

1 [Affirming the Categorical Exemption Determination - Proposed Project at 203 Cotter Street]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 203 Cotter Street is categorically exempt from further environmental review.**

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6 WHEREAS, On September 27, 2016, the Planning Department determined that the
7 proposed project located at 203 Cotter Street ("Project") is exempt from further environmental
8 review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and
9 Administrative Code, Chapter 31; and

10 WHEREAS, The proposed involves removing a neighborhood agricultural use from the
11 site and constructing a new kindergarten through 8th grade private school campus (the
12 Golden Bridges School) that would enroll up to 200 students and 30 full- or part-time staff and
13 include a two-story building, totaling approximately 15,400 square feet; and

14 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
15 October 27, 2016, Nancy Huff, on behalf of the Mission Terrace Land Preservation Committee
16 (Appellant), appealed the exemption determination; and

17 WHEREAS, Appellant provided a copy of the Planning Department's Categorical
18 Exemption Determination, signed September 27, 2016, which found that the proposed project
19 was exempt under Class 32 of the CEQA Guidelines (14 Cal. Code Reg., Section 15332); and

20 WHEREAS, The Planning Department's Environmental Review Officer, by
21 memorandum to the Clerk of the Board dated November 1, 2016, determined that the appeal
22 was timely filed because the Planning Commission, by Motion No. 19751 on
23 September 29, 2016, approved a conditional use authorization for the proposed project; and

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1 WHEREAS, On December 6, 2016, this Board held a duly noticed public hearing to
2 consider the appeal of the exemption determination filed by Appellant and, following the public
3 hearing, affirmed the exemption determination; and

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

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

13 WHEREAS, The written record and oral testimony in support of and opposed to the
14 appeal and deliberation of the oral and written testimony at the public hearing before the
15 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
16 the exemption determination is in the Clerk of the Board of Supervisors File No. 161216 and is
17 incorporated in this motion as though set forth in its entirety; now, therefore, be it

18 MOVED, That the Board of Supervisors of the City and County of San Francisco
19 hereby adopts as its own and incorporates by reference in this motion, as though fully set
20 forth, the exemption determination; and, be it

21 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
22 record before it there are no substantial project changes, no substantial changes in project
23 circumstances, and no new information of substantial importance that would change the
24 conclusions set forth in the exemption determination by the Planning Department that the
25 proposed project is exempt from environmental review; and, be it

1 FURTHER MOVED, That after carefully considering the appeal of the exemption
2 determination, including the written information submitted to the Board of Supervisors and the
3 public testimony presented to the Board of Supervisors at the hearing on the exemption
4 determination, this Board concludes that the project qualifies for an exemption determination
5 under CEQA.

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