

**PLANNING DEPARTMENT
CITY AND COUNTY OF
SAN FRANCISCO**

**Notice of Environmental Review Officer
Hearing**

**Remote Hearing via Video &
Teleconferencing
(See Access Information Below)**

**Live, Wednesday,
November 30, 2022**

Session Begins at 9:30 A.M.

Public Hearing

Lisa Gibson, Environmental Review Officer

Notice is hereby given to the general public and to interested parties that a public hearing will be held to make findings that feasible mitigation measures from programmatic environmental impact report applicable to certain projects will be undertaken.

Questions concerning this hearing process may be answered by contacting Debra Dwyer at (628) 652-7576.

ERO Hearing Calendars are available on the Internet at <http://www.sfplanning.org>

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings

Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

Know Your Rights under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact The Administrator by mail at 1 Dr. Carlton B. Goodlett Place, Room 244, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at sotf@sfgov.org.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Administration Code 16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite #220, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

ENGLISH:

For language assistance or to request an assistive device for a hearing, please call (628) 652-7550. Please make requests at least 48 hours in advance of the hearing.

SPANISH:

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7550. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

聽證會上如需要語言協助或要求輔助設備，請致電 (628) 652-7550。請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7550. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7550. Запросы должны делаться минимум за 48 часов до начала слушания.

**ENVIRONMENTAL REVIEW OFFICER HEARING
TO ADOPT MITIGATION MEASURES**

Remote Access to Information and Participation

On April 3, 2020, the Planning Department was authorized to resume their hearing schedule remotely. Therefore, the Environmental Review Officer’s hearings will be held via videoconferencing and allow for remote public comment. This remote hearing is consistent with the Planning Commission’s practice. In Resolution No. 21134, adopted on June 30, 2022, the Planning Commission decided to continue meeting remotely, consistent with AB361. The Environmental Review Officer’s hearings will continue to be held via videoconferencing consistent with the findings in Planning Commission Resolution No. 21134.

*The Environmental Review Officer strongly encourages interested parties to submit their comments in writing to the assigned Planner prior to the hearing. **To view the hearing, please use the following link at the start of the hearing:** The Cisco WebEx app is supported by Chrome, Explorer, and Safari.*

[Click to open link: Watch the Environmental Review Officer Hearing](#)

This link may also be accessed on the Remote Hearings page of the Planning Department website. Members of the public may also call into the hearing to provide comment by dialing the following telephone number during the hearing using the information below:

Phone Number	Access Code	Meeting Password
415-655-0001	2487 671 9816	113022
Web link to meeting	https://sfgov.webex.com/sfgov/j.php?MTID=m301e2c3b68b56f6087d0d9a2234241ef	

As the COVID-19 emergency progresses, please visit the Planning Department’s website regularly to be updated on the current situation as it affects the hearing process of the Environmental Review Officer.

A. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Environmental Review Officer and may be acted upon without separate discussion of these items unless the project sponsor, a member of the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this hearing.

1. 2020-008189ENV

(MICHAEL LI)

2800 03RD STREET, Lot 001 in Assessor's Block 4246, in a PDR-1-G (Production, Distribution & Repair - 1 – General) Zoning District and a 55-X Height and Bulk District. The project consists of the demolition of the four existing one- and two-story industrial buildings on the project site and the construction of a six-story, 85-foot tall building (101 feet to the top of the elevator penthouse) containing approximately 231,000 gross square feet of light manufacturing and laboratory uses, a ground-level off-street freight loading area, and a basement-level garage containing 100 automobile parking spaces, a bicycle storage room, and a wellness room with showers and lockers. The proposed project also includes streetscape improvements: a new sidewalk along Tennessee Street and sidewalk extensions (bulbouts) at the intersection of Tennessee and 24th streets and the intersection of 24th and 3rd streets.

COMMUNITY PLAN PROGRAMMATIC EIR: Eastern Neighborhoods (Central Waterfront Plan)

CEQA DOCUMENTS:

[Community Plan Evaluation Certificate of Determination](#)

[Initial Study Checklist](#)

[Mitigation Monitoring and Reporting Program](#)

Preliminary Recommendation: Find feasible mitigation measures from the PEIR will be undertaken as part of the project and adopt mitigation measures

2. 2014.0008ENV-02

(MICHAEL LI)

33 NORFOLK STREET, Lots 053A and 093 in Assessor's Block 3521, in a WMUG (WSoMa Mixed use– General) Zoning District and a 55-X Height and Bulk District. The project would merge Lots 053A and 093 and replace the existing industrial building and parking lot with a 5-story, 55-foot tall, residential building with a total of 19 residential units. The project would provide 4 off-street parking spaces and 12 bicycle parking spaces.

COMMUNITY PLAN PROGRAMMATIC EIR: Western SoMa (Western South of Market Area Plan)

CEQA DOCUMENTS:

[Community Plan Evaluation Certificate of Determination](#)

[CPE Initial Study Checklist](#)

[Mitigation Monitoring and Reporting Program](#)

Preliminary Recommendation: Find feasible mitigation measures from the PEIR will be undertaken as part of the project and adopt mitigation measures.

3. **2021-001565ENV** (JOSH POLLAK)

212-218 RITCH STREET, Lot 476 in Assessor's Block 3776, in an CMUO -Central Soma-Mixed Use Office Zoning District and a 55-X Height and Bulk District. Construct a new 5 story building with 4 upper floors of office use and includes a cafe / restaurant use at the ground floor.

COMMUNITY PLAN PROGRAMMATIC EIR: Central SoMa Plan

CEQA DOCUMENT:

[Community Plan Evaluation Certificate of Determination](#)

[CPE Initial Study Checklist](#)

[Mitigation Monitoring and Reporting Program](#)

Preliminary Recommendation: Find feasible mitigation measures from the PEIR will be undertaken as part of the project and adopt mitigation measures

4. **2021-005803ENV** (JOY NAVARRETE)

200 KANSAS STREET, Lot 004 in Assessor's Block 3935, in a PDR-1-D (Production, Distribution & Repair - 1 – Design) Zoning District and [58-X](#) and [68-X](#) Height and Bulk Districts. The proposed project would expand the existing 2-story building vertically and horizontally to the property lines, resulting in a tiered building with four levels (58 feet tall) on the north side and five levels (68 feet tall) on the south side. The project would include 300,028 square feet of laboratory use. A new below-grade level would accommodate parking for 94 vehicles and 157 bicycles and a fitness facility for employees.

COMMUNITY PLAN PROGRAMMATIC EIR: Eastern Neighborhoods (Showplace Square/Potrero Hill Plan)

CEQA DOCUMENT:

[Community Plan Evaluation Certificate of Determination and Checklist](#) and **MMRP**

Preliminary Recommendation: Find feasible mitigation measures from the PEIR will be undertaken as part of the project and adopt mitigation measures

B. REGULAR CALENDAR:

Items removed from the Consent Calendar will be heard here. Once the item is heard, the Environmental Review Officer may:

- (1) Request staff and/or the sponsor to respond to issues raised; and/or
- (2) Adopt, or conditionally adopt the mitigation measures; continue the matter to a subsequent hearing; or take the matter under advisement pending further discussion between the commenter and the planning department regarding issues raised in the hearing.

ADJOURNMENT

Notice

The Planning Department is located at **49 South Van Ness Avenue, Suite 1400, San Francisco.**

Hearing Procedures

The **Environmental Review Officer** typically holds Hearings on Wednesdays on an as-needed basis at **9:30 a.m.** Due to Covid-19 and in compliance with the local emergency health order in San Francisco, the Environmental Review Officer will hold these Hearings remotely using Video and Teleconferencing.

Please note these items on the **Consent Calendar** are considered routine and may be adopted by the Environmental Review Officer on the **Consent Calendar**. There is no separate discussion of consent items unless the Environmental Review Officer, member of the public or staff so requests, in which event the matter is removed from the Consent Calendar and will be moved to the Regular Calendar in the Agenda.

At the hearing, the **Environmental Review Officer** will inquire as to whether anyone wishes to have an item removed from the Consent Calendar to the Regular Calendar. If no such request is made, then the Environmental Review Officer will act on the items listed on the Consent Calendar, and Adjourn the meeting.

For items moved to the **Regular Calendar**, the Environmental Review Officer will call the item, and the project sponsor will be given up to 3 minutes to speak, if desired. **Members of the public** will be given up to 3 minutes each to speak on the item.

Persons attending a hearing may comment on any scheduled item. When speaking, please note that a **timer** is used for each speaker and indicates how much time remains. Speakers will hear a notification indicating that the speaker's opportunity to address the Environmental Review Officer is about to end or has ended.

After all the testimonies and evidence are submitted, the Environmental Review Officer shall consider the evidence and render a decision or take the matter under advisement pending conversations between the commenters and the planning department regarding issues raised at the hearing.

All Agendas of Environmental Review Officer Hearings and its Audio Recording are available on the Planning Department website for access.

Sound-Producing Devices Prohibited

The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Environmental Review Officer may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

Hearing Results

The results of the ERO Hearing will be posted on the department web page. The adoption of the feasible mitigation measures by the Environmental Review Officer is not a project approval action and is not appealable

If any members of the public would like to receive or view a copy of the adopted mitigation measures they are available in a Mitigation Monitoring and Reporting Program (MMRP). This document is available through the Planning Department Property Information Map for the site address and Planning Record number on the web site. Search the project address or case number. Under Planning Applications tab, choose the ENV record. Choose Related Records to access the adopted MMRP and download it. If a hardcopy of the MMRP is needed, please send a request by email addressed to the planner assigned to the case. The name of the Planner can be found in this Calendar or on the notice that you received in the

mail or by email.

Privacy Policy

SF Planning is committed to protecting the privacy rights of individuals and security measures are in place to protect personally identifiable information (PII), i.e. social security numbers, driver's license numbers, bank accounts. Members of the public are not required to provide PII to the Commission or Department, as all written submittals and oral communications become part of the public record, which can be made available to the public for review and/or viewable on Department websites. Members of the public submitting materials containing PII are responsible for redacting said sensitive information prior to submittal of documents to Planning.