

1 [Adopting findings related to disapproving the categorical exemption issued for the 869 North
2 Point Street Project.]

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4 **Motion adopting findings related to disapproving the determination by the Planning**
5 **Department that the 869 North Point Street Project is categorically exempt from**
6 **environmental review under the California Environmental Quality Act.**

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8 On November 2, 2006, the Environmental Review Office of the San Francisco Planning
9 department issued a certificate of determination of exemption/exclusion from environmental
10 review (the "determination") for the proposed demolition of a vacant two-story, single-family
11 residential building and construct a three-story with mezzanine, three-family residential
12 building of approximately 6,000 gross square feet and three off-street parking spaces in a
13 surface level garage, located at 869 North Point (the "Project"). A copy of said document is
14 on file with the Clerk of the Board of Supervisors in File No. 070155, and is incorporated by
15 reference herein; and,

16 By letter to the Clerk of the Board of Supervisors dated January 31, 2007, Roland
17 Salvato ("Appellant"), filed an appeal of the determination to the Board of Supervisors, which
18 the Clerk of the Board of Supervisors received on or around January 31, 2007; and,

19 On March 20, 2007, this Board held a duly noticed public hearing to consider the
20 appeal of the determination.

21 In reviewing the appeal of the categorical exemption determination, this Board
22 reviewed and considered the written record before the Board and all of the public comments
23 made in support of and opposed to the appeal. Following the conclusion of the public
24 hearing, the Board disapproved the Planning Department's categorical exemption
25 determination for the 869 North Point Street Project based on the written record before the

1 Board as well as all of the testimony at the public hearing in support of and opposed to the
2 appeal. Said Motion and written record is in the Clerk of the Board of Supervisors File No.
3 070155 and is incorporated herein as though set forth in its entirety.

4 In regard to said decision, this Board made certain findings specifying the basis for its
5 decision to disapprove the Planning Department's approval of the determination for the 869
6 North Point Street Project based on the whole record before the Board including the written
7 record in File No. 070157, which is hereby declared to be a part of this motion as if set forth
8 fully herein; the written submissions to and official written records of the Planning Department
9 determination related to the 869 North Point Street Project; the official written and oral
10 testimony at and audio and video records of the public hearing in support of and opposed to
11 the appeal and deliberation of the oral and written testimony at the public hearing before the
12 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
13 the categorical exemption.

14 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
15 County of San Francisco finds that under CEQA Guideline Section 15300.2(f) the proposed
16 project does not qualify for a categorical exemption because the demolition of the 869 North
17 Point Street structure may cause a substantial adverse change in the significance of a
18 historical resource for the following reasons:

19 (1) The residential building at 869 North Point Street was constructed in 1926,
20 retains its integrity in terms of its original design and was built and occupied by Edward F.
21 Murphy, who along with his father and brother tended the Lombard Street and Francisco
22 Street reservoirs for 82 years.

23 (2) The record contains a written report and oral testimony from an architect with
24 25 years of experience that concludes that the 869 North Point building is a potential
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1 contributor to a probable local, if not a State of California, blue-collar industrial and residential
2 historic district.

3 (3) The United State Department of the Interior, San Francisco Maritime National
4 Historical Park, expressed the opinion that the North Waterfront and Aquatic Park
5 Neighborhood has the potential to have enough integrity to be determined a locally significant
6 historic district given the number of historic properties already listed in the area and that
7 contributed to the development of the neighborhood, such as Aquatic Park, Ghirardelli Square
8 and Haslett Warehouse, as well as the large number of structures in the neighborhood that
9 are over 50 years of age.

10 FURTHER MOVED, that the Board of Supervisors directs the Planning Department, in
11 light of the findings set forth above and the whole record, to undertake such additional
12 environmental review of the impacts of the project on historic resources as is required and
13 appropriate under the California Environmental Quality Act.

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