

1 [Conditionally Reversing the Categorical Exemption Determination - 743 Vermont Street]

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3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **project proposed for 743 Vermont Street is categorically exempt from further**
5 **environmental review, subject to the adoption of written findings of the Board in**
6 **support of this determination.**

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8 WHEREAS, On September 5, 2019, the Planning Department issued a CEQA
9 Categorical Exemption Determination for the proposed project located at 743 Vermont Street
10 (“Project”) under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines,
11 and San Francisco Administrative Code, Chapter 31; and

12 WHEREAS, The project site is located on the east side of Vermont Street between
13 19th and 20th streets, Block 4074, Lot 021 in the Potrero Hill neighborhood; the 2,500 square
14 foot, upward sloping lot is within the RH-2 (Residential, House-Two Family) zoning district and
15 40-X Height and Bulk District; the site is occupied by a 3-story, approximately 2,366 square
16 foot single-family house, built in 1904; and

17 WHEREAS, The proposed Project includes demolition of the rear portion of the
18 dwelling beginning approximately 25 feet from the front of the building; demolition of the
19 existing gable roof beginning approximately 16 feet from the front of the building; and
20 construction of a new addition to extend the rear footprint 4'-11" to the east and within 1'-0" to
21 the north; the proposed addition would be the same for both the second and third floors; the
22 proposed project includes a remodeled kitchen and bedroom on the second floor, and a new
23 master bedroom and remodeled bath on the third floor; there would be a new deck off the
24 master bedroom to the north; the existing interior winder stairway would be removed and
25 replaced with a new stairway with landing; the extent of the addition/remodel would have a flat

1 roof approximately 6 inches above the existing ridgeline; in addition, the project would include
2 the legalization of an existing bathroom and 3 storage rooms at the ground floor level (garage)
3 to comply with Notice of Violation #201928061; and

4 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
5 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),
6 issued a categorical exemption for the Project on September 5, 2019, finding that the
7 proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class
8 1 categorical exemption; and

9 WHEREAS, On January 9, 2020, the Planning Commission passed a resolution to not
10 take discretionary review, and to approve the building permit (#2017.1027.2504) as proposed,
11 per the July 10, 2019, plan set, and as described in the September 5, 2019, categorical
12 exemption and approve the Project; and

13 WHEREAS, On February 7, 2020, Mr. Ryan J. Patterson, Zacks, Freedman &
14 Patterson, on behalf of Meg McKnight (“Appellant”), filed an appeal of the September 5, 2019,
15 categorical exemption determination; and

16 WHEREAS, By memorandum to the Clerk of the Board dated February 13, 2020, the
17 Planning Department’s Environmental Review Officer determined that the appeal was timely
18 filed; and

19 WHEREAS, On July 21, 2020, this Board held a duly noticed public hearing to consider
20 the appeal of the exemption determination filed by Appellant; and

21 WHEREAS, In reviewing the appeal of the exemption determination, this Board
22 reviewed and considered the exemption determination, the appeal letter, the responses to the
23 appeal documents that the Planning Department prepared, the other written records before
24 the Board of Supervisors and all of the public testimony made in support of and opposed to
25 the exemption determination appeal; and

1 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
2 conditionally reversed the exemption determination subject to the adoption of written findings
3 of the Board in support of such determination based on the written record before the Board of
4 Supervisors as well as all of the testimony at the public hearing in support of and opposed to
5 the appeal; and

6 WHEREAS, The written record and oral testimony in support of and opposed to the
7 appeal and deliberation of the oral and written testimony at the public hearing before the
8 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
9 the exemption determination is in the Clerk of the Board of Supervisors File No. 200160, and
10 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

11 MOVED, That this Board of Supervisors conditionally reverses the determination by the
12 Planning Department that the project is exempt from environmental review, subject to the
13 adoption of written findings of the Board in support of this determination.

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