[Affirming the Categorical Exemption Determination - 743 Vermont Street]

Motion affirming the determination by the Planning Department that the proposed
project at 743 Vermont Street is categorically exempt from further environmental
review.

WHEREAS, On September 5, 2019, the Planning Department issued a CEQA
Categorical Exemption Determination for the proposed project located at 743 Vermont Street
(“Project”) under the California Environmental Quality Act (“CEQA”), the CEQA Guidelines,
and San Francisco Administrative Code, Chapter 31; and

WHEREAS, The project site is located on the east side of Vermont Street between
19th and 20th streets, Block 4074, Lot 021 in the Potrero Hill neighborhood; the 2,500 square
foot, upward sloping lot is within the RH-2 (Residential, House-Two Family) zoning district and
40-X Height and Bulk District; the site is occupied by a 3-story, approximately 2,366 square
foot single-family house, built in 1904; and

WHEREAS, The proposed Project includes demolition of the rear portion of the
dwelling beginning approximately 25 feet from the front of the building; demolition of the
existing gable roof beginning approximately 16 feet from the front of the building; and
construction of a new addition to extend the rear footprint 4’-11” to the east and within 1’-0” to
the north; the proposed addition would be the same for both the second and third floors; the
proposed project includes a remodeled kitchen and bedroom on the second floor, and a new
master bedroom and remodeled bath on the third floor; there would be a new deck off the
master bedroom to the north; the existing interior winder stairway would be removed and
replaced with a new stairway with landing; the extent of the addition/remodel would have a flat
roof approximately 6 inches above the existing ridgeline; in addition, the project would include
the legalization of an existing bathroom and 3 storage rooms at the ground floor level (garage)
to comply with Notice of Violation #201928061; and
WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
(California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),
issued a categorical exemption for the Project on September 5, 2019, finding that the
proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class
1 categorical exemption; and
WHEREAS, On January 9, 2020, the Planning Commission passed a resolution to not
take discretionary review, and to approve the building permit (#2017.1027.2504) as proposed,
per the July 10, 2019 plan set, and as described in the September 5, 2019, categorical
exemption and approve the Project; and
WHEREAS, On February 7, 2020, Mr. Ryan J. Patterson, Zacks, Freedman &
Patterson, on behalf of Meg McKnight (“Appellant”), filed an appeal of the September 5, 2019,
categorical exemption determination; and
WHEREAS, By memorandum to the Clerk of the Board dated February 13, 2020, the
Planning Department’s Environmental Review Officer determined that the appeal was timely
filed; and
WHEREAS, On March 24, 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
WHEREAS, 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; and

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. 200160, and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

MOVED, That the Board of Supervisors 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 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.
Motion affirming the determination by the Planning Department that the proposed project at 743 Vermont Street is categorically exempt from further environmental review.

March 24, 2020 Board of Supervisors - CONTINUED
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

July 21, 2020 Board of Supervisors - APPROVED
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200161

I hereby certify that the foregoing Motion was APPROVED on 7/21/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board