Motion affirming the Planning Commission's certification of the Final Environmental Impact Report prepared for the proposed Central SoMa Plan.

WHEREAS, The proposed Central South of Market Area Plan ("Central SoMa Plan" or "Project") is a comprehensive plan for the area surrounding much of the southern portion of the Central Subway transit line, a 1.7-mile extension of the Third Street light rail line that will link the Caltrain Depot at Fourth and King Streets to Chinatown and provide service within the South of Market ("SoMa") area; and

WHEREAS, The Plan Area is bounded by Second Street on the east, Sixth Street on the west, Townsend Street on the south, and an irregular border to the north that generally jogs along Folsom, Howard, and Stevenson streets and represents the border of the Downtown Plan Area, and includes roughly 230 acres that comprise 17 city blocks, as well as the streets and thoroughfares that connect SoMa to adjacent neighborhoods; and

WHEREAS, The Project includes street network changes throughout the Plan Area, including specific designs within, and in some cases beyond, the Plan Area for the following streets: Howard, Folsom, Harrison, Bryant, Brannan, Third, and Fourth streets, as well as open space improvements outside of the Plan Area; and

WHEREAS, As envisioned by the Planning Department, the Central SoMa Plan endeavors to address the social, economic, and environmental aspects of sustainability through a planning strategy that accommodates anticipated population and job growth, provides public benefits, and respects and enhances neighborhood character; and

WHEREAS, The Project seeks to encourage and accommodate housing and employment growth by: (1) removing land use restrictions to support a greater mix of uses
while also emphasizing office uses in portions of the Plan Area; (2) amending height and bulk
districts to allow for taller buildings; (3) modifying the system of streets and circulation within
and adjacent to the Plan Area to meet the needs and goals of a dense, transit-oriented,
mixed-use district; and (4) creating new, and improving existing, open spaces; and

WHEREAS, Central SoMa Plan policies include a call for public realm improvements,
including planning for new open spaces; changes to the street and circulation system; policies
to preserve neighborhood character and historic structures; and strategies that aim to improve
public amenities and make the neighborhood more sustainable; and

WHEREAS, The Project also includes financial programs to support its public
improvements through the implementation of one or more new fees, in addition to taxes or
assessments on subsequent development projects; and

WHEREAS, The Planning Department determined that an Environmental Impact
Report (hereinafter "EIR") was required for the proposed Project and provided public notice of
that determination by publication in a newspaper of general circulation on April 24, 2013; and

WHEREAS, The Draft EIR was published on December 14, 2016, and circulated to
governmental agencies and to interested organizations and individuals for a 60-day public
review period that began December 14, 2016, and concluded on February 13, 2017; and

WHEREAS, The Planning Commission held a public hearing on the Draft EIR on
January 26, 2017, and planning commissioners, organizational representatives, and
individuals made oral comments at that hearing; and

WHEREAS, The Draft EIR analyzed the proposed Central SoMa Plan, which consists
of the proposed goals, objectives, policies, and implementation measures contained in the
August 2016 draft of the Central SoMa Plan, as well as later modifications to various aspects
of the Plan based upon feedback from the community and decision makers; and
WHEREAS, In addition to the Central SoMa Plan, the Draft EIR analyzed several components that were not specifically included as part of the Central SoMa Plan, including greater heights for certain parcels on Blocks 3733, 3762, 3776, 3777, 3785, and 3786; height reductions on the site of Moscone Convention Center (north and south of Howard Street); open space improvements outside the Plan Area, on Ambrose Bierce Street, Annie Street, Jessie Street East, and Shipley Street; and the street network changes noted above; and

WHEREAS, The Draft EIR contains a “program” level analysis, pursuant to section 15168 of the CEQA Guidelines, 14 Cal. Code of Regs. § 15000 et seq. (“CEQA Guidelines”), for adoption and implementation of the Plan, as well as a “project” level analysis pursuant to CEQA Guidelines section 15161 for street network changes and open space improvements; and

WHEREAS, The Department prepared a Responses to Comments (“RTC”) document that includes responses to comments on environmental issues received at the Draft EIR public hearing that was held on January 26, 2017, and in writing during the 60-day public review period for the Draft EIR, as well as text changes or revisions that were proposed in response to comments received or based on additional information that became available during the public review period and that represent a refinement or clarification to the text of the EIR; and

WHEREAS, The comments addressed in the RTC did not identify new significant impacts or a substantial increase in the severity of previously identified impacts, nor do they identify feasible project alternatives or mitigation measures that are considerably different from those analyzed in the Draft EIR and that the Project sponsor has not agreed to implement, and no significant new information that would require recirculation of the Draft EIR under section 21092.1 of CEQA, California Public Resources Code, Section 21000 et seq. (“CEQA”) and CEQA Guidelines, Section 15088.5 was identified; and
WHEREAS, The RTC document was published on March 28, 2018, distributed to the Planning Commission and all parties who commented on the Draft EIR, and made available to others upon request at the Department offices; and

WHEREAS, Following publication of the RTC document, the legislative sponsors proposed modifications to various aspects of the Plan based upon feedback from the community and decision makers and, on April 5, 2018, the Department issued errata to the EIR that analyzed the Plan changes that occurred after February 15, 2018, revised Mitigation Measure M-CP-1a, and made a minor correction to the Draft EIR; and

WHEREAS, After the issuance of the first errata, the Department determined that it was necessary to update the Central SoMa Plan Final EIR certification date, provide an analysis of additional changes to the Central SoMa Plan’s proposed height and zoning maps for Assessor’s Parcel Block No. 3763, Lot Nos. 112 and 113 that was included in substitute legislation introduced on April 10, 2018, clarify the application of EIR mitigation measures to subsequent development projects, amend mitigation measures, include a list of approvals for the Housing Sustainability District Ordinance, and evaluate a list of recommended and other potential changes to the Central SoMa Plan included in the May 3, 2018, Planning Commission packet; and

WHEREAS, In a second errata to the EIR, issued on May 9, 2018, the Department determined that these proposed modifications would not result in new significant environmental impacts or substantially increase the severity of a significant impact identified in the Draft EIR, as modified by the RTC document, no new mitigation measures would be necessary, and these modifications to the Project description and additional revisions to the EIR do not change any of the conclusions in the Draft EIR, as modified by the RTC document, and do not constitute significant new information that requires recirculation of the Draft EIR under CEQA, Section 21092.1, and CEQA Guidelines, Section 15088.5; and
WHEREAS, On May 10, 2018, the Planning Commission, by Motion No. 20182, certified a Final Environmental Impact Report ("Final EIR") for the proposed Project under CEQA, the CEQA Guidelines, and San Francisco Administrative Code, Chapter 31, finding that the Final EIR reflects the independent judgment and analysis of the City and County of San Francisco, that it is adequate, accurate and objective, and contains no significant revisions to the Draft EIR; and

WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on June 8, 2018 from Richard Drury on behalf of Central SoMa Neighbors and SFBlu, and by letters to the Clerk of the Board, received by the Clerk's Office on June 11, 2018 from Phillip Babich on behalf of One Vassar LLC, Angelica Cabande on behalf of the South of Market Community Action Network ("SOMCAN"), and John Elberling on behalf of the Yerba Buena Neighborhood Consortium ("YBNC") (collectively, "Appellants"), Appellants appealed the Final EIR certification; and

WHEREAS, The Planning Department's Environmental Review Officer, by memorandum to the Clerk of the Board dated June 14, 2018, determined that the appeals had been timely filed; and

WHEREAS, On September 25, 2018, this Board held a duly noticed public hearing to consider the appeals of the Final EIR certification filed by Appellants and, following the public hearing, the Board of Supervisors affirmed the Planning Commission’s certification of the Final EIR 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 appeals; and

WHEREAS, The written record and oral testimony in support of and opposed to the appeals 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 appeals of

Clerk of the Board
BOARD OF SUPERVISORS
the Final EIR certification is in the Clerk of the Board of Supervisors File No. 180651 and is
incorporated in this motion as though set forth in its entirety; now, therefore, be it

MOVED, That this Board of Supervisors hereby affirms the decision of the Planning
Commission in its Motion No. 20182 to certify the Final EIR and finds the Final EIR to be
complete, adequate, and objective and reflecting the independent judgment of the City and in
compliance with CEQA, the CEQA Guidelines, and San Francisco Administrative Code,
Chapter 31; and, be it

FURTHER MOVED, That the Board of Supervisors finds that based on the whole
record before it there are no substantial project changes, no substantial changes in project
circumstances, and no new information of substantial importance that would change the
conclusions set forth in the Final EIR; and, be it

FURTHER MOVED, That the Board of Supervisors finds that based on the whole
record before it there is no significant new information that would require recirculation of the
Final EIR under Section 21092.1 of CEQA and CEQA Guidelines, Section 15088.5.
Motion affirming the Planning Commission's certification of the Final Environmental Impact Report prepared for the proposed Central SoMa Plan.

July 17, 2018 Board of Supervisors - CONTINUED
Ayes: 11 - Cohen, Brown, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

September 04, 2018 Board of Supervisors - CONTINUED
Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

September 11, 2018 Board of Supervisors - CONTINUED
Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

September 25, 2018 Board of Supervisors - APPROVED
Ayes: 10 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani and Tang
Excused: 1 - Yee

File No. 180652

I hereby certify that the foregoing Motion was APPROVED on 9/25/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board