

1 [Affirming the Categorical Exemption Determination - 26 Hodges Alley]

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3 **Motion affirming the determination by the Planning Department that a proposed project**
4 **at 26 Hodges Alley is categorically exempt from environmental review.**

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6 WHEREAS, On September 18, 2014, the Planning Department determined that the
7 proposed project located at 26 Hodges Alley ("Project") is exempt from environmental review
8 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San
9 Francisco Administrative Code, Chapter 31; and

10 WHEREAS, The proposed project involves construction of a third floor addition and a
11 horizontal addition on the first and second floors to an existing two-story single-family
12 residence; and

13 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on April
14 10, 2015, Melody Mar (Appellant) appealed the exemption determination; and

15 WHEREAS, The Appellant provided a copy of the Planning Commission's
16 Discretionary Review Action DRA 0410, dated March 12, 2015, with the Planning
17 Department's Categorical Exemption Determination attached, which found that the proposed
18 project was exempt under Class 1 of the CEQA Guidelines (14 Cal. Code Reg. Section
19 15301); and

20 WHEREAS, The Planning Department's Environmental Review Officer, by
21 memorandum to the Clerk of the Board dated April 15, 2015, determined that the appeal had
22 been timely filed; and

23 WHEREAS, On May 19, 2015, this Board held a duly noticed public hearing to consider
24 the appeal of the exemption determination filed by Appellant and, following the public hearing,
25 affirmed the exemption determination; and

1 WHEREAS, In reviewing the appeal of the exemption determination, this Board
2 reviewed and considered the exemption determination, the appeal letter, the responses to the
3 appeal documents that the Planning Department prepared, the other written records before
4 the Board of Supervisors and all of the public testimony made in support of and opposed to
5 the exemption determination appeal; and

6 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
7 affirmed the exemption determination for the project based on the written record before the
8 Board of Supervisors as well as all of the testimony at the public hearing in support of and
9 opposed to the appeal; and

10 WHEREAS, The written record and oral testimony in support of and opposed to the
11 appeal and deliberation of the oral and written testimony at the public hearing before the
12 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
13 the exemption determination is in the Clerk of the Board of Supervisors File No. 150395 and is
14 incorporated in this motion as though set forth in its entirety; now, therefore, be it

15 MOVED, That the Board of Supervisors of the City and County of San Francisco
16 hereby adopts as its own and incorporates by reference in this motion, as though fully set
17 forth, the exemption determination; and, be it

18 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
19 record before it there are no substantial project changes, no substantial changes in project
20 circumstances, and no new information of substantial importance that would change the
21 conclusions set forth in the exemption determination by the Planning Department that the
22 proposed project is exempt from environmental review; and, be it

23 FURTHER MOVED, That after carefully considering the appeal of the exemption
24 determination, including the written information submitted to the Board of Supervisors and the
25 public testimony presented to the Board of Supervisors at the hearing on the exemption

1 determination, this Board concludes that the project qualifies for an exemption determination
2 under CEQA.

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