



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion

HEARING DATE: JULY 9, 2015

*Hearing Date:* July 9, 2015  
*Case No.:* 2010.0305E  
*Project Name:* **Sunnydale-Velasco HOPE SF Master Plan Project**  
*Zoning:* RM-1 (Residential, Mixed - Low Density) Use District  
40-X Height and Bulk District  
*Block/Lot:* 6310/001, 6311/001, 6312/001, 6313/001, 6314/001, and 6315/001  
*Project Sponsor:* Sunnydale Development Co., LLC  
1360 Mission Street, Suite 300  
San Francisco, CA 94103  
*Staff Contact:* Kansai Uchida – (415) 575-9048  
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**ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED DEMOLITION OF THE EXISTING SUNNYDALE AND VELASCO PUBLIC HOUSING COMPLEXES AND CONSTRUCTION OF REPLACEMENT PUBLIC HOUSING UNITS, NEW HOUSING UNITS, INFRASTRUCTURE, OPEN SPACE, AND COMMUNITY AMENITIES.**

The environmental document for this project is a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) which satisfies both the California Environmental Quality Act and the National Environmental Policy Act.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2010.0305E, Sunnydale-Velasco HOPE SF Master Plan Project (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on December 19, 2012.
  - B. On December 19, 2014, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning

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Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

- C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on December 18, 2014.
  - D. On December 17, 2014, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
  - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 19, 2014.
2. Two duly advertised public hearings on said DEIR were held. Planning Department staff held a duly advertised public hearing on January 20, 2015 in the community room at the Sunnydale housing complex, at which opportunity for public comment was given, and public comment was received on the DEIR. The Commission held a duly advertised public hearing on January 22, 2015 at which opportunity for public comment was given, and no public comment was received on the DEIR. The period for acceptance of written comments ended on February 17, 2015.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on June 24, 2015, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
  4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
  5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
  6. On July 9, 2015, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
  7. The Planning Commission hereby does find that the FEIR concerning File No. 2010.0305E, Sunnydale-Velasco HOPE SF Master Plan Project, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments

and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.

8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR:
  - A. Will have no significant project-specific effect on the environment; and
  - B. Will have a significant cumulative effect on the environment in that it, in combination with past, present, and reasonably foreseeable future projects, would cause levels of service at intersections to deteriorate and would conflict with applicable congestion management programs as well as plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system.
9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 9, 2015.

Jonas Ionin  
Commission Secretary

AYES: Wu, Fong, Antonini, Johnson, Moore, Richards

NOES:

ABSENT: Hillis

ADOPTED: July 9, 2015