

1 [Adopting findings related to disapproving the categorical exemption issued for 2564 Sutter  
2 Street.]

3 **Motion adopting findings related to disapproving the determination by the Planning**  
4 **Department that the 2564 Sutter Street project is categorically exempt from**  
5 **environmental review under the California Environmental Quality Act.**  
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8 On June 29, 2006, the Environmental Review Office of the San Francisco Planning  
9 Department issued a certificate of determination of exemption/exclusion from environmental  
10 review (the "determination") for a proposal to alter and add to an existing 29-foot tall, one-and-  
11 a-half-story over basement single-family residence to create an approximately 40-foot tall,  
12 four-story over basement, three-unit residential building, located at 2564 Sutter Street (the  
13 "Project"). A copy of said document is on file with the Clerk of the Board of Supervisors in File  
14 No. 061327, and is incorporated by reference herein.

15 By letter to the Clerk of the Board of Supervisors dated September 22, 2006, Stephen  
16 Williams ("Appellant"), filed an appeal of the determination to the Board of Supervisors, which  
17 the Clerk of the Board of Supervisors received on or around September 22, 2006.

18 On November 14, 2006, this Board held a duly noticed public hearing to consider the  
19 appeal of the determination and following the public hearing disapproved the determination of  
20 the Planning Department that the Project is categorically exempt from CEQA.

21 In reviewing the appeal of the categorical exemption determination, this Board  
22 reviewed and considered the written record before the Board and all of the public comments  
23 made in support of, and opposition to the appeal. Following the conclusion of the public  
24 hearing, the Board disapproved the Planning Department's categorical exemption  
25 determination for 2564 Sutter Street based on the written record before the Board as well as

1 all of the testimony at the public hearing in support of and opposed to the appeal. Said Motion  
2 and written record is in the Clerk of the Board of Supervisors File No. 061327 and is  
3 incorporated herein as though set forth in its entirety.

4 In regard to said decision, this Board made certain findings specifying the basis for its  
5 decision to disapprove the Planning Department's approval of the determination for 2564  
6 Sutter Street based on the whole record before the Board including the written record in File  
7 No. 061329, which is hereby declared to be a part of this motion as if set forth fully herein; the  
8 written submissions to and official written records of the Planning Department determination  
9 related to the 2564 Sutter Street Project; the official written and oral testimony at and audio  
10 and video records of the public hearing in support of and opposed to the appeal and  
11 deliberation of the oral and written testimony at the public hearing before the Board of  
12 Supervisors by all parties and the public in support of and opposed to the appeal of the  
13 categorical exemption.

14 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and  
15 County of San Francisco finds that the 2564 Sutter Street property is an acknowledged  
16 historic resource, described in *Here Today* as a "one-story stick style cottage with floriated  
17 frieze."

18 FURTHER MOVED, That the Board of Supervisors finds that replacing the existing  
19 1,200 square foot 1-and-a-half-story single-family cottage with a proposed 9,400 square foot  
20 4-story, 3-unit condominium building (including three off-street parking spaces) materially  
21 impairs the historic significance of the cottage in these ways: the building is being expanded  
22 from 1-and- a-half-stories to 4-stories; the façade will be altered by the addition of a garage,  
23 changes to the stairs, changes to the windows, removal of the front yard area and the addition  
24 of floors; over 7,000 square feet will be added to the structure; a nearly 35-foot extension will  
25 be added to the rear of the structure; thousands of cubic feet of soil will be removed; the

1 structure will be lifted nearly 2 feet above its current grade; and the interior will be gutted to  
2 create the 3 new condominiums, effectively resulting in a demolition of the structure.

3 FURTHER MOVED, That the Board of Supervisors finds that the Project is inconsistent  
4 with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with*  
5 *Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* in  
6 that the Project has a size, scale, proportion and massing that is inappropriate to the size,  
7 scale and massing of the historic resource, will result in a massive "alteration" which increases  
8 this building's square footage by 100% or more, will result in the removal of distinctive  
9 materials and will alter the relationship of the historic resource with its setting.

10 FURTHER MOVED, that the Board of Supervisors finds that in consideration of the  
11 above, the Project is not eligible for a categorical exemption and the proposal should be  
12 returned to the Planning Department for further environmental review in accordance with  
13 CEQA and these findings.

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