

1 [Affirming the Categorical Exemption Determination - 84 Page Street]

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3 **Motion affirming the determination by the Planning Department that the proposed**  
4 **project at 84 Page Street is categorically exempt from further environmental review.**

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6 WHEREAS, On December 13, 2017, the Planning Department issued a CEQA  
7 Categorical Exemption Determination for the proposed project ("Project") under the California  
8 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative  
9 Code, Chapter 31; and

10 WHEREAS, The proposed Project would demolish an existing one-story office building  
11 and create an open, fenced yard for use by the French American International School  
12 primarily for grades 3-12, with hours of operation primarily during school hours (6:00 am to  
13 6:00 pm, weekdays), with limited afterschool and weekend programs; and

14 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines  
15 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),  
16 issued a categorical exemption for the Project on December 13, 2017, finding that the Project  
17 is exempt from the California Environmental Quality Act (CEQA) as a Class 1 categorical  
18 exemption (Interior and Exterior Alterations; Additions under 10,000 sq. ft.) and a Class 3  
19 categorical exemption (New Construction/Conversion of Small Structures); and

20 WHEREAS, Building Permit No. 201711204422 was issued for the Project on October  
21 23, 2018; and

22 WHEREAS, On November 16, 2018, David Collins, owner of 74-78 Page Street  
23 ("Appellant") filed an appeal with the Board of Supervisors of the categorical exemption  
24 determination; and

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1           WHEREAS, By memorandum to the Clerk of the Board dated November 20, 2018, the  
2 Planning Department's Deputy Environmental Review Officer determined that the appeal was  
3 timely filed; and

4           WHEREAS, On January 15, 2019, this Board held a duly noticed public hearing to  
5 consider the appeal of the exemption determination filed by Appellant; 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 affirmed 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.181140, and is  
19 incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

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

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

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