[Preparation of Findings to Reverse the General Plan Evaluation - Proposed 700 Indiana Street Project]

Motion directing the Clerk of the Board to prepare findings reversing the determination by the Planning Department that the proposed project at 700 Indiana Street is exempt from further environmental review under a General Plan Evaluation.

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

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

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

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

equipment and elevator penthouse), and the south side of the building would be 33 feet in height (39 feet including rooftop mechanical equipment); and

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

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

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

WHEREAS, The Planning Department determined that the Project is consistent with the development density established by zoning, community plan, and general plan policies in the Eastern Neighborhoods EIR for the Project site, for which a programmatic EIR ("PEIR") was certified, and that there are no Project-specific impacts that are peculiar to the Project site; based on that determination, on April 5, 2024, the Planning Department issued a GPE for the Project, concluding that the Project is exempt from further environmental review, above

and beyond the review encompassed in the PEIR, the GPE, and the technical studies that were undertaken to support the GPE; and

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

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

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

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

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

WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors conditionally reversed the GPE subject to the adoption of written findings of the Board in support of such determination based on the written record before the Board of Supervisors as well as all of the testimony at the public hearing in support of and opposed to the appeal; and

WHEREAS, The written record and oral testimony in support of and opposed to the appeal and the oral and written testimony at the public hearing before the Board of Supervisors by all parties and the public in support of and opposed to the GPE appeal,

including the deliberations by the members of the Board, is in the Clerk of the Board of Supervisors File No. 240777, and is incorporated in this Motion as though set forth in its entirety; now, therefore, be it

MOVED, That the Board of Supervisors directs the Clerk of the Board to prepare the findings specifying the basis for its decision on the GPE appeal.

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