

1 [Adopting findings related to the appeal of the mitigated negative declaration adopted by the  
2 Planning Commission on November 3, 2005 for 2660 Harrison Street.]

3 **Motion adopting findings related to the appeal of the mitigated negative declaration**  
4 **adopted by the Planning Commission on November 3, 2005 for 2660 Harrison Street.**

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6 WHEREAS, On August 13, 2005, the Environmental Review Officer of the Planning  
7 Department issued a preliminary mitigated negative declaration for a project at 2660 Harrison  
8 Street, consisting of the demolition of an existing two-story vacant commercial building and  
9 construction of two new four-story over garage buildings containing 68 dwelling units, in  
10 accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines;  
11 and San Francisco Administrative Code Chapter 31; and,

12 WHEREAS, On November 3, 2005, following a noticed public hearing, the Planning  
13 Commission by motion adopted a Final Mitigated Negative Declaration for the project at 2660  
14 Harrison Street ("negative declaration") in accordance with Administrative Code Section  
15 31.11(h). A copy of said document is on file with the Clerk of the Board of Supervisors in File  
16 No. 051936 and is incorporated by reference herein; and,

17 WHEREAS, The Clerk of the Board received an appeal from Sue C. Hestor, on behalf  
18 of the Mission Anti-Displacement Coalition and Oscar Grande ("Appellants") on November 23,  
19 2005; and,

20 WHEREAS, This Board of Supervisors held a duly noticed public hearing on February  
21 7, 2006, to consider the negative declaration appeal filed by Appellants; and,

22 WHEREAS, This Board has reviewed and considered the negative declaration and  
23 heard testimony, the appeal letter, a responses to concerns document prepared the by  
24 Planning Department, and received public comment in support of and opposed to the  
25 adequacy of the negative declaration; and,

1           WHEREAS, The negative declaration files and all correspondence and other  
2 documents have been made available for review by this Board and the public. These files are  
3 available for public review by appointment at the Planning Department offices at 1660 Mission  
4 Street, and are part of the record before this Board by reference herein; now, therefore, be it

5           MOVED, That the Board of Supervisors finds that the negative declaration is  
6 inadequate and incomplete in its consideration of the cumulative impacts analysis concerning  
7 the loss of Production, Distribution, and Repair ("PDR") uses; and, be it

8           FURTHER MOVED, That the Board of Supervisors finds that there appears to be  
9 substantial evidence to support a fair argument that the project may have potentially  
10 significant environmental effects there were not considered or mitigated in the negative  
11 declaration as a result of the cumulative effect on the loss of PDR in this urban setting; and,  
12 be it

13           FURTHER MOVED, That the Board of Supervisors directs the Planning Department to  
14 reevaluate the project based on the findings set forth above and in light of the whole record; to  
15 consider the cumulative effects of the project on loss of PDR; to revise the negative  
16 declaration in light of the findings set forth above; to include mitigation measures as  
17 necessary and feasible; and to mitigate any additional identified significant effects; or, if  
18 mitigation is not feasible, to prepare an environmental impact report that discloses impacts  
19 that cannot be mitigated and considers project alternatives to mitigate the identified significant  
20 effects.

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