

1 [Conditionally Reversing the Community Plan Evaluation - 1726-1730 Mission Street]

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3 **Motion conditionally reversing the determination by the Planning Department that a**  
4 **proposed project at 1726-1730 Mission Street is exempt from further environmental**  
5 **review under a Community Plan Evaluation, subject to the adoption of written findings**  
6 **of the Board in support of this determination.**

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8 On May 24, 2017, the Planning Department issued a Community Plan Evaluation  
9 under the Eastern Neighborhoods Rezoning and Area Plan Final Environmental Impact  
10 Report (FEIR), finding that the proposed project located at 1726-1730 Mission Street  
11 (“Project”): is consistent with the development density established by the zoning, community  
12 plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area Plan project  
13 area, for which the FEIR was certified; would not result in new significant environmental  
14 effects, off-site or cumulative impacts, or effects of greater severity than were already  
15 analyzed and disclosed in the FEIR; and therefore does not require further environmental  
16 review under the California Environmental Quality Act (CEQA), Public Resources Code,  
17 Section 21000 et seq., the CEQA Guidelines, and Administrative Code, Chapter 31, in  
18 accordance with CEQA, Section 21083.3, and CEQA Guidelines, Section 15183; and

19 WHEREAS, The proposed project involves the demolition of two existing two-story  
20 structures that are currently vacant but were previously used as a sausage factory and an  
21 office and storage warehouse for the sausage factory, and construction of a new six-story, 66-  
22 foot-tall, building containing 40 dwelling units, approximately 2,250 gross square feet (gsf) of  
23 production/distribution/repair (PDR) space, and a garage with 22 parking spaces; and

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1           WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on July 3,  
2 2017, J. Scott Weaver, on behalf of Our Mission No Eviction (Appellant) appealed the  
3 environmental determination; and

4           WHEREAS, The Appellant provided a copy of Planning Commission Motion No. 19931,  
5 adopted on June 1, 2017, approving a Large Project Authorization under Planning Code,  
6 Section 329, and finding that the proposed project was within the scope of the FEIR and did  
7 not require further environmental review under CEQA, Section 21083.3, and CEQA  
8 Guidelines, Section 15183; and

9           WHEREAS, The Planning Department's Environmental Review Officer, by  
10 memorandum to the Clerk of the Board dated July 7, 2017, determined that the appeal had  
11 been timely filed; and

12           WHEREAS, On September 26, 2017, this Board held a duly noticed public hearing to  
13 consider the appeal of the environmental determination filed by Appellant and, following the  
14 public hearing, conditionally reversed the environmental determination subject to the adoption  
15 of written findings in support of such determination; and

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

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

1           WHEREAS, The written record and oral testimony in support of and opposed to the  
2 appeal and deliberation of the oral and written testimony at the public hearing before the  
3 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
4 the environmental determination is in the Clerk of the Board of Supervisors File No. 170808  
5 and is incorporated in this motion as though set forth in its entirety; now therefore be it

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

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