

1 [Preparation of Findings to Reverse the Final Environmental Impact Report Certification -  
2 1500-1540 Market Street (One Oak Street)]

3 **Motion directing the Clerk of the Board to prepare findings related to reversing the**  
4 **Planning Commission’s certification of the Final Environmental Impact Report for the**  
5 **proposed project at 1500-1540 Market Street (One Oak Street).**

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7 WHEREAS, The proposed project at 1500-1540 Market Street (also referred to as the  
8 “One Oak Street Project” or “Project”) proposes to demolish all existing structures on the  
9 project site at 1500-1540 Market Street and construct a new 304-unit, 40-story residential  
10 tower with ground-floor commercial space, one off-street loading space, a subsurface parking  
11 garage containing 136 spaces for residents and two service vehicle spaces, bicycle parking  
12 accommodating 304 Class 1 and 62 Class 2 spaces, a public plaza and shared public way  
13 within the Oak Street right-of-way, several wind canopies within the proposed plaza, and one  
14 wind canopy within the sidewalk at the northeast corner of Market Street and Polk Street to  
15 reduce pedestrian-level winds; and

16 WHEREAS, The Planning Department determined that an Environmental Impact  
17 Report (hereinafter "EIR") was required for the proposed Project and provided public notice of  
18 that determination by publication in a newspaper of general circulation on June 17, 2015.; and

19 WHEREAS, The Planning Department published a Draft EIR for the proposed Project  
20 on November 16, 2016, and circulated to local, state, and federal agencies and to interested  
21 organizations and individuals for a 55-day public review period; and

22 WHEREAS, The Planning Commission held a public hearing on the Draft EIR on  
23 January 5, 2017; and

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1           WHEREAS, The Planning Department prepared a Responses to Comments document  
2 (RTC), responding to all comments received orally at the public hearings and in writing, and  
3 published the RTC on June 1, 2017; and

4           WHEREAS, On June 15, 2017, the Planning Commission, by Motion No. 19938,  
5 certified a Final Environmental Impact Report (Final EIR) for the proposed Project under the  
6 California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.,  
7 the CEQA Guidelines, 14 California Code of Regulations, Section 15000 et seq., and San  
8 Francisco Administrative Code Chapter 31, finding that the Final EIR reflects the independent  
9 judgment and analysis of the City and County of San Francisco, that it is adequate, accurate  
10 and objective, and contains no significant revisions to the Draft EIR; and

11           WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on July  
12 17, 2017, Jason Henderson appealed the Final EIR certification ( "Appellant") (authorizing  
13 Sue Hestor to submit the appeal on his behalf); and

14           WHEREAS, The Planning Department's Environmental Review Officer, by  
15 memorandum to the Clerk of the Board dated July 24, 2017, determined that the appeal had  
16 been timely filed; and

17           WHEREAS, On September 26, 2017, this Board held a duly noticed public hearing to  
18 consider the appeal of the Final EIR certification filed by Appellant and, following the public  
19 hearing, conditionally reversed the Final EIR certification, subject to the adoption of written  
20 findings in support of such determination; and

21           WHEREAS, In reviewing the appeal of the Final EIR certification, this Board reviewed  
22 and considered the determination, the appeal letter, the responses to the appeal documents  
23 that the Planning Department prepared, the other written records before the Board of  
24 Supervisors and all of the public testimony made in support of and opposed to the Infill  
25 Determination appeal; and

1           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
2 conditionally reversed the Final EIR certification, subject to the adoption of written findings of  
3 the Board in support of such determination, based on the written record before the Board of  
4 Supervisors as well as all of the testimony at the public hearing in support of and opposed to  
5 the appeal; and

6           WHEREAS, The written record and oral testimony in support of and opposed to the  
7 appeal and deliberation of the oral and written testimony at the public hearing before the  
8 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
9 the Final EIR certification is in the Clerk of the Board of Supervisors File No. 170812 and is  
10 incorporated in this motion as though set forth in its entirety; now therefore be it

11           MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
12 findings specifying the basis for its decision on the appeal of the Planning Commission's  
13 certification of the Final EIR for the project.

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