

1 [Affirming the Community Plan Evaluation - 2750-19th Street]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 2750-19th Street is exempt from further environmental review under a Community**
5 **Plan Evaluation.**

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7 WHEREAS, On May 30, 2018, the Planning Department issued a Community Plan
8 Evaluation (“environmental determination”), pursuant to CEQA, the CEQA Guidelines, 14 Cal.
9 Code of Reg., Sections 15000 et seq., and Chapter 31 of the San Francisco Administrative
10 Code, finding that the proposed project at 2750-19th Street (“Project”) is consistent with the
11 development density established by zoning, community plan, and general plan policies in the
12 Eastern Neighborhoods Rezoning and Area Plan (the “Area Plan”) for the project site, for
13 which a Programmatic EIR (the “PEIR”) was certified; and

14 WHEREAS, The Project consists of the demolition of the three existing industrial
15 buildings on the project site, retention of the principal two-story façade along 19th and Bryant
16 streets, and construction of a six-story, 68-foot-tall (77-foot, 7-inch tall with rooftop equipment)
17 mixed-use building with approximately 10,000 square feet of ground-floor PDR, 60 residential
18 units (35 one-bedroom units and 25 two-bedroom units) above and bicycle and vehicle
19 parking in a basement; and

20 WHEREAS, The Project would include 3,200 sf of common open space on the second
21 floor and a 4,800 sf roof deck; a residential lobby entrance located on Bryant Street and
22 basement vehicle parking entry located on 19th Street; 26 vehicle parking spaces and 60
23 Class 1 bicycle parking spaces in the basement, and three Class 2 bicycle parking spaces

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1 along 19th Street; remove an existing curb cut on Bryant Street and would retain an existing
2 10-foot curb cut on 19th Street that would be used for the proposed garage entrance; and

3 WHEREAS, On August 23, 2018, the Planning Commission adopted the CPE and
4 approved the Large Project Authorization for the Project (Planning Commission Resolution
5 No. 20264), which constituted the Approval Action under Chapter 31 of the Administrative
6 Code; and

7 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
8 September 24, 2018, Larisa Pedroncelli and Kelly Hill, on behalf of Our Mission No Eviction
9 (“Appellant”), appealed the environmental determination; and

10 WHEREAS, The Planning Department’s Environmental Review Officer, by
11 memorandum to the Clerk of the Board dated October 1, 2018, determined that the appeal
12 had been timely filed; and

13 WHEREAS, On October 30, 2018, this Board held a duly noticed public hearing to
14 consider the appeal of the environmental determination filed by Appellant and, following the
15 public hearing, affirmed the environmental determination; and

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

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
22 affirmed the determination that the Project does not require further environmental review
23 based on the written record before the Board of Supervisors as well as all of the testimony at
24 the public hearing in support of and opposed to the appeal; and

1 WHEREAS, The written record and oral testimony in support of and opposed to the
2 appeal and deliberation of the oral and written testimony at the public hearing before the
3 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
4 the environmental determination is in the Clerk of the Board of Supervisors File No. 180956
5 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

6 MOVED, That the Board of Supervisors of the City and County of San Francisco
7 hereby adopts as its own and incorporates by reference in this motion, as though fully set
8 forth, the environmental determination; and, be it

9 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
10 record before it there are no substantial project changes, no substantial changes in project
11 circumstances, and no new information of substantial importance that would change the
12 conclusions set forth in the environmental determination by the Planning Department that the
13 Project does not require further environmental review; and, be it

14 FURTHER MOVED, That after carefully considering the appeal of the environmental
15 determination, including the written information submitted to the Board of Supervisors and the
16 public testimony presented to the Board of Supervisors at the hearing on the environmental
17 determination, this Board concludes that the Project is consistent with the development
18 density established by the zoning, community plan, and general plan policies in the Eastern
19 Neighborhoods Area Plan project area, for which the PEIR was certified; would not result in
20 new significant environmental effects, or effects of greater severity than were already
21 analyzed and disclosed in the PEIR; and therefore does not require further environmental
22 review in accordance with CEQA, Section 21083.3 and CEQA Guidelines, Section 15183.