

File No. 181235

Committee Item No. _____

Board Item No. 65

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: January 15, 2019

Cmte Board

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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Prepared by: Brent Jalipa
Prepared by: _____

Date: January 10, 2019
Date: _____

1 [Conditionally Reversing the Categorical Exemption Determination - 3637-3657 Sacramento
2 Street]

3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **3637-3657 Sacramento Street Project is categorically exempt from further**
5 **environmental review, subject to the adoption of written findings of the Board in**
6 **support of this determination.**

7
8 WHEREAS, On September 20, 2018, the Planning Department issued a CEQA
9 Categorical Exemption Determination for the proposed project ("Project") under the California
10 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative
11 Code, Chapter 31; and

12 WHEREAS, The Project involves demolition of three existing buildings and construction
13 of a 40-foot-tall, four-story mixed-use building containing approximately 6,500 square feet of
14 retail use on the first floor, 10,000 square feet of medical office use on the second floor, and
15 18 dwelling units (17,100 square feet) on the third and fourth floors; the Project proposes 64
16 parking spaces on two below-grade levels consisting of 45 short-term public parking spaces
17 on the first and second levels (13 retail spaces and 32 medical spaces), 18 residential parking
18 spaces on the third level, and one car share parking space; 21 class 1 bicycle parking spaces
19 and family amenity lockers in the garage, and 14 class 2 bicycle parking spaces on
20 Sacramento Street; and the residential lobby and commercial entrances would be accessible
21 via Sacramento Street; and

22 WHEREAS, The Project would remove three existing curb cuts along Sacramento
23 Street and the parking garage would be accessed from a new approximately 21-foot-wide
24 curb cut on Sacramento Street; the three existing trees on the project site would be removed
25 and four new trees would be planted; the project proposes approximately 2,800 square feet of

1 open space, including 2,390 square feet of common open space at the ground floor and 400
2 square feet of private open space; the Project would require 15,300 cubic yards of soil
3 removal with approximately 35 feet excavation; and construction is anticipated to last 18-20
4 months; and

5 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
6 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),
7 issued a categorical exemption for the Project on September 20, 2018, finding that the Project
8 is exempt from the California Environmental Quality Act (CEQA) as a Class 32 categorical
9 exemption, which allows for in-fill development projects that meet specified conditions; and

10 WHEREAS, On November 8, 2018, the Planning Commission granted conditional use
11 authorization for the Project; and

12 WHEREAS, On December 7, 2018, Brandon Ponce, Jennifer Kopczynski, Alexander
13 W. Thompson, Marcia E. Herman, Susan Foslien, Jack Kaus, Patrick Richards, John M.
14 Burns, and Douglas Engmann, on behalf of the California-Locust Neighbors' Association
15 ("Appellants") filed an appeal with the Board of Supervisors of the categorical exemption; and

16 WHEREAS, By memorandum to the Clerk of the Board dated December 12, 2018, the
17 Planning Department's Environmental Review Officer determined that the appeal was timely
18 filed; and

19 WHEREAS, On January 15, 2019, this Board held a duly noticed public hearing to
20 consider the appeal of the exemption determination filed by Appellants and, following the
21 public hearing, conditionally reversed the exemption determination subject to the adoption of
22 written findings in support of such determination; and

23 WHEREAS, In reviewing the appeal of the exemption determination, this Board
24 reviewed and considered the exemption determination, the appeal letter, the responses to the
25 appeal documents that the Planning Department prepared, the other written records before

1 the Board of Supervisors and all of the public testimony made in support of and opposed to
2 the exemption determination appeal; and

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

8 WHEREAS, The written record and oral testimony in support of and opposed to the
9 appeal and deliberation of the oral and written testimony at the public hearing before the
10 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
11 the exemption determination is in the Clerk of the Board of Supervisors File No. 181233, and
12 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Conditionally Reversing the Categorical Exemption Determination - 3637-3657 Sacramento Street

The text is listed:

Motion conditionally reversing the determination by the Planning Department that the proposed project at 3637-3657 Sacramento Street is categorically exempt from further environmental review, subject to the adoption of written findings of the Board in support of this determination.

Signature of Sponsoring Supervisor:

A. Alicia Gomez

For Clerk's Use Only

File No. 181235