

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,
July 9, 2025**

**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

*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.*

Instructions for Remote Public Comment	
<p>PHONE</p> <p>Phone number: +1 (415) 655-0001 Access Code: 2660 962 0314##</p> <p><i>Note: Access Code will change for each hearing.</i></p> <ol style="list-style-type: none"> 1. Call phone number, enter Access Code, then press ## (pound, pound) 2. When you hear "You are muted." Stop and listen 3. Wait for Public Comment to be announced (by Item Number or for General Public Comment) 4. To comment, press * 3 (star 3) to "raise your hand" 5. Once you raise your hand, you will hear the prompt: "You have raised your hand to ask a question. Please wait to speak until the host calls on you." 6. Wait for you turn to speak. 7. When you hear "you're unmuted" that is your indication to begin speaking. 	<p>ONLINE</p> <p>Link to WebEx: https://sfpublic.webex.com/sfpublic/j.php?MTID=me3c9b73ade0d4b6cbaa0914fa7972cc6</p> <p>Webinar number: 2660 962 0314</p> <p>Webinar password: 070925 (070925 when dialing from a video system)</p> <p>Join by phone +1-415-655-0001 United States Toll (San Francisco)</p> <p>Access code: 2660 962 0314</p> <p>Password: <i>Note: the link will change for each hearing.</i></p> <ol style="list-style-type: none"> 1. Click on above hyperlink "Link to WebEx" 2. Enter your First and Last name, plus email address 3. Stop and listen 4. Wait for Public Comment to be announced (by Item Number or for General Public Comment) 5. To comment click on "raise hand" icon 6. When you hear "you're unmuted" that is your indication to begin speaking.
IF YOU NO LONGER WANT TO COMMENT	
Press * 3 (star 3) to lower your hand	Click "raise hand" icon again

PUBLIC COMMENT

- The **Environmental Review Officer will indicate how much time you have to provide your comments** – you will be alerted when you have 30 seconds remaining.
- Once your public comment time have ended, you will be moved out of the speaker line and back to listening as a participant (unless you disconnect).
- Participants who wish to speak on other items on the Agenda, or for other comment periods, may stay on the meeting line and listen for the Hearing Secretary's next prompt.

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. 2024-000975ENV**(DON LEWIS)****344 14TH STREET**

THE PROPOSED PROJECT WOULD REMOVE THE EXISTING SURFACE PARKING LOT WITH 78 PARKING SPACES AND CONSTRUCT A NEW 11-STORY, 127,560 SQUARE-FOOT, MIXED-USE BUILDING WITH 164 DWELLING UNITS AND 4,600 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE. THE PROJECT WOULD PROVIDE NO OFF-STREET PARKING SPACES. THE PROPOSED PROJECT WOULD UTILIZE THE STATE DENSITY BONUS AND IS REQUESTING WAIVERS AND CONCESSIONS FOR UNIT MIX, NARROW STREET SETBACK, TRANSPARENCY AND FENESTRATION, NON-RESIDENTIAL USABLE OPEN SPACE, REAR YARD, OPEN SPACE, DWELLING UNIT EXPOSURE, OFF-STREET LOADING, REQUIRED ACTIVE USES ON THE GROUND FLOOR, HEIGHT AND BULK, TO COLLAPSE THE AFFORDABLE HOUSING TIERS, AND DEVIATION FROM THE ALLOWABLE PERMITTED OBSTRUCTIONS.

GENERAL PLAN PROGRAMMATIC EIR: Housing Element 2022 Update

CEQA DOCUMENTS:**General Plan Exemption**

[2024-000975ENV 344 14th Street](#)

Mitigation Monitoring and Reporting Program

[MMRP - 344 14th Street.pdf](#)

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.** 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/Calendars 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.