Motion adopting findings related to affirming the determination by the Planning Department that the 652 Duncan Street Project is categorically exempt from environmental review under the California Environmental Quality Act.

The Planning Department determined, on or around February 19, 2007, that a proposal to construct a one-story vertical additional and rear horizontal addition on a single-family dwelling at 652 Duncan Street ("Project") was categorically exempt from the California Environmental Quality Act (the "determination"). By letter to the Clerk of the Board of Supervisors dated December 7, 2007, Stephen M. Williams ("Appellant"), filed an appeal of the determination to the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around December 7, 2007.

On February 5, 2008, this Board held a duly noticed public hearing to consider the appeal of the determination and following the public hearing affirmed the determination of the Planning Department that the Project is categorically exempt from CEQA.

In reviewing the appeal of the categorical exemption determination, this Board reviewed and considered the written record before the Board and all of the public comments made in support of and opposed to the appeal. Following the conclusion of the public hearing, the Board affirmed the Planning Department's categorical exemption determination for 652 Duncan Street based on the written record before the Board as well as all of the testimony at the public hearing in support of and opposed to the appeal. Said Motion and written record is in the Clerk of the Board of Supervisors File No. 080011 and is incorporated herein as though set forth in its entirety.
In regard to said decision, this Board made certain findings specifying the basis for its
decision to affirm the Planning Department’s approval of the determination for 652 Duncan
Street based on the whole record before the Board including the written record in File No.
080010, which is hereby declared to be a part of this motion as if set forth fully herein; the
written submissions to and official written records of the Planning Department determination
related to the 652 Duncan Street Project; the official written and oral testimony at and audio
and video records of the public hearing 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
categorical exemption.

NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
County of San Francisco hereby adopts as its own and incorporates by reference herein, as
though fully set forth, the determination made by the Planning Department on February 19,
2007.

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 determination by the Planning Department that the proposed
Project is exempt from environmental review.

FURTHER MOVED, That after carefully considering the appeal of the categorical
exemption, including the written information submitted to the Board and the public testimony
presented to the Board at the hearing on February 5, 2008, this Board concludes that the
Project qualifies for a categorical exemption under CEQA Guidelines Section 15301(e) as a
minor addition of 977 square feet to an existing structure.
FURTHER MOVED, that the Board finds that the exception to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2(f) if a project will cause an adverse change in an historic resource is not applicable in this instance and substantial evidence was not submitted that the Project may cause an adverse change in an historic resource for the following reasons: (1) the testimony and reports submitted by the Planning Department, the appellant and the project sponsor conclude that 652 Duncan Street does not qualify for individual listing as an historic resource under either the National Register of Historic Resources or the California Register of Historic Resources; (2) the subject property is not included in any local historic surveys, it is not designated as a local landmark and it is not included in a local historic district; (3) the appellant's expert on historic resources states that the building is a contributor to a potential local historic district, but to be eligible for local landmark status as an individual resource or as a historic district, the property must be eligible for the National Register and possess the characteristics stated in Planning Code Section 1004(a) and no substantial evidence was presented that the property or the area around the property satisfies these criteria; and (4) even if it is assumed, for the sake of argument, that the property is an historic resource or a contributor to an historic resource, no substantial evidence was presented in the record that the Project as proposed would be inconsistent with the Secretary of Interior Standards for Rehabilitation.

FURTHER MOVED, That the Board finds that the exception to the use of a categorical exemption set forth in CEQA Guidelines Section 15300.2(b) if the cumulative impact of successive projects of the same type in the same place is significant, is not applicable in this case for the following reasons: (1) for the Project to contribute to a cumulative impact it must itself have an adverse effect and no substantial evidence was presented that the Project will have an adverse effect on a historic resource for the reasons stated previously and the Project is consistent with the City's Residential Design Guidelines; and (2) no substantial
evidence was presented that other projects of a similar type and in the same place may reasonably be expected to occur in that allegations that the construction of the Project, with the addition of one-floor, will result in a domino effect of other similar projects, is speculative and no factual information was presented that the City has received applications for approval of other similar projects in the immediate neighborhood.
Motion adopting findings related to affirming the determination by the Planning Department that the 652 Duncan Street Project is categorically exempt from environmental review under the California Environmental Quality Act.

February 12, 2008 Board of Supervisors — REFERRED: Board of Supervisors
February 26, 2008 Board of Supervisors — APPROVED
Ayes: 10 - Alioto-Pier, Ammiano, Chu, Daly, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Dufty

I hereby certify that the foregoing Motion was APPROVED on February 26, 2008 by the Board of Supervisors of the City and County of San Francisco.

Madeleine Frasch
Clerk of the Board