



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18819

HEARING DATE: March 7, 2013

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Case No.: 2004.0093E
Project Name: San Francisco Overlook Development Residential Project
Zoning: RM-1 (Residential, Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 2636/025 and 2636/028
Project Sponsor: Adam Phillips, San Francisco Overlook Development, LLC
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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT THAT INVOLVES THE CONSTRUCTION OF 12 TWO-UNIT BUILDINGS AND ONE TEN-UNIT TOWNHOUSE BUILDING, FOR A TOTAL OF 34 DWELLING UNITS (65,750 TOTAL GROSS SQUARE FEET), 68 PARKING SPACES, AND A NEW PAVED, APPROXIMATELY 700-FOOT-LONG PRIVATE STREET, ON AN APPROXIMATELY 63,890-SQUARE-FOOT, STEEPLY-SLOPED SITE LOCATED WEST AND NORTH OF CRESTMONT DRIVE ON THE NORTHWEST SLOPE OF MOUNT SUTRO. THE PROPOSED HEIGHTS OF THE BUILDINGS WOULD RANGE BETWEEN APPROXIMATELY 16 TO 40 FEET HIGH ABOVE THE NEW STREET GRADE.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2004.0093E, San Francisco Overlook Development Residential Project (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, published a Notice of Preparation and Initial Study (hereinafter "NOP/IS"), and provided public notice of the availability of the NOP/IS in a newspaper of general circulation on May 27, 2006. The NOP/IS was distributed to governmental agencies, neighborhood and Citywide organizations, and interested parties on May 27, 2006.
 - B. On May 2, 2012, 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 at the project site on May 3, 2012.
 - D. On May 2, 2012, 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 May 2, 2012.
2. The Commission held a duly advertised public hearing on said DEIR on June 14, 2012 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 June 19, 2012.
 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 Responses to Comments document, published on February 21, 2013, 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 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, Suite 400, and are part of the record before the Commission.
 6. On March 7, 2013, 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 Planning Commission hereby does find that the FEIR concerning Case No. 2004.0093E – San Francisco Overlook Development Residential Project 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 and the CEQA Guidelines.

8. The Commission, in certifying the completion of said FEIR, hereby finds that the project described in the EIR would not have a project-specific significant, adverse effect on the environment, with implementation of recommended mitigation measures.
9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 7, 2013.



Jonas Ionin
Acting Commission Secretary

AYES: Fong, Wu, Antonini, Borden, Hillis, Moore, Sugaya

NOES:

ABSENT:

ADOPTED: March 7, 2013

