Motion affirming the determination by the Planning Department that a proposed project at 350-352 San Jose Avenue is exempt from further environmental review under a Community Plan Evaluation.

WHEREAS, On September 23, 2020, the Planning Department issued a Community Plan Evaluation and an Initial Study ("environmental determination"), pursuant to California Environmental Quality Act ("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 350-352 San Jose Avenue ("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; and

WHEREAS, The approximately 7,150-square-foot project site is located on the west side of San Jose Avenue, on the block bounded by 25th Street to the north, Valencia Street to the east, Guerrero Street to the west, and 26th Street to the south, in the Mission neighborhood; the existing on-site building is an approximately 3,560-square-foot, approximately 34-foot-tall, two-story-over-basement residential building constructed circa 1875; the existing building contains four dwelling units and is set back 40 feet from the front property line; and

WHEREAS, The Project would move the existing on-site building 23 feet eastward on the lot (toward the San Jose Avenue frontage), reducing the front set back from approximately 40 feet to approximately 17 feet; the Project would also include horizontal and vertical additions to the building that would increase the residential square footage by approximately...
8,670 square feet to a new total of approximately 12,235 square feet; one vertical floor would be added to the building, with a resulting height of 40 feet, with an additional 3 feet to the top of the rooftop mechanical features; the proposed vertical addition is within the existing 40-X height limit allowed on the site; eight dwelling units would be added to the building - at the basement, first, second, and third floors, for a total of 12 dwelling units and an accessory dwelling unit (“ADU”); the ADU unit would be added on the basement level; the final unit mix would be six one-bedroom units, six two-bedroom units, and one two-bedroom ADU; the existing curb cut would be removed and a new 10-foot curb cut would be installed in the same location; the Project would not include any off-street vehicle parking; space for 10 Class 1 bicycle spaces would be provided in the rear yard; and

WHEREAS, On December 10, 2019, a request for Discretionary Review (“DR”) was filed; subsequent DRs were filed and the project sponsor entered into negotiations with the DR filers; these negotiations led to changes in the Project, which are reflected in a September 17, 2020, plan set; and

WHEREAS, The Planning Commission considered the Project on September 24, 2020, and took discretionary review for the Project by Planning Commission Discretionary Review Action DRA-722, which constituted the approval action under Chapter 31 of the Administrative Code; and

WHEREAS, On October 26, 2020, Stephen M. Williams, on behalf of Elisabeth Kranier, filed an appeal of the Environmental determination; and

WHEREAS, The Planning Department’s Environmental Review Officer, by memorandum to the Clerk of the Board dated November 2, 2020, determined that the appeal had been timely filed; and
WHEREAS, On December 8, 2020, this Board held a duly noticed public hearing to consider the appeal of the environmental determination filed by Appellants 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. 201248 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 Area Plan,
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.
File Number: 201249                 Date Passed: December 08, 2020

Motion affirming the determination by the Planning Department that a proposed project at 350-352 San Jose Avenue is exempt from further environmental review under a Community Plan Evaluation.

December 08, 2020 Board of Supervisors - APPROVED
Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201249

I hereby certify that the foregoing Motion was APPROVED on 12/8/2020 by the Board of Supervisors of the City and County of San Francisco.

[Signature]

Angela Calvillo
Clerk of the Board