

1 [Adopting findings related to disapproving the categorical exemption issued for 445 Wawona
2 Street.]

3 **Motion adopting findings related to disapproving the determination by the Planning**
4 **Department that the 445 Wawona Street project is categorically exempt from**
5 **environmental review under the California Environmental Quality Act.**
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8 On June 12, 2007, 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 a proposal to construct eight 3,760 square-foot, three-story,
11 35-feet high detached residential units with below-grade parking on eight vacant lots created
12 out of a portion of the Arden Wood residential care facility property at 445 Wawona Street (the
13 "Project"). By letter to the Clerk of the Board of Supervisors dated July 6, 2007, Matthew and
14 Claudia Chamberlain and Susan Hewitt ("Appellants"), filed an appeal of the determination to
15 the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around
16 July 6, 2007.

17 On September 25, 2007, this Board held a duly noticed public hearing to consider the
18 appeal of the determination and following the public hearing disapproved the determination of
19 the Planning Department that the Project is categorically exempt from CEQA.

20 In reviewing the appeal of the categorical exemption determination, this Board
21 reviewed and considered the written record before the Board and all of the public comments
22 made in support of and opposed to the appeal. Following the conclusion of the public
23 hearing, the Board disapproved the Planning Department's categorical exemption
24 determination for 445 Wawona Street based on the written record before the Board as well as
25 all of the testimony at the public hearing in support of and opposed to the appeal. Said Motion

1 and written record is in the Clerk of the Board of Supervisors File No. 071039 and is
2 incorporated herein as though set forth in its entirety.

3 In regard to said decision, this Board made certain findings specifying the basis for its
4 decision to disapprove the Planning Department's approval of the determination for 445
5 Wawona Street based on the whole record before the Board including the written record in
6 File No. 071037 which is hereby declared to be a part of this motion as if set forth fully herein;
7 the written submissions to and official written records of the Planning Department
8 determination related to the 445 Wawona Street project; the official written and oral testimony
9 at and audio and video records of the public hearing in support of and opposed to the appeal
10 and deliberation of the oral and written testimony at the public hearing before the Board of
11 Supervisors by all parties and the public in support of and opposed to the appeal of the
12 categorical exemption.

13 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
14 County of San Francisco finds that the Planning Department relied on a Class 32 categorical
15 exemption for 445 Wawona Street, which among other provisions requires a finding that the
16 project would not result in any significant effect relating to traffic.

17 BE IT FURTHER MOVED, That the Board of Supervisors finds substantial evidence in
18 the record that the project may create a substantially increased traffic hazard because the
19 project will front a street that slopes down and to the right as one travels down the street
20 resulting in a blind curve, the project is designed so that driveways open on to this sloped,
21 curved street and cars existing driveways may conflict with cars coming up or going down the
22 street.

23 BE IT FURTHER MOVED, That the Board of Supervisors find that the categorical
24 exemption erred in concluding that the project would not create a significant traffic impact and
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1 further environmental review is warranted to determine whether the project will have a
2 significant impact on traffic safety.

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