

File No. 181234

Committee Item No. \_\_\_\_\_

Board Item No. 53

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: January 29, 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

Date: January 10, 2019

Prepared by: Lisa Lew

Date: January 25, 2019

1 [Affirming the Categorical Exemption Determination - 3637-3657 Sacramento Street]

2  
3 **Motion affirming the determination by the Planning Department that the proposed**  
4 **project at 3637-3657 Sacramento Street is categorically exempt from further**  
5 **environmental review.**  
6

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

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

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

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 29, 2019, this Board held a duly noticed public hearing to  
20 consider the appeal of the exemption determination filed by Appellants; and

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

1           WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors  
2 affirmed the exemption determination for the Project based on the written record before the  
3 Board of Supervisors as well as all of the testimony at the public hearing in support of and  
4 opposed to the appeal; and

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

10           MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by  
11 reference in this motion, as though fully set forth, the exemption determination; and, be it

12           FURTHER MOVED, That the Board of Supervisors finds that based on the whole  
13 record before it there are no substantial project changes, no substantial changes in project  
14 circumstances, and no new information of substantial importance that would change the  
15 conclusions set forth in the exemption determination by the Planning Department that the  
16 Project is exempt from environmental review; and, be it

17           FURTHER MOVED, That after carefully considering the appeal of the exemption  
18 determination, including the written information submitted to the Board of Supervisors and the  
19 public testimony presented to the Board of Supervisors at the hearing on the exemption  
20 determination, this Board concludes that the Project qualifies for an exemption determination  
21 under CEQA.

22  
23  
24 n:\land\as2017\0400241\01327473.docx

Print Form

# 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:

Affirming the Categorical Exemption Determination - 3637-3657 Sacramento Street

The text is listed:

Motion affirming the determination by the Planning Department that the proposed project at 3637-3657 Sacramento Street is categorically exempt from further environmental review.

Signature of Sponsoring Supervisor:



For Clerk's Use Only

File No. 181234

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Committee Item No. \_\_\_\_\_

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

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                                   |
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#### OTHER

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Prepared by: Brent Jalipa

Date: January 10, 2019

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_