

1 [Affirming the Community Plan Evaluation - 2750-19th Street]

2

3 **Motion affirming the determination by the Planning Department that a proposed project**

4 **at 2750-19th Street is exempt from further environmental review under a Community**

5 **Plan Evaluation.**

6

7 WHEREAS, On May 30, 2018, the Planning Department issued a Community Plan

8 Evaluation ("environmental determination"), pursuant to CEQA, the CEQA Guidelines, 14 Cal.

9 Code of Reg., Sections 15000 et seq., and Chapter 31 of the San Francisco Administrative

10 Code, finding that the proposed project at 2750-19th Street ("Project") is consistent with the

11 development density established by zoning, community plan, and general plan policies in the

12 Eastern Neighborhoods Rezoning and Area Plan (the "Area Plan") for the project site, for

13 which a Programmatic EIR (the "PEIR") was certified; and

14 WHEREAS, The Project consists of the demolition of the three existing industrial

15 buildings on the project site, retention of the principal two-story façade along 19th and Bryant

16 streets, and construction of a six-story, 68-foot-tall (77-foot, 7-inch tall with rooftop equipment)

17 mixed-use building with approximately 10,000 square feet of ground-floor PDR, 60 residential

18 units (35 one-bedroom units and 25 two-bedroom units) above and bicycle and vehicle

19 parking in a basement; and

20 WHEREAS, The Project would include 3,200 sf of common open space on the second

21 floor and a 4,800 sf roof deck; a residential lobby entrance located on Bryant Street and

22 basement vehicle parking entry located on 19th Street; 26 vehicle parking spaces and 60

23 Class 1 bicycle parking spaces in the basement, and three Class 2 bicycle parking spaces

24

1 along 19th Street; remove an existing curb cut on Bryant Street and would retain an existing  
2 10-foot curb cut on 19th Street that would be used for the proposed garage entrance; and

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

7 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on  
8 September 24, 2018, Larisa Pedroncelli and Kelly Hill, on behalf of Our Mission No Eviction  
9 ("Appellant"), appealed the environmental determination; and

10 WHEREAS, The Planning Department's Environmental Review Officer, by  
11 memorandum to the Clerk of the Board dated October 1, 2018, determined that the appeal  
12 had been timely filed; and

13 WHEREAS, On October 30, 2018, this Board held a duly noticed public hearing to  
14 consider the appeal of the environmental determination filed by Appellant and, following the  
15 public hearing, affirmed the environmental determination; and

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

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
22 affirmed the determination that the Project does not require further environmental review  
23 based on the written record before the Board of Supervisors as well as all of the testimony at  
24 the public hearing in support of and opposed to the appeal; and

1           WHEREAS, The written record and oral testimony in support of and opposed to the  
2 appeal and deliberation of the oral and written testimony at the public hearing before the  
3 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
4 the environmental determination is in the Clerk of the Board of Supervisors File No. 180956  
5 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

6           MOVED, That the Board of Supervisors of the City and County of San Francisco  
7 hereby adopts as its own and incorporates by reference in this motion, as though fully set  
8 forth, the environmental determination; and, be it

9           FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
10 record before it there are no substantial project changes, no substantial changes in project  
11 circumstances, and no new information of substantial importance that would change the  
12 conclusions set forth in the environmental determination by the Planning Department that the  
13 Project does not require further environmental review; and, be it

14           FURTHER MOVED, That after carefully considering the appeal of the environmental  
15 determination, including the written information submitted to the Board of Supervisors and the  
16 public testimony presented to the Board of Supervisors at the hearing on the environmental  
17 determination, this Board concludes that the Project is consistent with the development  
18 density established by the zoning, community plan, and general plan policies in the Eastern  
19 Neighborhoods Area Plan project area, for which the PEIR was certified; would not result in  
20 new significant environmental effects, or effects of greater severity than were already  
21 analyzed and disclosed in the PEIR; and therefore does not require further environmental  
22 review in accordance with CEQA, Section 21083.3 and CEQA Guidelines, Section 15183.



## City and County of San Francisco

### Tails

**Motion: M18-148**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 180957

**Date Passed:** October 30, 2018

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

File No. 180957

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.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board