

File No. 250278

Committee Item No. _____

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 13, 2025

Cmte Board

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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Prepared by: Lisa Lew

Date: April 25, 2025

Prepared by: Lisa Lew

Date: May 9, 2025

[Conditionally Reversing the Categorical Exemption Determination - Proposed 1310 Junipero Serra Boulevard Project]

Motion conditionally reversing the determination by the Planning Department that the proposed project at 1310 Junipero Serra Boulevard is categorically exempt from environmental review, subject to the adoption of written findings of the Board of Supervisors in support of this determination.

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

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

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

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

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
25

1 WHEREAS, On May 13, 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 conditionally reverses the determination by the
18 Planning Department that the Project is categorically exempt from environmental review,
19 subject to the adoption of written findings of the Board in support of this determination.
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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Conditionally Reversing the Categorical Exemption Determination - Proposed 1310 Junipero Serra Boulevard Project

Long Title or text listed:

Motion conditionally reversing the determination by the Planning Department that the proposed project at 1310 Junipero Serra Boulevard is categorically exempt from environmental review, subject to the adoption of written findings of the Board of Supervisors in support of this determination.

Signature of Requestor:

