

1 [Affirming the Categorical Exemption Determination - Proposed 1310 Junipero Serra
2 Boulevard Project]

3 **Motion affirming the determination by the Planning Department that the proposed
4 project at 1310 Junipero Serra Boulevard is categorically exempt from environmental
5 review.**

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7 WHEREAS, On April 5, 2024, the Planning Department determined that the proposed
8 1310 Junipero Serra Boulevard project (the Project), at Assessor's Parcel Block No. 7380, Lot
9 Nos. 005 and 036, is categorically exempt from the California Environmental Quality Act
10 (CEQA) under a Class 32 exemption for In-fill Development Projects - Section 15332 of the
11 CEQA Guidelines; and

12 WHEREAS, The Project proposes to demolish nine maintenance and facility structures
13 (totaling approximately 10,500 square feet in size) at the San Francisco Golf Club, and to
14 construct of a 23-foot-tall, one-story accessory maintenance and facility building
15 approximately 19,100 gross square feet in size; and

16 WHEREAS, The approximately 164-acre San Francisco Golf Club property is generally
17 bordered by Brotherhood Way to the north, Junipero Serra Boulevard to the east, Wilshire
18 Avenue (Daly City) to the south, and Lake Merced Boulevard to the west in the Lakeshore
19 neighborhood; and

20 WHEREAS, The project site, where construction would occur, consists of an
21 approximately 1.7-acre (75,473 square feet) portion immediately west of Thomas More Way,
22 immediately adjacent to the Saint Thomas More Catholic School, while other nearby land
23 uses include other schools, preschools, and senior homes; and

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1 WHEREAS, CEQA Guidelines, Sections 15301 through 15333 list the categorical
2 exemptions for classes of projects that have been determined not to have a significant effect
3 on the environment and that are exempt from further environmental review; and

4 WHEREAS, CEQA Guidelines, Section 15332 (In-Fill Development Projects), also
5 known as Class 32, applies to projects characterized as in-fill development meeting the
6 following conditions: the project is consistent with the applicable general plan designation and
7 all applicable general plan policies as well as with applicable zoning designation and
8 regulations; the project's location is within city limits on a project site of no more than five
9 acres substantially surrounded by urban uses; the project site has no value as habitat for
10 endangered, rare or threatened species; the project approval does not result in any significant
11 effects relating to traffic, noise, air quality, or water quality; and the project site can be
12 adequately served by all required utilities and public services; and

13 WHEREAS, The Planning Department determined that the Project is exempt under the
14 Class 32 categorical exemption, because it meets the criteria for applicability of the
15 exemption, and none of the exceptions that would preclude application of the exemptions
16 listed under CEQA Guidelines, Section 15300.2 are present; and

17 WHEREAS, On February 13, 2025, the Planning Commission approved the conditional
18 use authorization for the Project; and

19 WHEREAS, On March 13, 2025, Linda Shah, on behalf of Friends of Saint Thomas
20 More (hereinafter "Appellant"), filed an appeal with the Office of the Clerk of the Board of
21 Supervisors of the categorical exemption for the Project; and

22 WHEREAS, By memorandum to the Clerk of the Board dated March 19, 2025, the
23 Planning Department's Environmental Review Officer determined that the appeal was timely
24 filed; and

1 WHEREAS, On May 20, 2025, this Board held a duly noticed public hearing to consider
2 the appeal filed by Appellant; and

3 WHEREAS, In reviewing the appeal, this Board reviewed and considered the CEQA
4 determination, the appeal letter, the responses to the appeal documents that the Planning
5 Department and the project sponsor prepared, the other written records before the Board of
6 Supervisors and all of the public testimony made in support of and opposed to the appeal; and

7 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
8 affirmed the CEQA determination, based on the written record before the Board of
9 Supervisors as well as all of the testimony at the public hearing in support of and opposed to
10 the appeal; and

11 WHEREAS, The written record and oral testimony in support of and opposed to the
12 appeal and the oral and written testimony at the public hearing before the Board of
13 Supervisors by all parties and the public in support of and opposed to the appeal, including
14 the deliberations by the members of the Board, is in the Clerk of the Board of Supervisors File
15 No. 250276, and is incorporated in this Motion as though set forth in its entirety; now,
16 therefore, be it

17 MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by
18 reference in this Motion, as though fully set forth, the CEQA determination; and, be it

19 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
20 record before it there are no substantial Project changes, no substantial changes in Project
21 circumstances, and no new information of substantial importance that would change the
22 conclusions set forth in Planning Department's determination that the Project is categorically
23 exempt from environmental review; and, be it

24 FURTHER MOVED, That after carefully considering the appeal of the CEQA
25 determination, including the written information submitted to the Board of Supervisors and the

1 public testimony presented to the Board of Supervisors at the hearing on the CEQA
2 determination, this Board concludes that the Project qualifies for a categorical exemption
3 under CEQA, as determined by the Planning Department.

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