

1 [Conditionally Reversing the Exemption Determination - 476 Lombard Street]

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3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **proposed project at 476 Lombard Street is exempt from further environmental review,**
5 **subject to the adoption of written findings of the Board in support of this**
6 **determination.**

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8 WHEREAS, On July 15, 2020, the Planning Department (“Department”) issued a
9 CEQA Categorical Exemption Determination for the proposed project located at 476 Lombard
10 Street (“Project”) under the California Environmental Quality Act (Public Resources Code,
11 Section 2100 et seq., "CEQA"), the CEQA Guidelines (California Code of Regulations, Title
12 14, Division 6, Chapter 3, Sections 15300-15333), and San Francisco Administrative Code,
13 Chapter 31; and

14 WHEREAS, The Project site is located on the north side of Lombard Street between
15 Stockton Street and Grant Avenues, in the North Beach neighborhood, on a 27’-6” wide by
16 100’ deep 2,750 square-foot (sf) up-sloping lot; and

17 WHEREAS, The lot contains an existing three-story, 1,638 sf single-family residence
18 built in 1926, which the Department determined is an individual historic resource for the
19 purpose of CEQA review; and

20 WHEREAS, The Project proposes horizontal additions to the existing single-family
21 dwelling; the second-floor residential addition would increase the building depth toward the
22 rear of the property and also include rear-facing roof deck; the third-floor addition would
23 enlarge the existing third floor toward the front of the building with a setback 12’-10” from the
24 front façade, capture space in front of the addition for roof deck area, and provide a third floor
25 rear-facing deck; above the third-floor addition would be rooftop deck; the Project would

1 include the infill of two light wells on the west façade; the Project would also include a new
2 elevator and two off-street parking; and

3 WHEREAS, As part of its review of the Project, the Department issued a Historic
4 Resource Evaluation Response, Part II, which concluded that the Project would meet the
5 Secretary of the Interior’s Standards for Rehabilitation; therefore, the Department determined
6 that the Project would not result in an impact on historical resources; and

7 WHEREAS, On July 15, 2020, the Department issued a Categorical Exemption for the
8 Project, finding that the proposed project is exempt from CEQA as a Class 1 Categorical
9 Exemption (alteration and addition to an existing structure) and that no further environmental
10 review was required; and

11 WHEREAS, On January 28, 2021, the San Francisco Planning Commission conducted
12 a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review
13 Application No. 2018-017283DRP; the Commission did not find exceptional or extraordinary
14 circumstances surrounding the Project and did not take discretionary review on the Project,
15 which constituted the approval action for the project under CEQA; and

16 WHEREAS, On February 25, 2021, Susan Brandt-Hawley of Brandt-Hawley Law
17 Group, on behalf of Barbara and Arrigo Sturla (hereinafter Appellant) filed an appeal of the
18 categorical exemption determination; and

19 WHEREAS, By memorandum to the Clerk of the Board dated March 3, 2021, the
20 Planning Department’s Environmental Review Officer determined that the appeal was timely
21 filed; and

22 WHEREAS, On April 13, 2021, this Board held a duly noticed public hearing to
23 consider the appeal of the exemption determination filed by Appellant; and

24 WHEREAS, In reviewing the appeal of the exemption determination, this Board
25 reviewed and considered the exemption determination, the appeal letter, the responses to the

1 appeal documents that the Planning Department prepared, the other written records before
2 the Board of Supervisors and all of the public testimony made in support of and opposed to
3 the exemption determination appeal; and

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

9 WHEREAS, The written record and oral testimony in support of and opposed to the
10 appeal and deliberation of the oral and written testimony at the public hearing before the
11 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
12 the exemption determination is in the Clerk of the Board of Supervisors File No. 210235, and
13 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

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