



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: April 28, 2011

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Case No.: **2006.0868E**
Project Address: **800 Presidio Avenue**
Zoning: RM-1
Height/Bulk: 40-X
Block/Lot: 74/01 and 75/01
Project Sponsor: Equity Community Builders, LLC
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED BOOKER T. WASHINGTON COMMUNITY CENTER MIXED-USE PROJECT AT 800 PRESIDIO AVENUE. THE PROJECT ENTAILS DEMOLITION OF AN EXISTING 12,600-SQUARE-FOOT COMMUNITY CENTER AND CONSTRUCTION OF A 55-FOOT-TALL, 68,200-SQUARE-FOOT BUILDING CONTAINING 20,725-SQUARE FEET OF COMMUNITY CENTER AND GYMNASIUM SPACE AND 32,021-SQUARE FEET OF RESIDENTIAL SPACE ON ITS UPPER FLOORS. THE HOUSING COMPONENT OF THE PROJECT WOULD CONTAIN 50 AFFORDABLE HOUSING UNITS FOR EMANCIPATED FOSTER YOUTH AND HOUSEHOLDS ON ITS UPPER LEVELS AND 21 OFF-STREET PARKING SPACES IN A BASEMENT GARAGE. THE PROJECT REQUIRES AMENDMENTS TO THE PLANNING CODE THROUGH THE ESTABLISHMENT OF A "PRESIDIO-SUTTER AFFORDABLE HOUSING SPECIAL USE DISTRICT" TO ADDRESS A RECLASSIFICATION OF THE SITE'S 40-FOOT HEIGHT LIMIT TO 55 FEET AND TO INCREASE THE RESIDENTIAL DENSITY BEYOND PERMITTED LIMITS ESTABLISHED BY THE PLANNING CODE, WHICH WOULD REQUIRE APPROVAL BY THE BOARD OF SUPERVISORS. THE PROJECT WOULD ALSO REQUEST EXPETIONS TO PLANNING CODE PROVISIONS RELATED TO STREET TREES, REAR YARD, USABLE OPEN SPACE AND DWELLING UNIT EXPOSURE THROUGH A PLANNED UNIT DEVELOPMENT (PUD) SUBJECT TO APPROVAL BY THE PLANNING COMMISSION.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2006.0868E at 800 Presidio Avenue (hereinafter "Project"), based upon 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 [March 8, 2008](#).
 - B. On [June 23, 2010](#), 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.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on [June 23, 2010](#).
 - D. On [June 23, 2010](#), copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
 - E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on [June 22, 2010](#).
2. The Commission held a duly advertised public hearing on said DEIR on [August 5, 2010](#) 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 10, 2010](#).
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the [48-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 Draft Comments and Responses document, published on [April 14, 2011](#), 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 has been prepared by the Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document.
 5. Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, and are part of the record before the Commission.

6. On [April 28, 2011](#), the Commission reviewed and considered the Final Environmental Impact Report and hereby does find that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. Subsequent to publication of the Draft EIR, the project sponsor proposed minor modifications to the project in response to public comment. These changes are described as the “Modified Project”, and are included in the Final Environmental Impact Report (see [Section C](#) of the Comments and Responses document).
8. The Planning Commission hereby does find that the Final Environmental Impact Report concerning [Case File No. 2006.868E – Booker T. Washington Community Center Project](#) reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said Final Environmental Impact Report, hereby does find that the project described in the Environmental Impact Report:
 - A. Will have a project-specific significant effect on the environment related to the demolition of the existing Booker T. Washington Community Center building, considered a potential historical resource for purposes of the CEQA analysis; and
 - B. Will have a significant effect on the environment in that it would contribute considerably to an adverse cumulative impact on historic architectural resources identified for purposes of the CEQA analysis within the context of the Western Addition neighborhood.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of [April 28, 2011](#).

Linda Avery
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSED:

ADOPTED: