

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 743 Vermont  
2 Street]

2

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**  
4 **by the Planning Department that the proposed project at 743 Vermont Street is**  
5 **categorically exempt from further environmental review.**

6

7 WHEREAS, On September 5, 2019, the Planning Department issued a CEQA  
8 Categorical Exemption Determination for the proposed project located at 743 Vermont Street  
9 (“Project”) under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines,  
10 and San Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The project site is located on the east side of Vermont Street between  
12 19th and 20th streets, Block 4074, Lot 021 in the Potrero Hill neighborhood; the 2,500 square  
13 foot, upward sloping lot is within the RH-2 (Residential, House-Two Family) zoning district and  
14 40-X Height and Bulk District; the site is occupied by a 3-story, approximately 2,366 square  
15 foot single-family house, built in 1904; and

16 WHEREAS, The proposed Project includes demolition of the rear portion of the  
17 dwelling beginning approximately 25 feet from the front of the building; demolition of the  
18 existing gable roof beginning approximately 16 feet from the front of the building; and  
19 construction of a new addition to extend the rear footprint 4'-11" to the east and within 1'-0" to  
20 the north; the proposed addition would be the same for both the second and third floors; the  
21 proposed project includes a remodeled kitchen and bedroom on the second floor, and a new  
22 master bedroom and remodeled bath on the third floor; there would be a new deck off the  
23 master bedroom to the north; the existing interior winder stairway would be removed and  
24 replaced with a new stairway with landing; the extent of the addition/remodel would have a flat  
25 roof approximately 6 inches above the existing ridgeline; in addition, the project would include

1 the legalization of an existing bathroom and 3 storage rooms at the ground floor level (garage)  
2 to comply with Notice of Violation #201928061; and

3 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines  
4 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),  
5 issued a categorical exemption for the Project on September 5, 2019, finding that the  
6 proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class  
7 1 categorical exemption; and

8 WHEREAS, On January 9, 2020, the Planning Commission passed a resolution to not  
9 take discretionary review, and to approve the building permit (#2017.1027.2504) as proposed,  
10 per the July 10, 2019, plan set, and as described in the September 5, 2019, categorical  
11 exemption and approve the Project; and

12 WHEREAS, On February 7, 2020, Mr. Ryan J. Patterson, Zacks, Freedman &  
13 Patterson, on behalf of Meg McKnight (“Appellant”), filed an appeal of the September 5, 2019  
14 categorical exemption determination; and

15 WHEREAS, By memorandum to the Clerk of the Board dated February 13, 2020, the  
16 Planning Department’s Environmental Review Officer determined that the appeal was timely  
17 filed; and

18 WHEREAS, On July 21, 2020, this Board held a duly noticed public hearing to consider  
19 the appeal of the exemption determination filed by Appellant; and

20 WHEREAS, In reviewing the appeal of the exemption determination, this Board  
21 reviewed and considered the exemption determination, the appeal letter, the responses to the  
22 appeal documents that the Planning Department prepared, the other written records before  
23 the Board of Supervisors and all of the public testimony made in support of and opposed to  
24 the exemption determination appeal; and

25

1           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
2 conditionally reversed the exemption determination subject to the adoption of written findings  
3 of the Board in support of such determination based on the written record before the Board of  
4 Supervisors, as well as all of the testimony at the public hearing in support of and opposed to  
5 the appeal; and

6           WHEREAS, The written record and oral testimony in support of and opposed to the  
7 appeal and deliberation of the oral and written testimony at the public hearing before the  
8 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
9 the exemption determination is in the Clerk of the Board of Supervisors File No. 200160, and  
10 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

14

15 n:\land\as2019\1900434\01436071.docx

16

17

18

19

20

21

22

23

24

25