

1 [Conditionally Reversing the Determination of Infill Project Environmental Review - Proposed  
2 Project at 1296 Shotwell Street]

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3 **Motion conditionally reversing the determination by the Planning Department that a**  
4 **proposed infill project at 1296 Shotwell Street is eligible for streamlined environmental**  
5 **review under the California Environmental Quality Act, subject to the adoption of**  
6 **written findings of the Board in support of this determination.**

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8 WHEREAS, On November 21, 2016, the Planning Department issued a Certificate of  
9 Determination for an Infill Project under the Eastern Neighborhoods Rezoning and Area Plan  
10 Final Environmental Impact Report (FEIR), finding that the proposed project located at 1296  
11 Shotwell Street (“Project”) is eligible for streamlined environmental review as an infill project  
12 under the California Environmental Quality Act (CEQA), Public Resources Code,  
13 Section 21000 et seq., (specifically, Public Resources Code, Section 21094.5), and the CEQA  
14 Guidelines, 14 California Code of Regulations, Section 15000 et seq., (specifically, CEQA  
15 Guidelines Section 15183.3) (Infill Determination); and

16 WHEREAS, The proposed project involves the demolition of an existing one-story  
17 industrial building and construction of a 100 percent affordable senior housing project,  
18 encompassing a total of approximately 69,500 gross square feet with 94 dwelling units (93  
19 affordable units plus one unit for the onsite property manager), including 20 units for formerly  
20 homeless seniors; and

21 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on  
22 December 30, 2016, J. Scott Weaver, on behalf of the Inner Mission Neighbors Association  
23 (Appellant) appealed the Infill Determination, and provided a copy of Planning Commission  
24 Motion No. 19804, adopted on December 1, 2016, approving a 100% Affordable Housing

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1 Bonus Program Authorization under Planning Code, Sections 206 and 328, which constituted  
2 the approval action for the proposed project; and

3 WHEREAS, The Planning Department’s Environmental Review Officer, by  
4 memorandum to the Clerk of the Board dated January 3, 2017, determined that the appeal  
5 had been timely filed; and

6 WHEREAS, On February 14, 2017, this Board held a duly noticed public hearing to  
7 consider the appeal of the Infill Determination filed by Appellant and, following the public  
8 hearing, conditionally reversed the Infill Determination subject to the adoption of written  
9 findings in support of such determination; and

10 WHEREAS, In reviewing the appeal of the Infill Determination, this Board reviewed and  
11 considered the determination, the appeal letter, the responses to the appeal documents that  
12 the Planning Department prepared, the other written records before the Board of Supervisors  
13 and all of the public testimony made in support of and opposed to the appeal; and

14 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
15 conditionally reversed the determination that the project was eligible for streamlined  
16 environmental review as an infill project, subject to the adoption of written findings of the  
17 Board in support of such determination, based on the written record before the Board of  
18 Supervisors as well as all of the testimony at the public hearing in support of and opposed to  
19 the appeal; and

20 WHEREAS, The written record and oral testimony in support of and opposed to the  
21 appeal and deliberation of the oral and written testimony at the public hearing before the  
22 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
23 the Infill Determination is in the Clerk of the Board of Supervisors File No. 170024 and is  
24 incorporated in this motion as though set forth in its entirety; now, therefore, be it  
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1            MOVED, That this Board of Supervisors conditionally reverses the Infill Determination  
2 by the Planning Department that the project is eligible for streamlined environmental review  
3 under Public Resources Code, Section 21094.5 and CEQA Guidelines, Section 15183.3,  
4 subject to the adoption of written findings of the Board in support of this determination.

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