Motion directing the Clerk of the Board to prepare findings reversing a Community Plan Evaluation determination by the Planning Department that a proposed project at 2300 Harrison Street is exempt from further environmental review under a Community Plan Evaluation.

WHEREAS, On April 30, 2019, the Planning Department issued a Community Plan Evaluation and an Initial Study ("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 2300 Harrison Street ("Project") is consistent with the development density established by zoning, community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area Plans (the "Area Plan") for the project site, for which a Programmatic Environmental Impact Report (the "PEIR") was certified; at that time, the project site was not located within the city’s Air Pollutant Exposure Zone (APEZ); and

WHEREAS, The approximately 38,676-square-foot project site is located on the west side of Harrison Street, on the southwest corner of the intersection of Harrison and 19th Streets in the Mission neighborhood; the project site is bounded by 19th Street to the north, Harrison Street to the east, Mistral Street to the south, and Treat Avenue to the west; the site is currently occupied by a 42-foot-tall, three-story, 68,538-square-foot office building, constructed in 1913, and a 14,000-square-foot surface parking lot with 61 parking spaces; the existing office building has a 1,300 square foot roof deck; there are currently five additional on-site parking spaces along the Harrison Street exterior of the existing office building, for a total of 66 off-street vehicle parking spaces; the existing office building provides a bicycle...
room with 48 Class 1 bicycle spaces, and two showers and a locker room with existing bicycle
racks for 27 bicycles; there are nine Class 2 bicycle parking spaces in the existing parking lot;
adjacent to the project site, there are an additional 14 Class 2: bicycle parking spaces on the
east side of Treat Avenue; and

WHEREAS, The proposed Project includes a horizontal and vertical addition to the
existing building that would replace the surface parking lot with new construction of a 75-foot-
tall (up to 85-foot-tall for the elevator penthouse), six-story-over-basement, 77,365-square-foot
mixed-use building; the new building would be connected to the existing building at the
second and third levels to expand the existing office use on those floors; the proposed
addition would consist of 12,331 square feet of below-grade parking; a new bike room with
lockers and two showers for office employees at the site; 1,117 square feet of arts activity or
retail uses; 2,483 square feet of retail and 5,183 square feet of parking at the ground floor;
27,017 square feet of office use on floors 2 and 3; and 29,234 square feet of residential use
on floors 4, 5, and 6; and

WHEREAS, The Project would include 24 dwelling units consisting of 14 one-bedroom
and 10 two-bedroom units; and

WHEREAS, The Project would use the state density bonus law (California Government
Code, Sections 65915-65918), which allows waivers, concessions, and modifications from
local development standards for projects; under the state Density Bonus law, the Project
would seek modifications and concessions for active ground floor uses, narrow street height
limit, ground floor height, and rear yard setback; the Project also seeks a waiver for one
additional floor above the existing height limit; and

WHEREAS, On December 12, 2019, the Planning Commission adopted the
environmental determination and approved the large project authorization (“LPA”) for the
Project (Planning Commission Motion 20595), which constituted the approval action under Chapter 31 of the Administrative Code; and

WHEREAS, By letter to the Clerk of the Board, dated January 13, 2020, Carlos Bocanegra ("Appellant"), appealed the environmental determination; and

WHEREAS, The Planning Department’s Environmental Review Officer, by memorandum to the Clerk of the Board dated January 17, 2020, determined that the appeal had been timely filed; and

WHEREAS, On February 7, 2020, the Department of Public Health updated the City’s APEZ, and as a result, the project site is now within the APEZ, which was not the case in 2019 when the CPE determination was issued; based on this information, the Planning Department determined that the Eastern Neighborhoods Program EIR construction air quality mitigation measure is applicable to the project, rescinded the CPE, and revised the construction air quality analysis to include the construction air quality mitigation measure; the CPE was reissued on February 19, 2020, initiating a new appeal period; and

WHEREAS, The appellant refiled their appeal on March 20, 2020, and the Environmental Review Officer, by memorandum to the Clerk of the Board dated July 27, 2020, determined that the refiled appeal had been timely filed; and

WHEREAS, On August 18, 2020, 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, Following the conclusion of the public hearing, the Board of Supervisors conditionally reversed the determination that the Project did not require further environmental review subject to the adoption of written findings of the Board in support of such determination 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. 200809 and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the findings specifying the basis for its decision on the appeal of the environmental determination issued by the Planning Department for the Project.
Motion: M20-110

Motion directing the Clerk of the Board to prepare findings reversing a Community Plan Evaluation determination by the Planning Department that a proposed project at 2300 Harrison Street is exempt from further environmental review under a Community Plan Evaluation.

August 18, 2020 Board of Supervisors - APPROVED
Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200812

I hereby certify that the foregoing Motion was APPROVED on 8/18/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board