

1 [Affirming the General Plan Evaluation - Proposed 700 Indiana Street Project]

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3 **Motion affirming the determination by the Planning Department that the proposed**  
4 **project at 700 Indiana Street is exempt from further environmental review under a**  
5 **General Plan Evaluation.**

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7 WHEREAS, On April 5, 2024, the Planning Department issued a General Plan  
8 Evaluation (“GPE”) for the proposed project located at 700 Indiana Street (“Project”) under the  
9 California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and San Francisco  
10 Administrative Code, Chapter 31; and

11 WHEREAS, The Project site is located at 700 Indiana Street on a lot approximately  
12 31,000 square feet and rectangular in shape; the Project site and surrounding parcels are  
13 within the Central Waterfront Plan Area and the Urban Mixed Use (“UMU”) zoning district; the  
14 Project site is abutted by the Dogpatch Arts Plaza to the north, 20th Street overpass to the  
15 south, and Interstate 280 to the west; Esprit Park confronts the Project site across Indiana  
16 Street to the east; and

17 WHEREAS, There is an existing 15,000 square-foot commercial storage building on  
18 the northern portion of the site and a paved yard containing a fence enclosure on the southern  
19 portion; the existing structure is currently vacant; and

20 WHEREAS, The Project proposes to demolish the existing building and construct a  
21 new three-story over basement laboratory use building with 72,349 gross square feet of  
22 laboratory use; the proposed building would have two different heights based on the location  
23 along Indiana Street, to provide open space for building users on the third floor; the north side  
24 of the proposed building would be 48 feet in height (54 feet including rooftop mechanical  
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1 equipment and elevator penthouse), and the south side of the building would be 33 feet in  
2 height (39 feet including rooftop mechanical equipment); and

3 WHEREAS, The Project would include laboratory space and meeting rooms on each  
4 floor; the ground floor would also include space for a transformer room that would be  
5 obscured behind a hinged gate; the third-floor roof top would contain a roof terrace and a  
6 break area; in total, the Project would provide 8,440 square feet of common outdoor space; a  
7 29,336 square-foot basement would provide 53 vehicle parking spaces (including two electric  
8 vehicle charging spaces), two ride share spaces, 11 class 1 bicycle parking spaces, four class  
9 2 bicycle parking spaces, four showers, a bicycle repair station, and 24 clothes lockers; and

10 WHEREAS, The estimated construction duration of the Project is 30 months; the  
11 maximum depth of excavation would be 15 feet below grade with a total of 16,500 cubic yards  
12 of excavation; the proposed foundation would consist of mat foundation bearing on improved  
13 soils; and

14 WHEREAS, CEQA mandates that projects that are consistent with the development  
15 density established by existing zoning, community plan or general plan policies for which an  
16 Environmental Impact Report (“EIR”) was certified, shall not require additional environmental  
17 review unless there are project-specific effects that are peculiar to the project or its site  
18 (Public Resources Code, Section 21083.3 and CEQA Guidelines, Section 15183); and

19 WHEREAS, The Planning Department determined that the Project is consistent with  
20 the development density established by zoning, community plan, and general plan policies in  
21 the Eastern Neighborhoods EIR for the Project site, for which a programmatic EIR (“PEIR”)  
22 was certified, and that there are no Project-specific impacts that are peculiar to the Project  
23 site; based on that determination, on April 5, 2024, the Planning Department issued a GPE for  
24 the Project, concluding that the Project is exempt from further environmental review, above  
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1 and beyond the review encompassed in the PEIR, the GPE, and the technical studies that  
2 were undertaken to support the GPE; and

3 WHEREAS, On June 13, 2024, the Planning Commission (the commission) considered  
4 the Project, adopted the GPE, including the Project-specific Mitigation Monitoring and  
5 Reporting Program, and approved with conditions the Large Project Authorization for the  
6 Project (Planning Commission Motion No. 21576); and

7 WHEREAS, On July 15, 2024, Donovan Lacy, on behalf of the Dogpatch  
8 Neighborhood Association, and J.R. Eppler, on behalf of the Potrero Boosters Neighborhood  
9 Association, (appellants) jointly filed an appeal of the GPE; and

10 WHEREAS, By memorandum to the Clerk of the Board dated July 17, 2024, the  
11 Planning Department's Environmental Review Officer determined that the appeal was timely  
12 filed; and

13 WHEREAS, On September 24, 2024, this Board held a duly noticed public hearing to  
14 consider the GPE appeal filed by Appellant; and

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

19 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
20 affirmed the GPE, based on the written record before the Board of Supervisors as well as all  
21 of the testimony at the public hearing in support of and opposed to the appeal; and

22 WHEREAS, The written record and oral testimony in support of and opposed to the  
23 appeal and the oral and written testimony at the public hearing before the Board of  
24 Supervisors by all parties and the public in support of and opposed to the GPE appeal,  
25 including the deliberations by the members of the Board, is in the Clerk of the Board of

1 Supervisors File No. 240777, and is incorporated in this Motion as though set forth in its  
2 entirety; now, therefore, be it

3 MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by  
4 reference in this Motion, as though fully set forth, the GPE; and, be it

5 FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
6 record before it there are no substantial Project changes, no substantial changes in Project  
7 circumstances, and no new information of substantial importance that would change the  
8 conclusions set forth in Planning Department's determination that the Project is exempt from  
9 further environmental review under the GPE; and, be it

10 FURTHER MOVED, That after carefully considering the GPE appeal of the exemption  
11 determination, including the written information submitted to the Board of Supervisors and the  
12 public testimony presented to the Board of Supervisors at the hearing on the GPE  
13 determination, this Board concludes that the Project qualifies for a GPE under CEQA.

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