

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 2651-2653
2 Octavia Street]

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**
4 **by the Planning Department that the proposed project at 2651-2653 Octavia Street is**
5 **categorically exempt from further environmental review.**

6
7 WHEREAS, On September 5, 2019, the Planning Department issued a CEQA
8 Categorical Exemption Determination for the proposed project located at 2651-2653 Octavia
9 Street ("Project") under the California Environmental Quality Act ("CEQA"), the CEQA
10 Guidelines, and San Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The project site is located on the block bounded by Green Street to the
12 north, Octavia Street to the east, Vallejo Street to the south, and Laguna Street to the west, in
13 the Pacific Heights neighborhood; the approximately 3,100-square-foot project site is within
14 the Residential, House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk
15 District; the project site is currently occupied by a two-family residence; and

16 WHEREAS, The Project includes the construction a fourth-floor-level vertical and
17 horizontal addition to an existing 37-foot-tall (inclusive of a 7-foot-tall mansard roof), three-
18 story, 4,151-gross-square-foot two-family residence constructed in 1950, resulting in a 40-
19 foot-tall (exclusive of a 3.5-foot-tall parapet and clear glass guardrail on the roof deck), four-
20 story, 6,512-gross-square-foot two family residence; the project construction would involve
21 localized excavation for new foundation and possible excavation to replace existing
22 foundations in kind, resulting in a total of approximately 15 to 30 cubic yards of soil excavated,
23 at an average depth of 1.5 feet; and

24 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
25 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),

1 issued a categorical exemption for the Project on September 5, 2019, finding that the
2 proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class
3 1 categorical exemption (alteration and addition to an existing structure) and that no further
4 environmental review was required; and

5 WHEREAS, On February 6, 2020, the Planning Commission passed a resolution
6 denying a discretionary review request at a public hearing (Planning Department Case No.
7 2018-011022DRP), which constituted the approval action for the project under CEQA; and

8 WHEREAS, On March 6, 2020, Maureen Holt, Elizabeth Reilly, Paul Guermonprez,
9 and Jack Fowler (collectively, "Appellant") filed an appeal of the September 5, 2019,
10 categorical exemption to the board; and

11 WHEREAS, By memorandum to the Clerk of the Board dated March 12, 2020, the
12 Planning Department's Environmental Review Officer determined that the appeal was timely
13 filed; and

14 WHEREAS, On July 28, 2020, this Board held a duly noticed public hearing to consider
15 the appeal of the exemption determination filed by Appellant; and

16 WHEREAS, In reviewing the appeal of the exemption determination, this Board
17 reviewed and considered the exemption determination, the appeal letter, the responses to the
18 appeal documents that the Planning Department prepared, the other written records before
19 the Board of Supervisors and all of the public testimony made in support of and opposed to
20 the exemption determination appeal; and

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
22 conditionally reversed the exemption determination subject to the adoption of written findings
23 of the Board in support of such determination based on the written record before the Board of
24 Supervisors, as well as all of the testimony at the public hearing in support of and opposed to
25 the appeal; and

1 WHEREAS, The written record and oral testimony in support of and opposed to the
2 appeal and deliberation of the oral and written testimony at the public hearing before the
3 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
4 the exemption determination is in the Clerk of the Board of Supervisors File No. 200284, and
5 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

6 MOVED, That the Board of Supervisors directs the Clerk of the Board to prepare the
7 findings specifying the basis for its decision on the appeal of the exemption determination
8 issued by the Planning Department for the Project.

9
10 n:\land\as2020\1900434\01464495.docx