File No. 200888

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ Board of Supervisors Meeting

Date:

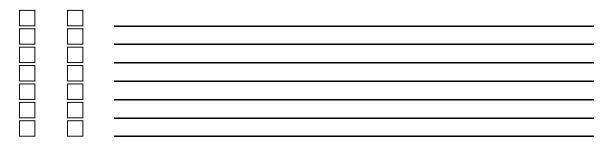
Date: September 15, 2020

Cmte Board

	\boxtimes	Motion
\square		Resolution
H	H	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
		Award Letter
		Application

Public Correspondence

OTHER



Prepared by:	Jocelyn Wong	Date:	September 11, 2020
Prepared by:		Date:	

MOTION NO.

1	[Affirming the Categorical Exemption Determination - 178 Seacliff Avenue]
2	
3	Motion affirming the determination by the Planning Department that the proposed
4	project at 178 Seacliff Avenue is categorically exempt from further environmental
5	review.
6	
7	WHEREAS, On November 19, 2019, the Planning Department issued a CEQA
8	Categorical Exemption Determination for the proposed project located at 178 Seacliff Avenue
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 at 178 Seacliff Avenue between 26th Avenue, to
12	the east, and 27th Avenue to the west, in the Richmond neighborhood, District 1; the project
13	site is zoned as RH-1(D) Residential House, One-Family Detached and is in a 40-X Height
14	and Bulk District; the project site (Assessor's Parcel Block No. 1306 and Lot No. 017) is a 42'-
15	6" wide by approximately 172'-4" deep 7,226 square-foot (sf) down sloping lot with an existing
16	3-story, 3,585 sf single-family house built in 1914; and
17	WHEREAS, The proposed Project includes the demolition of the existing three-story
18	single-family residence with a detached garage; the proposed Project would result in the
19	construction of a new three-story, 8,011-square-foot, 30-foot-tall, single-family residence over
20	basement with three off-street parking spaces; the Project includes excavation of 1,600
21	square feet of site area up to a depth of 15.5 feet, 950 cubic yards; and
22	WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
23	(California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),
24	issued a categorical exemption for the Project on November 19, 2019, finding that the
25	

1 proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class

2 3 categorical exemption; and

3 WHEREAS, On January 28, 2020, Mountain Lake Properties filed application 2017-4 013959DRP with the Planning Department for Discretionary Review and 5 WHEREAS, On June 11, 2020, the Planning Commission conducted a duly noticed 6 public hearing and, at the conclusion of the hearing, passed a resolution to not take 7 discretionary review, and to approve Project as proposed; and 8 WHEREAS, On June 25, 2020, Alicia Guerra, on behalf of Mountain Lake Properties, 9 LLC ("Appellant"), filed an appeal of the November 19, 2019, categorical exemption 10 determination; and WHEREAS, By memorandum to the Clerk of the Board dated August 3, 2020, the 11 12 Planning Department's Environmental Review Officer determined that the appeal was timely 13 filed; and 14 WHEREAS, On September 15, 2020, this Board held a duly noticed public hearing to 15 consider the appeal of the exemption determination filed by Appellant; and 16 WHEREAS, In reviewing the appeal of the exemption determination, this Board 17 reviewed and considered the exemption determination, the appeal letter, the responses to the 18 appeal documents that the Planning Department prepared, the other written records before

19 the Board of Supervisors and all of the public testimony made in support of and opposed to

20 the exemption determination appeal; and

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors 22 affirmed the exemption determination for the Project based on the written record before the 23 Board of Supervisors as well as all of the testimony at the public hearing in support of and 24 opposed to the appeal; and

25

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. 200887, and
is incorporated in this motion as though set forth in its entirety; now, therefore, be it

6 MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by 7 reference in this motion, as though fully set forth, the exemption determination; and, be it 8 FURTHER MOVED, That the Board of Supervisors finds that based on the whole 9 record before it there are no substantial project changes, no substantial changes in project 10 circumstances, and no new information of substantial importance that would change the 11 conclusions set forth in the exemption determination by the Planning Department that the 12 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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Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I heı	Time stamp or meeting date					
	1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)					
	2. Request for next printed agenda Without Reference to Committee.					
\boxtimes	3. Request for hearing on a subject matter at Committee.					
	4. Request for letter beginning "Supervisor	inquires"				
	5. City Attorney request.	1				
	6. Call File No. from Committee.					
	7. Budget Analyst request (attach written motion).					
	8. Substitute Legislation File No.					
	9. Reactivate File No.					
	10. Question(s) submitted for Mayoral Appearance before the BOS on					
Plea	se check the appropriate boxes. The proposed legislation should be forwarded to the followin	ssion				
NT - 4	Planning Commission Building Inspection Commission					
	For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative	rorm.				
Spons						
Clerk of the Board						
Subje	ect:					
Affirming the Categorical Exemption Determination - 178 Seacliff Avenue						
The t	ext is listed below or attached:					
Motio	Motion affirming the determination by the Planning Department that the proposed project at 178 Seacliff Avenue is					

categorically exempt from further environmental review.

Signature of Sponsoring Supervisor:

For Clerk's Use Only: