



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 20148

HEARING DATE: MARCH 29, 2018

*Case No.:* 2016-010340ENV  
*Project Address:* 500 Turk Street  
*Zoning:* RC-4 (Residential-Commercial-Combined, High Density)  
*Block/Lot:* Block 0741, Lot: 002  
*Project Sponsor:* Tenderloin Neighborhood Development Corporation  
201 Eddy Street  
San Francisco, CA 94102  
*Staff Contact:* Jeanie Poling – (415) 575-9072  
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**ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT THAT INCLUDES DEMOLITION OF A ONE- TO TWO-STORY TIRE AND AUTOMOBILE SERVICE BUILDING AND ASSOCIATED PARKING LOT, AND CONSTRUCTION OF AN EIGHT-STORY BUILDING CONTAINING APPROXIMATELY 107 AFFORDABLE HOUSING UNITS, ONE MANAGER'S RESIDENTIAL UNIT, AND APPROXIMATELY 2,600 SQUARE FEET OF GROUND FLOOR RETAIL SPACE.**

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final environmental impact report identified as Case No. 22016-010340ENV, the "500 Turk Street Project" at 500 Turk Street (hereinafter "the Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
  - A. The Department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on October 11, 2017.
  - B. The Department published the draft environmental impact report (hereinafter "DEIR") on November 22, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on November 22, 2017.
  - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted on and near the Project site by the Project sponsor on November 22, 2017.

- D. Copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on November 22, 2017.
- E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on November 22, 2017.
2. The Commission held a duly advertised public hearing on said DEIR on January 11, 2018, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on January 16, 2018.
  3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 55-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a responses to comments document published on March 12, 2018, distributed to the Commission and all parties who commented on the DEIR on March 13, 2018, and made available to others upon request at the Department.
  4. A final environmental impact report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document, all as required by law.
  5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
  6. On March 29, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
  7. The Planning Commission hereby does find that the FEIR concerning File No. 2016-010340ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
  8. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR would have the following significant unavoidable environmental impacts, which cannot be mitigated to a level of insignificance:
    - A. The Project would have significant, project-specific environmental impact on historic architectural resources; and

- B. The Project would have significant cumulative environmental impact on historic architectural resources.
9. The Planning Commission reviewed and considered the information contained in the EIR prior to certifying the completion of the FEIR for the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 29, 2018.



Jonas P. Ionin  
Commission Secretary

AYES: Hillis, Fong, Johnson, Koppel, and Richards  
NOES: None  
ABSENT: Melgar and Moore  
ADOPTED: March 29, 2018