

1 [Motion adopting findings related to the categorical exemption issued for 733 27th Avenue.]

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3 **Motion adopting findings related to the determination by the Planning Department that**
4 **the 733 27th Avenue project is categorically exempt from environmental review under**
5 **the California Environmental Quality Act.**

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7 The Environmental Review Office of the San Francisco Planning Department
8 determined that a proposal to renovate the interior, alter the façade and construct vertical and
9 horizontal extensions to an existing two-family residence at 733 27th Avenue ("Project") was
10 categorically exempt from the California Environmental Quality Act on August 24, 2005 (the
11 "determination"). A copy of said document is on file with the Clerk of the Board of Supervisors
12 in File No. 051755, and is incorporated by reference herein.

13 By letter to the Clerk of the Board of Supervisors dated October 13, Stephen Williams,
14 on behalf of neighbors ("Appellants"), filed an appeal of the determination to the Board of
15 Supervisors, which the Clerk of the Board of Supervisors received on or around October 13,
16 2005.

17 On January 10, 2006, this Board held a duly noticed public hearing to consider the
18 appeal of the determination. Following the conclusion of the public hearing, the Board
19 rendered a decision on the use of the exemption/exclusion for the project based on the written
20 record before the Board in File No. 051755 which is hereby declared to be a part of this
21 motion as if set forth fully herein, as well as all of the testimony at the public hearing in support
22 of and opposed to the appeal.

23 NOW, THEREFORE BE IT MOVED, That this Board of Supervisors has considered the
24 written material and oral testimony presented by Appellants, the Planning Department and the
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1 public and finds questions remain about whether the Project will have a significant impact on
2 an historic resource.

3 FURTHER MOVED, That the Board of Supervisors finds that the evidence presented
4 supports a determination that the property adjacent to the Project at 729 27th Avenue, the five
5 adjacent residential buildings at the corner of 27th Avenue and Balboa Avenue, and three
6 adjacent buildings on Balboa Avenue, were constructed in 1916 from plans by architect
7 Edward E. Young, who is presumed to be a master architect, that nearly all of these structures
8 retain integrity and have a design and scale that creates a cohesive block face, and,
9 therefore, are eligible to compose an historic district for the purpose of CEQA by California
10 Register Criteria 3.

11 FURTHER MOVED, That the Board of Supervisors finds that there is substantial
12 evidence that the Project site and an adjacent structure, at 733 and 739 27th Avenue, which
13 are adjacent to the series of Edward E. Young buildings, were commissioned by Grocer Harry
14 Wissman and constructed by the Meyers Brothers, who constructed a number of buildings in
15 San Francisco including Washington High School.

16 FURTHER MOVED, That the Board of Supervisors finds that in light of the association
17 of Meyers Brothers and Harry Wissman with the 733 27th Avenue structure, there is a
18 reasonable possibility that further research will find that there is an important association
19 between the two Meyers Brothers residences and Grocer Harry Wissman and/or that the two
20 residences are significant examples of the Meyers Brothers work, and, therefore, that the 733
21 27th Avenue structure contributes to an historic district that includes the Edward E. Young
22 residences, as buildings all constructed or designed by noted architects or builders, of a
23 similar building type, constructed around the same time and having a compatible scale and
24 texture.

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1 FURTHER MOVED, That the Board of Supervisors finds that most of the other
2 buildings on the block in the immediate vicinity of the Project site, although requiring further
3 research regarding associated builders and designers, compared to other like neighborhoods
4 near the Project site, enjoy a high degree of architectural integrity, were constructed around
5 the same time and have a compatible scale and texture to the Edward E. Young structures,
6 and, therefore, have a higher likelihood, compared to nearby neighborhoods, of being found
7 eligible for inclusion in the California Register.

8 FURTHER MOVED, that the Board of Supervisors directs the Planning Department, in
9 light of the findings set forth above and the whole record, to resolve the remaining questions
10 about whether the 733 27th Avenue building is an historic resource, and thereafter, to
11 undertake such additional environmental review as is required and appropriate under the
12 California Environmental Quality Act.

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