

1 [Reversing the Exemption Determination - 300 Wawona Street]

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3 **Motion reversing the determination by the Planning Department that a proposed**
4 **project at 300 Wawona Street is exempt from environmental review.**

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6 WHEREAS, On May 12, 2014, the Planning Department determined that the proposed
7 project located at 300 Wawona Street ("Project") is exempt from environmental review under
8 the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco
9 Administrative Code Chapter 31. The proposed project involves an interior remodel and 917
10 square foot (sf) expansion of the residence, consisting of a 594 sf second-story addition, a
11 162 sf horizontal ground-floor addition, and a 161 sf basement addition, which involves 546
12 cubic feet of excavation to a maximum depth of 1.5 feet within the existing building footprint,
13 and 256 sf of excavation below the 161 sf horizontal addition from a minimum depth of 1 foot
14 to a maximum of 2.75 feet.; and

15 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on
16 October 20, 2014, Marilyn Amini (Appellant) appealed the exemption determination. The
17 Appellant provided a copy of the Planning Commission's Discretionary Review Action DRA-
18 0380, finding that the proposed project was exempt under Class 1 of the CEQA Guidelines
19 (14 Cal. Code Reg. §15301); and

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

22 WHEREAS, On November 25, 2014, this Board held a duly noticed public hearing to
23 consider the appeal of the exemption determination filed by Appellant and, following the public
24 hearing, affirmed the exemption determination; and

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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. Following the conclusion of the public hearing, the Board
6 of Supervisors reversed the exemption determination for the project based on the written
7 record before the Board of Supervisors as well as all of the testimony at the public hearing in
8 support of and opposed to the appeal. The written record and oral testimony in support of and
9 opposed to the appeal and deliberation of the oral and written testimony at the public hearing
10 before the Board of Supervisors by all parties and the public in support of and opposed to the
11 appeal of the exemption determination is in the Clerk of the Board of Supervisors File No.
12 141087 and is incorporated in this motion as though set forth in its entirety; now therefore be it

13 MOVED, That this Board of Supervisors reverses the determination by the Planning
14 Department that the project is exempt from environmental review.

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