the Clerk of the Board dated January 25, 2019, determined that the appeal
22 had been timely filed; and

23 WHEREAS, On April 9, 2019, this Board held a duly noticed public hearing to consider
24 the appeal of the environmental determination filed by Appellant and, following the public
25 hearing, affirmed the environmental determination; and

1 WHEREAS, In reviewing the appeal of the environmental determination, this Board
2 reviewed and considered the environmental determination, the appeal letter, the responses to
3 the appeal documents that the Planning Department prepared, the other written records
4 before the Board of Supervisors and all of the public testimony made in support of and
5 opposed to the appeal; and

6 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
7 conditionally reversed the determination that the Project did not require further environmental
8 review subject to the adoption of written findings of the Board in support of such determination
9 based on the written record before the Board of Supervisors as well as all of the testimony at
10 the public hearing in support of and opposed to the appeal; and

11 WHEREAS, The written record and oral testimony in support of and opposed to the
12 appeal and deliberation of the oral and written testimony at the public hearing before the
13 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
14 the environmental determination is in the Clerk of the Board of Supervisors File No. 190093
15 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

16 MOVED, That this Board of Supervisors conditionally reverses the determination by the
17 Planning Department that the Project is exempt from environmental review, subject to the
18 adoption of written findings of the Board in support of this determination.

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