



PLANNING COMMISSION MOTION NO. XXXXX

HEARING DATE: November 18, 2021

Record No.: 2017-012086ENV
Project Title: 770 Woolsey Street Project
Zoning: RH-1 (Residential Housing) District
Block/Lot: 6055/001
Project Sponsor: Eric Tao, 140 Property LP – (415) 394-7027
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ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 770 WOOLSEY STREET. THE PROJECT WOULD DEMOLISH THE EXISTING STRUCTURES ON THE SITE, INCLUDING 18 GREENHOUSE AND ASSOCIATED AGRICULTURAL STRUCTURES. THE PROJECT WOULD CONSTRUCT 31 RESIDENTIAL DUPLEXES, UP TO 35 FEET IN HEIGHT, CONTAINING 62 RESIDENTIAL UNITS AND 62 VEHICLE PARKING SPACES. TWELVE OF THE 62 RESIDENTIAL UNITS WOULD BE AFFORDABLE UNITS. THE PROJECT WOULD INCLUDE A 0.39-ACRE PUBLICLY ACCESSIBLE OPEN SPACE THAT WOULD INCLUDE TWO REBUILT GREENHOUSES, 11,200 SQUARE FEET OF RESIDENTIAL COMMON OPEN SPACE, AND 14,900 SQUARE FEET OF RESIDENTIAL PRIVATE OPEN SPACE. THE PROJECT WOULD ALSO INCLUDE BICYCLE PARKING, REGRADING OF THE SITE, NEW UTILITY INFRASTRUCTURE, AND STREETScape IMPROVEMENTS.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2017-012086ENV, for the 770 Woolsey Street Project (hereinafter “Project”), based on the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”) fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).

- A. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on August 26, 2020. This notice was mailed to the Department’s list of persons requesting such notice, and to owners and occupants of properties within 300 feet of the project site on August 26, 2020.
 - B. On June 23, 2021, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on June 23, 2021.
 - C. The notice of availability of the DEIR and of the date and time of the public hearing were posted near the site on June 23, 2021.
 - D. On June 23, 2021, copies of the DEIR were mailed or otherwise delivered to government agencies through the State Clearinghouse.
 - E. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021.
2. The Commission held a duly advertised public hearing on said DEIR on July 29, 2021, at which opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments ended on August 9, 2021.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 47-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Responses to Comments document, published on November 5, 2021, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document, all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission. The Project EIR files have also been made available for public review online at <https://sfplanninggis.org/PIM/>.
 6. The Commission, in certifying the completion of said FEIR, hereby does find that that none of the factors that would necessitate recirculation of the Final EIR under CEQA Guidelines Section 15088.5 are present. The Final EIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible Project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental

impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The Commission finds that the Project proposed for approval is within the scope of the Project analyzed in the Final EIR and the Final EIR fully analyzed the Project proposed for approval. No new impacts have been identified that were not analyzed in the Final EIR.

7. On November 18, 2021, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
8. The Commission hereby does find that the FEIR concerning File No. 2017-012086ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Would have significant unavoidable project-specific impacts on historic architectural resources.
10. The Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 18, 2021.

Jonas P. Ionin
Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: November 18, 2021