

1 [Preparation of Findings to Reverse the Exemption Determination - 1945 Hyde Street]

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3 **Motion directing the Clerk of the Board to prepare findings reversing the exemption**
4 **determination by the Planning Department that a project located at 1945 Hyde Street is**
5 **exempt from environmental review.**

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7 WHEREAS, the Planning Department has determined that a project located at 1945
8 Hyde Street is exempt from environmental review under the California Environmental Quality
9 Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code Chapter 31. The
10 proposed work involves conversion of a 19,739-square-foot, two-story over basement parking
11 garage constructed in 1920 into a three-story over basement, seven-unit residential building
12 and one approximately 860 square-foot commercial space. The Appellant provided a copy a
13 Certificate of Determination, Exemption From Environmental Review, issued by the Planning
14 Department on January 27, 2011, finding the proposed project exempt from environmental
15 review under CEQA Guidelines Section 15332 (Class 32). By letter to the Clerk of the Board,
16 Jamie Cherry, on behalf of the Russian Hill Community Association, received by the Clerk's
17 Office on February 17, 2011, appealed the exemption determination; and

18 WHEREAS, On August 2, 2011, this Board held a duly noticed public hearing to
19 consider the appeal of the exemption determination filed by Appellant, and following the public
20 hearing reversed the exemption determination; and

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

1 Board of Supervisors reversed the exemption determination for the Project based on the
2 written record before the Board of Supervisors as well as all of the testimony at the public
3 hearing in support of and opposed to the appeal. The written record and oral testimony in
4 support of and opposed to the appeal and deliberation of the oral and written testimony at the
5 public hearing before the Board of Supervisors by all parties and the public in support of and
6 opposed to the appeal of the exemption determination is in the Clerk of the Board of
7 Supervisors File No. 110759 and in the Planning Department files, which are available for
8 public review by appointment at the Planning Department offices at 1650 Mission Street, and
9 are incorporated in this motion as though set forth in its entirety; now, therefore, be it

10 MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the
11 findings specifying the basis for its decision on the appeal of the exemption determination
12 issued by the Planning Department for the Project.

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