Motion affirming the Planning Commission’s certification of the Final Environmental Impact Report prepared for the proposed project at 450-474 O'Farrell Street and 532 Jones Street.

WHEREAS, The project at 450-475 O'Farrell Street/532 Jones Street ("450 O'Farrell Project" or "Project") proposes the demolition of the existing Fifth Church of Christ, Scientist church building (450 O'Farrell Street), the vacant retail building along O'Farrell Street (474 O'Farrell Street), and the restaurant and residential building along Jones Street (532 Jones Street) and construction of a new 13-story, 130-foot-tall (excluding a 20-foot-tall elevator penthouse) mixed-use building with up to 176 dwelling units, including 28 below-market-rate units, restaurant/retail space on a portion of the ground floor, and a replacement church on the ground floor and two upper levels facing O'Farrell Street; and

WHEREAS, The Project would construct a total of 228,764 square feet of new development in one building, including up to 184,168 square feet for residential use, 4,577 square feet for restaurant and/or retail use, 9,555 square feet for religious institution use to replace the existing church, 8,359 square feet of open space on two levels, and 22,105 square feet of below-grade parking (including 46 vehicle spaces, 125 Class 1 bicycle, and 16 Class 2 bicycle spaces); 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 February 22, 2017; and
WHEREAS, The Draft EIR was published on October 25, 2017, and circulated to governmental agencies and to interested organizations and individuals for a 47-day review period that started on October 25, 2017 and ended on December 11, 2017; and

WHEREAS, The Planning Commission held a public hearing on the Draft EIR on November 30, 2017, and planning commissioners, organizational representatives, and individual members of the public made oral comments at that hearing; and

WHEREAS, The Planning Department prepared a Responses to Comments ("RTC") document, published on June 13, 2018, distributed to the Planning Commission and all parties who commented on the Draft EIR, and made available to others upon request at the Planning Department offices; and

WHEREAS, The RTC included responses to comments on environmental issues received at the Draft EIR public hearing that was held on November 30, 2017, and in writing during the 47-day public review period for the Draft EIR, as well as text changes or revisions that were proposed to the Project, 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 and revisions addressed in the RTC did not identify new significant impacts or a substantial increase in the severity of previously identified impacts, nor did 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, On September 13, 2018, the Planning Commission, by Motion No. 20279, 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 letters to the Clerk of the Board by Sarah M. K. Hoffman, on behalf of 540 Jones Street Hotel LLC, and Mike Buhler, on behalf of San Francisco Heritage (collectively, “Appellants”), received by the Clerk’s Office on October 15, Appellants appealed the Final EIR certification; and

WHEREAS, The Planning Department’s Deputy Environmental Review Officer, by memorandum to the Clerk of the Board dated October 23, 2018, determined that the appeals had been timely filed; and

WHEREAS, On November 13, 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 the Final EIR certification is in the Clerk of the Board of Supervisors File No. 180993 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. 20279 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.
File Number: 180994  Date Passed: November 13, 2018

Motion affirming the Planning Commission's certification of the Final Environmental Impact Report prepared for the proposed project at 450-474 O'Farrell Street and 532 Jones Street.

November 13, 2018 Board of Supervisors - APPROVED
Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

File No. 180994  I hereby certify that the foregoing Motion was APPROVED on 11/13/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board