

1 [Preparation of Findings to Reverse Certification of Parkmerced Project Final Environmental  
2 Impact Report]

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4 **Motion directing the Clerk of the Board to prepare findings reversing the certification**  
5 **by the Planning Commission of the Final Environmental Impact Report for the**  
6 **Parkmerced Project.**

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8 WHEREAS, The proposed Project is a long-term (approximately 20-30 years) mixed-  
9 use development program to comprehensively re-plan and re-design the approximately 116-  
10 acre Project Site (152-acres including streets). The Project would increase the residential  
11 density, provide new commercial and retail services, provide new transit facilities, and  
12 improve existing utilities within the Project Site. Of the existing 3,221 residential units that  
13 exist on the Site, approximately 1,683 units located within the 11 existing towers would remain  
14 and approximately 1,538 existing apartments would be demolished and replaced in phases  
15 over the approximately 20 to 30-year development period. An additional 5,679 net new units  
16 would also be added to the Site for a project total of 8,900 units. New buildings would range in  
17 height from 35 feet to 145 feet. Neighborhood-serving retail and office space would also be  
18 constructed as part of the proposed Project. A new preschool/elementary school and daycare  
19 facility site, fitness center, and new open space uses including athletic fields, walking and  
20 biking paths, a new organic farm, and community gardens would also be provided on the  
21 Project Site. Infrastructure improvements would include the installation of a bioswale system  
22 to process stormwater on-site and renewable energy sources, such as wind turbines and  
23 photovoltaic cells. Proposed transportation improvements include the realignment of the MUNI  
24 light rail M line through the Project site, traffic improvements to intersections adjacent to the  
25 Project Site, provision of a free shuttle service to Daly City BART and other items; and

1           WHEREAS, the Planning Department determined that an environmental impact report  
2 was required for the Project and provided public notice by publication in a newspaper of  
3 general circulation on May 20, 2009; and

4           WHEREAS, On May 12, 2010, the Department published the Draft Environmental  
5 Impact Report ("DEIR") for the Project (Planning Department File No. 2008.0021E); and

6           WHEREAS, The Planning Department held a duly advertised public hearing on the  
7 DEIR, on June 17, 2010, at which time opportunity for public comment was provided on the  
8 DEIR, and written comments were received through July 12, 2010; and

9           WHEREAS, The Department prepared responses to comments received at the public  
10 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text  
11 of the DEIR and published a Summary of Comments and Responses on October 28, 2010;  
12 and

13           WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was  
14 prepared by the Department, consisting of the DEIR, any consultations and comments  
15 received during the review process, any additional information that became available and the  
16 Summary of Comments and Responses, all as required by law; and

17           WHEREAS, On February 10, 2011, the Planning Commission reviewed and  
18 considered the FEIR and, by Motion No18629 found that the contents of said report and the  
19 procedures through which the FEIR was prepared, publicized and reviewed complied with the  
20 provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines  
21 and Chapter 31 of the San Francisco Administrative Code; and

22           WHEREAS, By Motion No. 18629 the Commission found the FEIR to be adequate,  
23 accurate and objective, reflected the independent judgment and analysis of the Department  
24 and the Commission and that the Summary of Comments and Responses contained no  
25 significant revisions to the DEIR, adopted findings relating to significant impacts associated

1 with the Project and certified the completion of the FEIR in compliance with CEQA and the  
2 State CEQA Guidelines; and

3 WHEREAS, On February 10, 2010, by Motion No. \_\_\_\_\_, the Commission  
4 adopted CEQA Approval Findings, including a statement of overriding considerations and a  
5 Mitigation Monitoring and Reporting Program, and approved the Project; and

6 WHEREAS, By letter to the Clerk of the Board of Supervisors dated March 1, 2011,  
7 Julian P. Lagos, on behalf of the Coalition to Save Parkmerced, filed an appeal of the FEIR to  
8 the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around  
9 March 1, 2011; and

10 WHEREAS, By letters to the Clerk of the Board of Supervisors dated March 2, 2011,  
11 Healani Ting, on behalf of the Parkmerced Action Coalition, Bernard Choden and Jennifer  
12 Clary, on behalf of San Francisco Tomorrow, and Maria Elena Guerrero Engber filed appeals  
13 of the FEIR to the Board of Supervisors, which the Clerk of the Board of Supervisors received  
14 on or around March 1, 2011; and

15 WHEREAS, On March 29, 2011, this Board held a duly noticed public hearing to  
16 consider the appeal of the FEIR certification filed by Appellant; and

17 WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the  
18 responses to concerns document that the Planning Department prepared, the other written  
19 records before the Board of Supervisors, and heard testimony and received public comment  
20 regarding the adequacy of the FEIR; and

21 WHEREAS, the FEIR files and all correspondence and other documents have been  
22 made available for review by this Board and the public. These files are available for public  
23 review by appointment at the Planning Department offices at 1650 Mission Street, and are  
24 part of the record before this Board by reference in this motion; now, therefore, be it  
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1            MOVED, That this Board directs the Clerk of the Board to prepare findings specifying  
2 the basis for its reversal of the certification of the FEIR by the Planning Commission.

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