

FILE NO. 060139

MOTION NO. M06-20

1 [Adopting findings related to the appeal of the mitigated negative declaration adopted by the
2 Planning Commission on November 3, 2005 for 2660 Harrison Street.]

3 **Motion adopting findings related to the appeal of the mitigated negative declaration**
4 **adopted by the Planning Commission on November 3, 2005 for 2660 Harrison Street.**

5
6 WHEREAS, The San Francisco Planning Department currently is engaged in a
7 community-based planning effort for land areas within the Mission District, South of Market,
8 Showplace Square/Potrero Hill, and the Central Waterfront, otherwise known as the Eastern
9 Neighborhoods Rezoning and Community Plans Area ("Plan Area"); and,

10 WHEREAS, On March 9, 2005, the Planning Department (the "Department") issued a
11 Notice of Preparation of an Environmental Impact Report ("EIR") for the Plan Area and on
12 December 17, 2005, the Department issued an Initial Study for the Plan Area; and,

13 WHEREAS, The Plan Area EIR will include environmental impact analyses from a
14 variety of topical areas, including the cumulative impacts of individual development projects
15 within the Plan Area on the loss of Production, Distribution, and Repair ("PDR") jobs and
16 businesses among other cumulative impacts and the impacts of cumulative development on
17 land use and housing as delineated in the Department's environmental evaluation checklist;
18 and,

19 WHEREAS, On August 13, 2005, the Environmental Review Officer of the Planning
20 Department issued a preliminary mitigated negative declaration for a project at 2660 Harrison
21 Street, a development project within the Plan Area that consistsing of the demolition of an
22 existing two-story vacant commercial building and construction of two new four-story over
23 garage buildings containing 68 dwelling units, in accordance with the California Environmental
24 Quality Act ("CEQA"), the CEQA Guidelines; and San Francisco Administrative Code Chapter
25 31; and,

1 WHEREAS, On November 3, 2005, following a noticed public hearing, the Planning
2 Commission by motion adopted a Final Mitigated Negative Declaration for the project at 2660
3 Harrison Street ("negative declaration") in accordance with Administrative Code Section
4 31.11(h). A copy of said document is on file with the Clerk of the Board of Supervisors in File
5 No. 051936 and is incorporated by reference herein; and,

6 WHEREAS, The Clerk of the Board received an appeal from Sue C. Hestor, on behalf
7 of the Mission Anti-Displacement Coalition and Oscar Grande ("Appellants") on November 23,
8 2005; and,

9 WHEREAS, This Board of Supervisors held a duly noticed public hearing on February
10 7, 2006, to consider the negative declaration appeal filed by Appellants; and,

11 WHEREAS, This Board has reviewed and considered the negative declaration and
12 heard testimony, the appeal letter, a responses to concerns document prepared the by
13 Planning Department, and received public comment in support of and opposed to the
14 adequacy of the negative declaration; and,

15 WHEREAS, The negative declaration files and all correspondence and other
16 documents have been made available for review by this Board and the public. These files are
17 available for public review by appointment at the Planning Department offices at 1660 Mission
18 Street, and are part of the record before this Board by reference herein; now, therefore, be it

19 MOVED, That the Board of Supervisors finds that the negative declaration is
20 inadequate and incomplete in its consideration of the ~~cumulative impacts analysis concerning~~
21 ~~the loss of Production, Distribution, and Repair ("PDR") uses~~ topics to be analyzed within the
22 context of the Plan Area EIR, particularly cumulative impacts, including the cumulative effects
23 of the 2660 Harrison Street project in light of other development projects within the Plan Area
24 on the loss of PDR jobs and businesses, and on land use and housing as delineated in the
25 Department's environmental evaluation checklist; and, be it

1 FURTHER MOVED, That the Board of Supervisors finds that there appears to be
2 substantial evidence to support a fair argument that the project may have potentially
3 significant environmental effects there were not considered or mitigated in the negative
4 declaration as a result of the cumulative effect on the loss of PDR in this urban setting of the
5 2660 Harrison Street project in light of other development projects within the Plan Area on the
6 loss of PDR jobs and businesses, on the City's ability to meet its housing needs as expressed
7 in the City's General Plan, and on land use and housing as delineated in the Department's
8 environmental evaluation checklist; and, be it

9 FURTHER MOVED, That the Board of Supervisors directs the Planning Department to
10 reevaluate the project based on the findings set forth above and in light of the whole record; to
11 consider all the topics analyzed in the context of the Plan Area EIR, particularly the cumulative
12 effects of the project on loss of PDR the 2660 Harrison Street in light of other development
13 projects within the Plan Area on the loss of PDR jobs and businesses, on the City's ability to
14 meet its housing needs as expressed in the City's General Plan, and on land use and housing
15 as delineated in the Department's environmental evaluation checklist; to revise the negative
16 declaration in light of the findings set forth above; to include mitigation measures as
17 necessary and feasible; and to mitigate any additional identified significant effects; or, if
18 mitigation is not feasible, to prepare an environmental impact report that discloses impacts
19 that cannot be mitigated and considers project alternatives to mitigate the identified significant
20 effects.



City and County of San Francisco

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Tails Motion

File Number: 060139

Date Passed: February 14, 2006

Motion adopting findings related to the appeal of the mitigated negative declaration adopted by the Planning Commission on November 3, 2005 for 2660 Harrison Street.

February 8, 2006 Board of Supervisors — REFERRED: Board of Supervisors

February 14, 2006 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

February 14, 2006 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE
BEARING SAME TITLE

Ayes: 8 - Ammiano, Daly, Dufty, Maxwell, McGoldrick, Mirkarimi, Peskin,
Sandoval

Noes: 3 - Alioto-Pier, Elsbernd, Ma

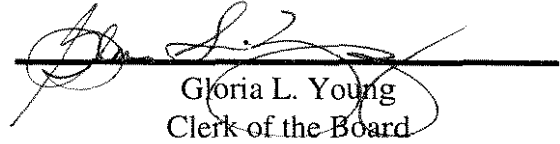
February 14, 2006 Board of Supervisors — APPROVED AS AMENDED

Ayes: 8 - Ammiano, Daly, Dufty, Maxwell, McGoldrick, Mirkarimi, Peskin,
Sandoval

Noes: 3 - Alioto-Pier, Elsbernd, Ma

File No. 060139

I hereby certify that the foregoing Motion
was APPROVED AS AMENDED on
February 14, 2006 by the Board of
Supervisors of the City and County of San
Francisco.



Gloria L. Young
Clerk of the Board