

1 [Preparation of Findings to Reverse the Community Plan Evaluation - 2750-19th Street]

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3 **Motion directing the Clerk of the Board to prepare findings reversing a Community Plan**  
4 **Evaluation determination by the Planning Department that a proposed project at**  
5 **2750-19th Street is exempt from further environmental review.**

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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  
24 along 19th Street; remove an existing curb cut on Bryant Street and would retain an existing  
25 10-foot curb cut on 19th Street that would be used for the proposed garage entrance; and

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

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

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

11           WHEREAS, On October 30, 2018, this Board held a duly noticed public hearing to  
12 consider the appeal of the environmental determination filed by Appellant; and

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

18           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
19 conditionally reversed the determination that the project did not require further environmental  
20 review subject to the adoption of written findings of the Board in support of such determination  
21 based on the written record before the Board of Supervisors as well as all of the testimony at  
22 the public hearing in support of and opposed to the appeal; and

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

1 the environmental determination is in the Clerk of the Board of Supervisors File No. 180956  
2 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

3           MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
4 findings specifying the basis for its decision on the appeal of the environmental determination  
5 issued by the Planning Department for the Project.

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