

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 84 Page
2 Street]

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3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**
4 **by the Planning Department that the proposed project at 84 Page Street is categorically**
5 **exempt from further environmental review.**

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

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

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

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

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

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 Appellants and, following the
6 public hearing, conditionally reversed the exemption determination subject to the adoption of
7 written findings in support of such determination; and

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

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

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

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

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