Motion affirming the determination by the Planning Department that the proposed project at 178 Seacliff Avenue is categorically exempt from further environmental review.

WHEREAS, On November 19, 2019, the Planning Department issued a CEQA Categorical Exemption Determination for the proposed project located at 178 Seacliff Avenue ("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 at 178 Seacliff Avenue between 26th Avenue, to the east, and 27th Avenue to the west, in the Richmond neighborhood, District 1; the project site is zoned as RH-1(D) Residential House, One-Family Detached and is in a 40-X Height and Bulk District; the project site (Assessor's Parcel Block No. 1306 and Lot No. 017) is a 42'-6" wide by approximately 172'-4" deep 7,226 square-foot (sf) down sloping lot with an existing 3-story, 3,585 sf single-family house built in 1914; and

WHEREAS, The proposed Project includes the demolition of the existing three-story single-family residence with a detached garage; the proposed Project would result in the construction of a new three-story, 8,011-square-foot, 30-foot-tall, single-family residence over basement with three off-street parking spaces; the Project includes excavation of 1,600 square feet of site area up to a depth of 15.5 feet, 950 cubic yards; 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 November 19, 2019, finding that the
proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption; and

WHEREAS, On January 28, 2020, Mountain Lake Properties filed application 2017-013959DRP with the Planning Department for Discretionary Review and

WHEREAS, On June 11, 2020, the Planning Commission conducted a duly noticed public hearing and, at the conclusion of the hearing, passed a resolution to not take discretionary review, and to approve Project as proposed; and

WHEREAS, On June 25, 2020, Alicia Guerra, on behalf of Mountain Lake Properties, LLC (“Appellant”), filed an appeal of the November 19, 2019, categorical exemption determination; and

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

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. 200887, 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 178 Seacrest Avenue is categorically exempt from further environmental review.

September 15, 2020 Board of Supervisors - CONTINUED
Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 22, 2020 Board of Supervisors - APPROVED
Ayes: 10 - Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee
Noes: 1 - Fewer

File No. 200888

I hereby certify that the foregoing Motion was APPROVED on 9/22/2020 by the Board of Supervisors of the City and County of San Francisco.

[Signature]
Angela Calvillo
Clerk of the Board