



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: January 19, 2012

Date: January 5, 2012
Case No.: 2007.0030E
Project Address: 8 Washington Street/Seawall Lot 351
Zoning: RC-4 (Residential/Commercial Combined: High Density)
84-E Height and Bulk District
Block/Lot: Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall
Lot 351, which includes Lot 13.
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE, RESIDENTIAL, COMMERCIAL, FITNESS CENTER AND PUBLIC OPEN SPACE PROJECT AT 8 WASHINGTON STREET/SEAWALL LOT 351.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2007.0030E, 8 Washington Street/Seawall Lot 351 (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 December 8, 2007.
 - B. On June 15, 2011, 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 15, 2011.
 - D. On June 15, 2011, 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 15, 2011.
2. The Commission held a duly advertised public hearing on said DEIR on July 21, 2011, 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 15, 2011.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 61-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 December 22, 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 (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 Comments and Responses 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 1650 Mission Street, Suite 400, and are part of the record before the Commission.
 6. On January 19, 2012, the Commission reviewed and considered 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.
 7. The project sponsor has indicated that the presently preferred project is the Project Variant, described in the FEIR, with the additional modification that the presently preferred project would contain 145 residential units, 15 residential units less than the Project Variant, and the presently preferred project would contain 400 parking spaces, 20 parking spaces less than the Project Variant.
 8. The Planning Commission hereby does find that the FEIR concerning File No. 2007.0030E, 8 Washington Street/Seawall Lot 351 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. The Planning Commission further finds that Final EIR does not add significant new information to the Draft EIR that would require recirculation of the EIR under CEQA because 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, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.

9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project Variant described in the EIR and the project preferred by the project sponsor:
 - A. Will have a significant project-specific effect on the environment in that:
 - B. It could expose people or structures to increased risk of flooding due to climate-induced sea level rise;
 - C. Construction of the proposed project would expose sensitive receptors to substantial levels of PM2.5 and other TACs, including DPM; and
 - D. The proposed project would expose new (on-site) sensitive receptors to significant levels of PM2.5 and other TACs from a single source.
 - E. Will have a significant cumulative effect on the environment in that:
 - F. The proposed project would expose new (on-site) sensitive receptors to cumulatively considerable levels of PM2.5 and other TACs from off-site and on-site sources;
 - G. Project construction activities would result in a considerable contribution to cumulatively significant levels of PM2.5 and other TACs on off-site receptors; and
 - H. The proposed project would contribute to cumulative traffic impacts at study intersections.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of January 19, 2012.

Linda Avery

Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: