Motion affirming the determination by the Planning Department that the proposed project at 2001-37th Avenue is categorically exempt from further environmental review.

WHEREAS, On June 3, 2020, the Planning Department issued a CEQA Categorical Exemption Determination for the proposed project located at 2001-37th 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 2001-37th Avenue; the site is located on a 495,470 square-foot parcel that is developed with 290,595 square feet of secondary school facilities; J.B. Murphy Field is located at the southwest corner of the campus, with frontage on 37th Avenue and Rivera Street; and

WHEREAS, The proposed Project is the expansion of an existing private school (St. Ignatius College Preparatory) by adding four (4) 90-foot tall light standards to the J.B Murphy Field Stadium; the standards will be situated symmetrically in a rectangular formation surrounding the existing football field (at approximately the 10-yard line); the lighting would allow for nighttime use of the field for practice and games of St. Ignatius teams; on the proposed northwest standard, Verizon Wireless is seeking to install and operate an unmanned macro wireless telecommunications service (WTS) facility; the WTS consists of nine (9) antennas, six (6) remote radio units located on the light standard, two (2) surge suppressors, and ancillary equipment within a 12-foot by 28-foot fenced compound located on the ground adjacent to the north side of the light standard; 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 June 3, 2020, finding that the proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 and Class 3 categorical exemption (“exemption determination”); and

WHEREAS, On February 8, 2018, Ken Stupi of St. Ignatius College Preparatory filed an application for a Conditional Use authorization and Planned Unit Development (“CUA”); and

WHEREAS, On June 11, 2020, the Planning Commission conducted a duly noticed public hearing and, at the conclusion of the hearing, granted the CUA for the Project; and

WHEREAS, On August 24, 2020, Michael Graf of Michael W. Graf Law Offices, on behalf of Saint Ignatius Neighborhood Association (“Appellant”), filed an appeal with the Office of the Clerk of the Board of Supervisors of the exemption determination; and

WHEREAS, By memorandum to the Clerk of the Board dated September 2, 2020, the Planning Department’s Environmental Review Officer determined that the appeal was timely filed; and

WHEREAS, On October 6, 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. 200992, 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.
Tails
Motion: M20-144

File Number: 200993
Date Passed: October 06, 2020

Motion affirming the determination by the Planning Department that the proposed project at 2001-37th Avenue is categorically exempt from further environmental review.

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

October 06, 2020 Board of Supervisors - APPROVED
Ayes: 9 - Haney, Mandelman, Mar, Preston, Ronen, Safai, Stefani, Walton and Yee
Noes: 1 - Peskin
Excused: 1 - Fewer

File No. 200993

I hereby certify that the foregoing Motion was APPROVED on 10/6/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board