

1 [Conditionally Reversing the Categorical Exemption Determination - 84 Page Street]

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3 **Motion conditionally reversing the determination by the Planning Department that**
4 **the proposed project at 84 Page 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 December 13, 2017, the Planning Department issued a CEQA
9 Categorical Exemption Determination for the proposed project ("Project") under the California
10 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative
11 Code, Chapter 31; and

12 WHEREAS, The proposed Project would demolish an existing one-story office building
13 and create an open, fenced yard for use by the French American International School
14 primarily for grades 3-12, with hours of operation primarily during school hours (6:00 am to
15 6:00 pm, weekdays), with limited afterschool and weekend programs; and

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

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

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1 WHEREAS, On November 16, 2018, David Collins, owner of 74-78 Page Street
2 (“Appellant”) filed an appeal with the Board of Supervisors of the categorical exemption
3 determination; and

4 WHEREAS, By memorandum to the Clerk of the Board dated November 20, 2018, the
5 Planning Department’s Deputy Environmental Review Officer determined that the appeal was
6 timely filed; and

7 WHEREAS, On January 15, 2019, this Board held a duly noticed public hearing to
8 consider the appeal of the exemption determination filed by Appellants and, following the
9 public hearing, conditionally reversed the exemption determination subject to the adoption of
10 written findings in support of such determination; and

11 WHEREAS, In reviewing the appeal of the exemption determination, this Board
12 reviewed and considered the exemption determination, the appeal letter, the responses to the
13 appeal documents that the Planning Department prepared, the other written records before
14 the Board of Supervisors and all of the public testimony made in support of and opposed to
15 the exemption determination appeal; and

16 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
17 conditionally reversed the exemption determination subject to the adoption of written findings
18 of the Board in support of such determination based on the written record before the Board of
19 Supervisors as well as all of the testimony at the public hearing in support of and opposed to
20 the appeal; and

21 WHEREAS, The written record and oral testimony in support of and opposed to the
22 appeal and deliberation of the oral and written testimony at the public hearing before the
23 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
24 the exemption determination is in the Clerk of the Board of Supervisors File No. 181140, and
25 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

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