

1 [Conditionally Reversing the Categorical Exemption Determination - 617 Sanchez Street]

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3 **Motion conditionally reversing the determination by the Planning Department that the**  
4 **project proposed for 617 Sanchez 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 April 8, 2019, the Planning Department issued a CEQA Categorical  
9 Exemption Determination for the proposed project located at 617 Sanchez Street ("Project")  
10 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San  
11 Francisco Administrative Code, Chapter 31; and

12 WHEREAS, The approximately 2,600-square-foot project site (Assessor's Block 3600  
13 and Lot 055) is located on Sanchez Street between 19th and Cumberland streets in the  
14 Castro/Upper Market neighborhood; this block of Sanchez Street is a dead end with no  
15 vehicle access to 19th Street; the Sanchez Street stairs provides pedestrian access from this  
16 block of Sanchez Street to 19th Street; the surrounding area is characterized by residential  
17 properties; and

18 WHEREAS, The subject site is a 105-foot by 25-foot lateral and down sloping lot that  
19 contains a two-story, single-family home in the rear portion of the lot and a free-standing, one-  
20 story garage structure at the front; and

21 WHEREAS, The Project consists of the demolition of the existing two-story, single-  
22 family home and free- standing garage, and the construction of an approximately 4,200-  
23 square-foot, single-family home; the proposed four-bedroom home would be approximately 27  
24 feet in height at the front of the lot and 41-feet tall from grade to the top of the uppermost roof  
25 at the rear of the lot; the Project contains one off-street parking space and one bicycle parking

1 space and involves excavation to a depth of 16 feet resulting in approximately 650 cubic yards  
2 of soil removal; 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 Project  
6 is exempt from the California Environmental Quality Act (CEQA) as a Class 3 categorical  
7 exemption (New Construction or Conversion of Small Structures), and that no further  
8 environmental review was required; and

9 WHEREAS, On February 20, 2020, the Planning Commission passed a resolution  
10 denying a discretionary review request at a public hearing which constituted the approval  
11 action for the Project under CEQA; and

12 WHEREAS, On March 23, 2020, Sue Hestor on behalf of Joreg Rathenerg (hereinafter  
13 appellant) filed an appeal of the categorical exemption determination to the Board of  
14 Supervisors; and

15 WHEREAS, By memorandum to the Clerk of the Board dated June 29, 2020, the  
16 Planning Department's Environmental Review Officer determined that the appeal was timely  
17 filed; and

18 WHEREAS, On December 1, 2020, this Board held a duly noticed public hearing to  
19 consider 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

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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. 200825, and  
10 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

11           MOVED, That this Board of Supervisors conditionally reverses the determination by the  
12 Planning Department that the Project is exempt from environmental review, subject to the  
13 adoption of written findings of the Board in support of this determination.

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