



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion 18944

HEARING DATE: August 8, 2013

Case No.: 2011.0430E
Project Address: 480 Potrero Avenue
Zoning: UMU (Urban Mixed Use) Zoning District
58-X Height and Bulk District
Block/Lot: 3973/002C
Lot Size: 15,000 square feet
Plan Area: Mission Subarea of the Eastern Neighborhoods
Project Sponsor: Reza Khoshnevisan, Sia Consulting, (415) 922-0200
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

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ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2011.0430E FOR THE PROPOSED MIXED-USE PROJECT AT 480 POTRERO AVENUE WHICH INCLUDES 75 RESIDENTIAL UNITS, 974 SQUARE FEET OF GROUND-FLOOR RETAIL USE, AND 47 OFF-STREET PARKING SPACES.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

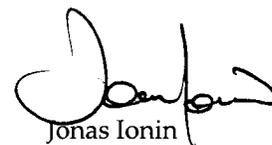
1. On August 5, 2011, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
2. On September 26, 2012, the Department determined that the Project, as proposed, could not have a significant effect on the environment.
3. On September 26, 2012, a notice of determination that a Mitigated Negative Declaration would be issued for the Project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.
4. On October 10, 2012, an appeal of the decision to issue a Mitigated Negative Declaration was timely filed by Dean Dinelli and Jean Bogiages.
5. On April 15, 2013, the Department amended the Preliminary Mitigation Negative Declaration.
6. A staff memorandum, dated July 10, 2013, addresses and responds to all points raised by appellant in the appeal letter. That memorandum is attached as Exhibit A and staff's findings to those points are

incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the City Planning Commission, and a copy of that memorandum is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

7. On August 8, 2013, the Commission held a duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
8. All points raised in the appeal of the Preliminary Mitigated Negative Declaration at the August 8, 2013 City Planning Commission hearing have been responded to either in Memorandum or orally at the public hearing.
9. After consideration of the points raised by appellant, both in writing and at the August 8, 2013 hearing, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.
10. In reviewing the Preliminary Mitigated Negative Declaration issued for the Project, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
11. The Planning Commission finds that Planning Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

The City Planning Commission **HEREBY DOES FIND** that the proposed Project, could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and **HEREBY DOES AFFIRM** the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was **ADOPTED** by the City Planning Commission on August 8, 2013.



Jonas Ionin

Acting Commission Secretary

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

NOES: Sugaya

ABSENT:

ADOPTED: August 8, 2013