Motion affirming the Planning Commission’s certification of the Final Environmental Impact Report prepared for the proposed project located at 901-16th Street and 1200-17th Street.

WHEREAS, The proposed project is located on a 3.5-acre site consisting of four parcels bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and residential and industrial buildings to the west; and

WHEREAS, The project site currently contains four existing buildings: two metal shed industrial warehouse buildings (102,500 square feet), a vacant brick office building (1,240 square feet), and a modular office structure (5,750 square feet), and an open surface parking lot that is also used for access by the University of California, San Francisco to its on-site storage; and

WHEREAS, The proposed project would merge four lots into two lots, demolish two metal shed warehouses and the modular office structure, preserve the brick office building, and construct two new mixed use buildings on site; and

WHEREAS, The “16th Street Building” at 901-16th Street would consist of a new six-story, approximately 402,943 gross square foot residential mixed-use building with 260 dwelling units and 20,318 gross square feet of retail on the northern lot; and

WHEREAS, The “17th Street Building” at 1200-17th Street would consist of a new four-story, approximately 213,509 gross square foot residential mixed use building with 135 dwelling units and 4,650 gross square feet of retail on the southern lot, and

WHEREAS, The historic brick office building would be rehabilitated for retail or restaurant use; and
WHEREAS, Combined, the two new buildings would contain a total of 395 dwelling units and approximately 24,698 gross square feet of retail space, with a total of 388 vehicular parking spaces, 455 off-street bicycle parking spaces, and approximately 14,669 square feet of public open space, 33,149 square feet of common open space shared by project occupants, and 3,114 square feet of open space private to units; and

WHEREAS, CEQA State Guidelines, Section 15183, provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the proposed project or its site; and

WHEREAS, The project site is located within the Showplace Square/Potrero Subarea of the Eastern Neighborhoods Rezoning and Area Plan (Eastern Neighborhoods Plan), for which a comprehensive program-level EIR was prepared and certified (Eastern Neighborhoods PEIR); and

WHEREAS, The proposed project was initially evaluated under a Community Plan Exemption (CPE) Checklist (published on February 11, 2015, and included as Appendix A to the draft EIR); and

WHEREAS, The CPE Checklist determined that the proposed project would not result in new, project-specific environmental impacts, or impacts of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR for the following issue topics: land use and land use planning; aesthetics; population and housing; paleontological and archeological resources; noise; air quality; greenhouse gas emissions; wind and shadow; recreation; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agriculture and forest resources; and
WHEREAS, The CPE Checklist incorporated seven Mitigation Measures from the Eastern Neighborhoods PEIR to avoid impacts previously identified in the PEIR with regard to archeological resources, air quality, noise, and hazardous materials; and

WHEREAS, The CPE Checklist further determined that a focused EIR would be prepared to address potential project-specific impacts to transportation and circulation and historic architectural resources that were not identified by the Eastern Neighborhoods PEIR; and

WHEREAS, The San Francisco Planning Department, as lead agency, published and circulated (with the CPE Checklist) a Notice of Preparation ("NOP") on February 11, 2015, that solicited comments regarding the scope of the EIR for the proposed project; and

WHEREAS, The Planning Department held a public scoping meeting on March 4, 2015, at the Potrero Hill Neighborhood House, 953 De Haro Street, San Francisco to receive comments on the scope and content of the EIR; and

WHEREAS, On August 12, 2015, the Planning Department published a draft EIR for the proposed project; and

WHEREAS, On October 1, 2015, the Planning Commission held a duly noticed public hearing on the draft EIR, and then prepared a Responses to Comments (RTC) document, published on April 28, 2016, to address environmental issues raised by written and oral comments received during the public comment period and at the public hearing for the draft EIR; and

WHEREAS, The Planning Department prepared a Final Environmental Impact Report ("FEIR") for the Project, consisting of the CPE Checklist, the DEIR, any consultations and comments received during the review process, any additional information that became available and the Comments and Responses document, all as required by law; and
WHEREAS, On May 12, 2016, the Planning Commission reviewed and considered the FEIR and CPE and, by Motion No. 19643, found that the contents of said report and the procedures through which the FEIR and CPE were prepared, publicized and reviewed complied with the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, By Motion No. 19643 the Commission found the FEIR and the CPE to be adequate, accurate and objective, reflected the independent judgment and analysis of the Department and the Commission and that the Comments and Responses document contained no significant revisions to the DEIR, adopted findings relating to significant impacts associated with the Project and certified the completion of the FEIR in compliance with CEQA and the State CEQA Guidelines, and Chapter 31; and

WHEREAS, By letter to the Clerk of the Board of Supervisors dated June 10, 2016, from Rachel Mansfield-Howlett, on behalf of Save the Hill and Grow Potrero Responsibly ("Appellant") filed an appeal of the CPE and FEIR to the Board of Supervisors; and

WHEREAS, On July 26, 2016, this Board held a duly noticed public hearing to consider the appeal of the CPE and FEIR certification filed by Appellant and, following the public hearing, affirmed the exemption determination; and

WHEREAS, In reviewing the appeal of the exemption determination, this Board has reviewed and considered the CPE and FEIR, the appeal letters, the responses to concerns documents that the Planning Department prepared, the other written records before the Board of Supervisors, and heard testimony and received public comment regarding the adequacy of the CPE and FEIR; and

WHEREAS, The CPE and FEIR files and all correspondence and other documents have been made available for review by this Board and the public; and
WHEREAS, These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are part of the record before this Board by reference in this Motion; now, therefore, be it

MOVED, That this Board of Supervisors hereby affirms the decision of the Planning Commission in its Motion No. 19643 to certify the FEIR together with the CPE and finds the CPE and FEIR to be complete, adequate, and objective, and reflecting the independent judgment of the City and in compliance with CEQA, the State CEQA Guidelines, and Chapter 31.
Motion affirming the Planning Commission’s certification of the Final Environmental Impact Report prepared for the proposed project located at 901-16th Street and 1200-17th Street.

July 26, 2016 Board of Supervisors - APPROVED
Ayes: 9 - Avalos, Breed, Campos, Farrell, Kim, Mar, Tang, Wiener and Yee
Noes: 1 - Peskin
Excused: 1 - Cohen

File No. 160684

I hereby certify that the foregoing Motion was APPROVED on 7/26/2016 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board