Motion affirming the determination by the Planning Department that a proposed project at 2655 Broderick Street is exempt from environmental review.

WHEREAS, On December 5, 2014, the Planning Department determined that the proposed project located at 2655 Broderick Street ("Project") is exempt from environmental review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code Chapter 31. The proposed project involves an existing single-family home and would legalize an existing 425 square-foot roof deck and stair penthouse; add a one-hour fire-rated parapet wall along the south property line of the roof deck; and modify the existing parapet wall/guardrail from 38 inches to 42 inches in height at the existing three-story building; and legalize the as-built condition of a second-story deck and stairs connecting the deck to grade constructed under building permit application number 8504468 at the rear of the building; and

WHEREAS, By letter to the Clerk of the Board, received by the Clerk’s Office on January 16, 2015, Irving Zaretsky (Appellant) appealed the exemption determination. The Appellant provided a copy of the Planning Department’s Categorical Exemption Determination, finding that the proposed project was exempt under Class 1 of the CEQA Guidelines as a minor alteration to existing facilities (14 Cal. Code Reg. §15301); and

WHEREAS, The Planning Department’s Environmental Review Officer, by memorandum to the Clerk of the Board dated January 22, 2015, determined that the appeal had been timely filed; and
WHEREAS, On February 24, 2015, this Board held a duly noticed public hearing to consider the appeal of the exemption determination filed by Appellant and, following the public hearing, affirmed the exemption determination; 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. 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. 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. 150059 and is incorporated in this motion as though set forth in its entirety; 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 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 proposed 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.
City and County of San Francisco

File Number: 150060  Date Passed: February 24, 2015

Motion affirming the determination by the Planning Department that a proposed project at 2655 Broderick Street is exempt from environmental review.

February 24, 2015 Board of Supervisors - APPROVED
Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 150060

I hereby certify that the foregoing Motion was APPROVED on 2/24/2015 by the Board of Supervisors of the City and County of San Francisco.

Peggy Reiner
Angela Calvillo
Clerk of the Board