Motion affirming the determination by the Planning Department that a proposed project at 2750-19th Street is exempt from further environmental review under a Community Plan Evaluation.

WHEREAS, On May 30, 2018, the Planning Department issued a Community Plan Evaluation ("environmental determination"), pursuant to 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 2750-19th Street ("Project") is consistent with the development density established by zoning, community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area Plan (the "Area Plan") for the project site, for which a Programmatic EIR (the "PEIR") was certified; and

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

WHEREAS, The Project would include 3,200 sf of common open space on the second floor and a 4,800 sf roof deck; a residential lobby entrance located on Bryant Street and basement vehicle parking entry located on 19th Street; 26 vehicle parking spaces and 60 Class 1 bicycle parking spaces in the basement, and three Class 2 bicycle parking spaces
along 19th Street; remove an existing curb cut on Bryant Street and would retain an existing
10-foot curb cut on 19th Street that would be used for the proposed garage entrance; and

WHEREAS, On August 23, 2018, the Planning Commission adopted the CPE and
approved the Large Project Authorization for the Project (Planning Commission Resolution
No. 20264), which constituted the Approval Action under Chapter 31 of the Administrative
Code; and

WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
September 24, 2018, Larisa 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 October 1, 2018, determined that the appeal
had been timely filed; and

WHEREAS, On October 30, 2018, 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 environmental determination appeal; and

WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
affirmed the determination that the Project does not require further environmental review
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. 180956
and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

MOVED, That the Board of Supervisors of the City and County of San Francisco
hereby adopts as its own and incorporates by reference in this motion, as though fully set
forth, the environmental determination; 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 environmental determination by the Planning Department that the
Project does not require further environmental review; and, be it

FURTHER MOVED, That after carefully considering the appeal of the environmental
determination, including the written information submitted to the Board of Supervisors and the
public testimony presented to the Board of Supervisors at the hearing on the environmental
determination, this Board concludes that the Project is consistent with the development
density established by the zoning, community plan, and general plan policies in the Eastern
Neighborhoods Area Plan project area, for which the PEIR was certified; would not result in
new significant environmental effects, or effects of greater severity than were already
analyzed and disclosed in the PEIR; and therefore does not require further environmental
review in accordance with CEQA, Section 21083.3 and CEQA Guidelines, Section 15183.
Motion affirming the determination by the Planning Department, that the proposed project at 2750-19th Street is exempt from further environmental review under a Community Plan Evaluation.

October 30, 2018 Board of Supervisors - APPROVED
Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

I hereby certify that the foregoing Motion was APPROVED on 10/30/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board