File No. 200890

Committee Item No. _____ Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ Board of Supervisors Meeting

Date:

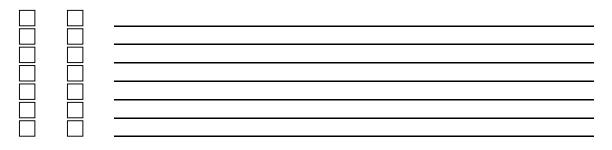
Date: September 22, 2020

Cmte Board

	\boxtimes	Motion
\square		Resolution
		Ordinance
		Legislative Digest
		Budget and Legislative Analyst Report
		Youth Commission Report
	\bowtie	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		September 11, 2020
Prepared by:	Lisa Lew	Date:	September 18, 2020

1	[Preparation of Findings to Reverse the Categorical Exemption Determination - 178 Seacliff Avenue]
2	
3	Motion directing the Clerk of the Board to prepare findings reversing the determination
4	by the Planning Department that the proposed project at 178 Seacliff Avenue is
5	categorically exempt from further environmental 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

WHEREAS, On January 28, 2020, Mountain Lake Properties filed application 2017013959DRP with the Planning Department for Discretionary Review and
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

11 WHEREAS, By memorandum to the Clerk of the Board dated August 3, 2020, the

Planning Department's Environmental Review Officer determined that the appeal was timely
 filed: and

WHEREAS, On September 15, 2020, this Board held a duly noticed public hearing to
consider the appeal of the exemption determination filed by Appellant; 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

21 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors 22 conditionally reversed the exemption determination subject to the adoption of written findings 23 of the Board in support of such determination based on the written record before the Board of 24 Supervisors, as well as all of the testimony at the public hearing in support of and opposed to 25 the appeal; and

Clerk of the Board BOARD OF SUPERVISORS

1	WHEREAS, The written record and oral testimony in support of and opposed to the
2	appeal and deliberation of the oral and written testimony at the public hearing before the
3	Board of Supervisors by all parties and the public in support of and opposed to the appeal of
4	the exemption determination is in the Clerk of the Board of Supervisors File No. 200887, and
5	is incorporated in this motion as though set forth in its entirety; now, therefore, be it
6	MOVED, That the Board of Supervisors directs the Clerk of the Board to prepare the
7	findings specifying the basis for its decision on the appeal of the exemption determination
8	issued by the Planning Department for the Project.
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Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I her	eby 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.			
\boxtimes	3. Request for hearing on a subject matter at Committee.			
	4. Request for letter beginning "Supervisor inquires"			
	5. City Attorney request.			
	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			
	 See 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 For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form. 			
Spons				
Clerk	of the Board			
Subje	ct:			
Prepa	ration of Findings to Reverse the Categorical Exemption Determination - 178 Seacliff Avenue			
The t	ext is listed below or attached:			

Motion directing the Clerk of the Board to prepare findings reversing 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: