

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

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3 **Motion conditionally reversing the determination by the Planning Department that a**
4 **proposed project at 2750-19th Street is exempt from further environmental review**
5 **under a Community Plan Evaluation, subject to the adoption of written findings of the**
6 **Board in support of this determination.**

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

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

21 WHEREAS, The Project would include 3,200 sf of common open space on the second
22 floor and a 4,800 sf roof deck; a residential lobby entrance located on Bryant Street and
23 basement vehicle parking entry located on 19th Street; 26 vehicle parking spaces and 60
24 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

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

20 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
21 conditionally reversed the determination that the Project did not require further environmental
22 review subject to the adoption of written findings of the Board in support of such determination
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 this Board of Supervisors conditionally reverses the determination by the
7 Planning Department that the Project is exempt from environmental review, subject to the
8 adoption of written findings of the Board in support of this determination.

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