

1 [Reversing the Exemption Determination - 1269 Lombard Street]

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3 **Motion reversing the determination by the Planning Department and Commission that**
4 **the 1269 Lombard Street project is exempt from environmental review.**

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6 WHEREAS, On June 24, 2010, following a noticed public hearing, the Planning
7 Commission took discretionary review of the proposed project, which involves demolition of an
8 existing single-family home and construction of two new single-family homes, and approved
9 the new construction, with the condition that the project sponsor obtain a permit for the
10 demolition work. On September 30, 2010, after a mandatory discretionary review hearing for
11 the proposed demolition, the Planning Commission did not take discretionary review and
12 approved the demolition as proposed. In so doing, the Commission affirmed the Department's
13 decision that the Project was exempt from environmental review under the California
14 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative
15 Code Chapter 31 (the "exemption determination"). By letter to the Clerk of the Board, F.
16 Joseph Butler, on behalf of John and Mary Horvers and the Little House Committee,
17 ("Appellant"), received by the Clerk's Office on or around December 23, 2010, appealed the
18 exemption determination; and

19 WHEREAS, On February 1, 2011, this Board held a duly noticed public hearing to
20 consider the appeal of the exemption determination filed by Appellant, and following the public
21 hearing reversed the exemption determination; and

22 WHEREAS, In reviewing the appeal of the exemption determination, this Board
23 reviewed and considered the exemption determination, the appeal letters, the responses to
24 concerns document that the Planning Department prepared, the other written records before
25 the Board of Supervisors and all of the public testimony made in support of and opposed to

1 the exemption determination appeal. Following the conclusion of the public hearing, the
2 Board of Supervisors reversed the exemption determination for the Project based on the
3 written record before the Board of Supervisors as well as all of the testimony at the public
4 hearing in support of and opposed to the appeal. The written record and oral testimony in
5 support of and opposed to the appeal and deliberation of the oral and written testimony at the
6 public hearing before the Board of Supervisors by all parties and the public in support of and
7 opposed to the appeal of the exemption determination is in the Clerk of the Board of
8 Supervisors File No. 101603 and in the Planning Department files, which are available for
9 public review by appointment at the Planning Department offices at 1650 Mission Street, and
10 are incorporated in this motion as though set forth in its entirety; now therefore be it

11 MOVED, That this Board of Supervisors reverses the determination by the Planning
12 Department and Commission that the Project is exempt from environmental review.

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