File No. 190892

Committee Item No. _____ Board Item No. _____27

COMMITTEE/BOARD OF SUPERVISORS

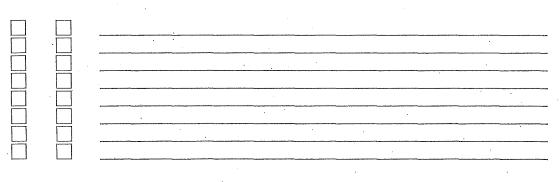
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Committee: ____ Board of Supervisors Meeting Date: ______ Date: _____October 8, 2019

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Prepared by:	Jocelyn Wong	Date:	October 4, 2019	
Prepared by:		Date:		

FILE NO. 190892

MOTION NO.

[Conditionally Reversing the Community Plan Evaluation - 344-14th Street]

Motion conditionally reversing the determination by the Planning Department that the proposed project at 344-14th Street is exempt from further environmental review under a Community Plan Evaluation, subject to the adoption of written findings of the Board in support of this determination.

WHEREAS, On May 30, 2019, the Planning Department issued a Community Plan Evaluation and an Initial Study ("environmental determination"), pursuant to California Environmental Quality Act ("CEQA"), the CEQA Guidelines, 14 Cal. Code of Reg. sections 15000 et seq., and Chapter 31 of the San Francisco Administrative Code, finding that the proposed project at 344-14th Street ("Project") is consistent with the development density established by zoning, community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area Plans (the "Area Plan") for the project site, for which a Programmatic Environmental Impact Report (the "PEIR") was certified; and

WHEREAS, The project site consists of a surface parking lot located on the block bounded by 14th Street to the south, Stevenson Street to the west, Duboce Avenue to the north and Woodward Street to the east in San Francisco's Mission neighborhood; the lot is a 15,664-square foot (sf) lot that occupies the entire 14th Street frontage of the subject block and also has frontages on Stevenson and Woodward streets; and

WHEREAS, The proposed project includes the construction of a seven-story, 78-foot tall (83 feet tall with elevator penthouse) mixed-use residential building; and

WHEREAS, The building would include 62 residential units, approximately 5,775 sf of ground floor retail space, and 63 class 1 bicycle parking spaces; the proposed project includes no vehicle parking; and

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WHEREAS, The mixed-use residential building would include 1,800 sf of residential common open space on the ground floor, 3,210 sf of residential common open space on the seventh floor, and private residential open space on floors five and seven; and

WHEREAS, The project would require waivers, concessions, and/or incentives from the planning code's physical development limitations pursuant to California Government Code, Section 65915, commonly known as the state density bonus law, including for a building height that is 20 feet above the 58-foot height limit for the project site; and

WHEREAS, The proposed project would remove both an existing 22-foot curb cut on 14th Street and an existing 18-foot curb cut on Stevenson Street; and

WHEREAS, Construction is estimated to last 18 months and would include 2,320 cubic yards of excavation to a depth of up to 4 feet below grade; there would be no excavation, shoring or construction work for a below-grade foundation within ten feet of the project's interior property lines which abut properties to the north of the project site on Woodward Street (82/84 Woodward Street); and

WHEREAS, The proposed project would include the removal of four trees on the project site and the planting of 21 street trees on Stevenson, Woodward and 14th streets; and

WHEREAS, On May 30, 2019, the Planning Commission adopted the environmental determination and approved the large project authorization for the project (Planning Commission Motion M-20492), which constituted the approval action under Chapter 31 of the Administrative Code; and

WHEREAS, By letter to the Clerk of the Board, dated August 26, 2019, Lisa Pedroncelli and Kelly Hill on behalf of Our Mission No Eviction ("Appellant"), appealed the environmental determination; and

WHEREAS, The Planning Department's Environmental Review Officer, by memorandum to the Clerk of the Board dated August 28, 2019, determined that the appeal

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WHEREAS, On October 8, 2019, this Board held a duly noticed public hearing to consider the appeal of the environmental determination filed by Appellant and, following the public hearing, affirmed the environmental determination; and

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

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

WHEREAS, The written record and oral testimony in support of and opposed to the appeal and deliberation of the oral and written testimony at the public hearing before the Board of Supervisors by all parties and the public in support of and opposed to the appeal of the environmental determination is in the Clerk of the Board of Supervisors File No. 190890 and is incorporated in this motion as though set forth in its entirety; now therefore be it

MOVED, That this Board of Supervisors conditionally reverses the determination by the Planning Department that the Project is exempt from environmental review, subject to the adoption of written findings of the Board in support of this determination.

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		Introduction Forn	<u>1</u> .	
•	<u>By al</u>	Member of the Board of Supervisors or Ma	wor	
hereby submit	the following item for introdu	uction (select only one):		Fime stamp or meeting date
1. For refer	ence to Committee. (An Ordi	inance, Resolution, Motion o	r Charter Amendment).
2. Request f	or next printed agenda Witho	out Reference to Committee.		
7 3. Request f	or hearing on a subject matte	r at Committee.	· · ·	
4. Request	or letter beginning :"Supervis	sor	· · ·	inquiries"
5. City Atto	rney Request.			
6. Call File	No.	from Committee.		
7. Budget A	nalyst request (attached writt	ten motion).		
] 8. Substitut	e Legislation File No.		· · · · ·	
9. Reactiva	e File No.			· · ·
] 10. Topic s	ubmitted for Mayoral Appear	ance before the BOS on		·····
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