

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 45 Bernard
2 Street]

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**
4 **by the Planning Department that the proposed project at 45 Bernard Street is**
5 **categorically exempt from further environmental review.**

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7 WHEREAS, On April 13, 2021, the Planning Department issued a CEQA Categorical
8 Exemption Determination for the proposed project located at 45 Bernard Street ("Project")
9 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San
10 Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The project site is an approximately 1,380 square foot (23-foot in width by
12 60-foot in length) lateral and down sloping lot and contains an existing 2,994 square foot,
13 three-story, four-residential-unit building, located mid-block along Bernard Street in the Nob
14 Hill neighborhood, on the block bounded by Bernard Street to the north, Taylor Street to the
15 east, Pacific Avenue to the south and Jones Street to the west; and

16 WHEREAS, The Project proposes construction of a four-story horizontal rear addition
17 to the existing on-site 2,994 square foot, multi-unit residential building at 45 Bernard Street;
18 the proposed four-story addition encompasses the existing basement, first floor, second floor,
19 and third floor of the existing structure; and

20 WHEREAS, On July 15, 2022, the project sponsor submitted modified project plans for
21 the Proposed Project resulting in the reduction of the proposed rear addition/rear wall
22 extension by two feet; later revised project drawings also incorporated the removal of a
23 proposed fire escape at the rear, the addition of exterior decks, and a spiral stair to a roof
24 deck; the roof deck was pulled back from the building edges from the original project proposal;
25 and

1 WHEREAS, On November 7, 2021, the project sponsor filed a separate Accessory
2 Dwelling Unit (“ADU”) application to legalize an Unauthorized Dwelling Unit (“UDU”) on the
3 project site; and

4 WHEREAS, Pursuant to Article 19 of the CEQA Guidelines (California Code of
5 Regulations, Title 14, Division 6, Chapter 3, Article 19, Sections 15300-15333), on April 13,
6 2021, the Planning Department found that the proposed Project is exempt from the California
7 Environmental Quality Act (CEQA) as a Class 1 categorical exemption (“exemption
8 determination”); and

9 WHEREAS, On August 25, 2022, the San Francisco Planning Commission
10 (Commission) conducted a duly noticed public hearing at a regularly scheduled commission
11 meeting on Discretionary Review Application 2020-005176DRP, took the Discretionary
12 Review requested and approved the Proposed Project with modifications; and

13 WHEREAS, On September 26, 2022, Brian O’Neill of Zacks, Freedman & Patterson
14 PC, on behalf of the Upper Chinatown Neighborhood Association (“Appellant”) filed an appeal
15 with the Office of the Clerk of the Board of Supervisors of the exemption determination; and

16 WHEREAS, By memorandum to the Clerk of the Board dated September 29, 2022, the
17 Planning Department’s Environmental Review Officer determined that the appeal was timely
18 filed; and

19 WHEREAS, On November 1, 2022, this Board held a duly noticed public hearing to
20 consider the appeal of the exemption determination filed by Appellant; and

21 WHEREAS, In reviewing the appeal of the exemption determination, this Board
22 reviewed and considered the exemption determination, the appeal letter, the responses to the
23 appeal documents that the Planning Department prepared, the other written records before
24 the Board of Supervisors and all of the public testimony made in support of and opposed to
25 the exemption determination appeal; and

1 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
2 conditionally reversed the exemption determination for the Project subject to the adoption of
3 written findings of the Board in support of such determination based on the written record
4 before the Board of Supervisors as well as all of the testimony at the public hearing in support
5 of and opposed to the appeal; and

6 WHEREAS, The written record and oral testimony in support of and opposed to the
7 appeal and the oral and written testimony at the public hearing before the Board of
8 Supervisors by all parties and the public in support of and opposed to the appeal of the
9 exemption determination, including the deliberations by the members of the Board, is in the
10 Clerk of the Board of Supervisors File No. 220137, and is incorporated in this Motion as
11 though set forth in its entirety; now, therefore, be it

12 MOVED, That the Board of Supervisors directs the Clerk of the Board to prepare the
13 findings specifying the basis for its decision on the appeal of the determination by the
14 Planning Department that the project is exempt from environmental review.

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