

1 [Reversing the Categorical Exemption Determination - 2251 Greenwich Street]

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3 **Motion reversing the determination by the Planning Department that a proposed**
4 **project at 2251 Greenwich Street is categorically exempt from environmental review.**

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6 WHEREAS, On June 2, 2014, the Planning Department determined that the proposed
7 project located at 2251 Greenwich Street ("Project") is exempt from environmental review
8 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San
9 Francisco Administrative Code, Chapter 31; and

10 WHEREAS, The proposed project involves demolition of an existing two-story, 10,272
11 square foot fire station built in 1936 and construction of a new 2-story, 10,398 square foot fire
12 station on the same lot; and

13 WHEREAS, The project also includes replacement of the roof top generator, removal
14 of one underground storage tank and replacement of a second underground storage tank; and

15 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on July 2,
16 2014, Stephen M. Williams, of the Law Offices of Stephen M. Williams and on behalf of Brent
17 McMicking and Evan Kletter, (Appellants) appealed the exemption determination; and

18 WHEREAS, The Appellants provided a copy of the Planning Department's Categorical
19 Exemption Determination, signed June 2, 2014, which found that the proposed project was
20 exempt under Class 2 of the CEQA Guidelines (14 Cal. Code Reg. Section 15302); and

21 WHEREAS, The Planning Department's Environmental Review Officer, by
22 memorandum to the Clerk of the Board dated July 7, 2014, determined that the appeal had
23 not been timely filed because no approval had yet been granted for the proposed project; and

24 WHEREAS, The Planning Department's Environmental Review Officer, by
25 memorandum to the Clerk of the Board dated March 16, 2015, determined that the appeal

1 was now timely because a building permit was issued for the proposed project on February
2 12, 2015; and

3 WHEREAS, On May 19, 2015, this Board held a duly noticed public hearing to consider
4 the appeal of the exemption determination filed by Appellants and, following the public
5 hearing, affirmed the exemption determination; and

6 WHEREAS, In reviewing the appeal of the exemption determination, this Board
7 reviewed and considered the exemption determination, the appeal letter, the responses to the
8 appeal documents that the Planning Department prepared, the other written records before
9 the Board of Supervisors and all of the public testimony made in support of and opposed to
10 the exemption determination appeal; and

11 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
12 reversed the exemption determination for the project based on the written record before the
13 Board of Supervisors as well as all of the testimony at the public hearing in support of and
14 opposed to the appeal; and

15 WHEREAS, The written record and oral testimony in support of and opposed to the
16 appeal and deliberation of the oral and written testimony at the public hearing before the
17 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
18 the exemption determination is in the Clerk of the Board of Supervisors File No. 140767 and is
19 incorporated in this motion as though set forth in its entirety; now, therefore, be it

20 MOVED, That this Board of Supervisors reverses the determination by the Planning
21 Department that the project is exempt from environmental review.