

City Council Hearing

March 15, 2022



*Planning, Building and
Code Enforcement*

Item 10.3

H20-041- Environmental Appeal

Appeal of the Initial Study/Mitigated Negative Declaration (IS/MND) for the project at 1660 Old Bayshore Highway.

Presenter: Christopher Burton, Director, PBCE

Project Site



Project Description

- Site Development Permit to allow additions and façade modifications to an existing 24,486-square foot warehouse building, including a 3,000-square foot incidental office addition and 17,700-square foot canopy addition, and repaving of the remainder of the site for automobile and delivery vehicle parking on 6.07-gross acre site.

Approvals and Appeals

- The IS/MND was publicly circulated for comments from August 30, 2021 to September 20, 2021.
 - Commenter did not provide comments within this period.
- Site Development Permit and Initial Study/Mitigated Negative Declaration were approved at Planning Director's Hearing on November 17, 2021.
- Appeal of the Environmental Determination was filed on November 22, 2021 by Teamster Joint Council No. 7 .

Environmental Appeal

- Reasons for Appeal:
 - Cumulative Impacts with other operations in the area and overall region
 - Transportation
 - General Plan Air quality goals have not been met
 - Inappropriate classification of land use

Recommendations

- Staff recommends denial of the appeal of the environmental determination and denial of the appeal of the Site Development Permit.
 - Appellant failed to provide substantial evidence in raising a fair argument under CEQA that the proposed project would result in significant, adverse, unmitigatable impacts.
 - None of the comments by the appellant raised any new issues about the project's environmental impacts, nor do they provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the supporting Initial Study for the Mitigated Negative Declaration.

End

Presenter: Christopher Burton, Director, PBCE