File No. <u>181234</u>

Committee Item No. _____ Board Item No. ______

COMMITTEE/BOARD OF SUPERVISORS

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FILE NO. 181234

MOTION NO.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Clerk of the Board BOARD OF SUPERVISORS

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Print Form		,	
$)$. $\overline{\mathbf{I}}$	ntroduction Form		
By a M	ember of the Board of Supervisors or Mayor		
I hereby submit the following item for introduc	ction (select only one):		me stamp meeting date
1. For reference to Committee. (An Ordin	ance, Resolution, Motion or C	harter Amendment).	
2. Request for next printed agenda Withou	t Reference to Committee.		
\checkmark 3. Request for hearing on a subject matter	at Committee.	• .	
4. Request for letter beginning :"Superviso	or		inquiries"
5. City Attorney Request.	· · ·		·
6. Call File No.	from Committee.	· · ·	
7. Budget Analyst request (attached written	n motion).		·
8. Substitute Legislation File No.			· ·
9. Reactivate File No.			
10. Question(s) submitted for Mayoral Ap	pearance before the BOS on		· ·
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Please check the appropriate boxes. The prop	posed legislation should be for	rwarded to the follow	ving:
Small Business Commission	Youth Commission	Ethics Com	mission
Planning Commission	Building In	spection Commission	í .
Note: For the Imperative Agenda (a resoluti	ion not on the printed agend	a), use the Imperativ	ve Form.
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Clerk of the Board			
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Affirming the Categorical Exemption Determi	ination - 3637-3657 Sacramen	to Street	
The text is listed:		· · ·	
Motion affirming the determination by the Pla Street is categorically exempt from further env		posed project at 363'	7-3657 Sacramento
Signature of	Sponsoring Supervisor:	Miscome	ren -
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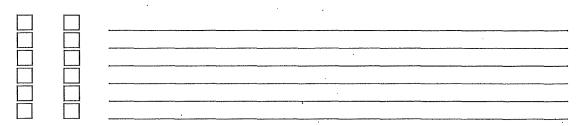
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Cmte Board

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		Resolution
		Ordinance
		Legislative Digest
		Budget and Legislative Analyst Report
		Youth Commission Report
	\boxtimes	Introduction Form
		Department/Agency Cover Letter and/or Report
		MOU
		Grant Information Form
		Grant Budget
		Subcontract Budget
		Contract/Agreement
	<u> </u>	Award Letter
		Application
\Box		Public Correspondence

OTHER



Prepared by:	Brent Jalipa		Date:	January 10, 2019
Prepared by:	****	•••	Date:	

•• File No. <u>181234</u>

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Committee: _____ Board of Supervisors Meeting

Date: Date: January 29, 2019

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