

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 2251  
2 Greenwich Street]

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**  
4 **by the Planning Department that a proposed project at 2251 Greenwich Street is**  
5 **categorically exempt from environmental review.**

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

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

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

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

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

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

1           WHEREAS, The Planning Department's Environmental Review Officer, by  
2 memorandum to the Clerk of the Board dated March 16, 2015, determined that the appeal  
3 was now timely because a building permit was issued for the proposed project on February  
4 12, 2015; and

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

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

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

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

22           MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
23 findings specifying the basis for its decision on the appeal of the exemption determination  
24 issued by the Planning Department for the project.