File No. 101549

Committee Item No. _____
Board Item No. 49

COMMITTEE/BOARD OF SUPERVISORS

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Completed by: Andrea Ausberry Date January 5, 2011
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

[Reversing the Exemption Determination - 134-136 Ord Street]

Motion reversing the determination by the Planning Department that the 134-136 Ord Street project is exempt from environmental review.

WHEREAS, On July 8, 2010, following a noticed public hearing, the Planning Commission determined not to take discretionary review and approve the project as proposed (Discretionary Review Case No. 2007.112400) for the construction of a new single-family home at the front of the subject lot, which new building would be located in front of an existing building on the lot (the "Project"). In so doing, the Commission affirmed the Department's decision that the Project was exempt from environmental review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code Chapter 31 under categorical exemption Class 1 (the "exemption determination"). By letter to the Clerk of the Board, Stephen M. Williams, on behalf of the Corbett Heights Neighbors, ("Appellant"), received by the Clerk's Office on or around December 9, 2010, appealed the exemption determination; and

WHEREAS, On January 11, 2010, this Board held a duly noticed public hearing to consider the appeal of the exemption determination filed by Appellant, and following the public hearing reversed the exemption determination; and

WHEREAS, In reviewing the appeal of the exemption determination, this Board reviewed and considered the exemption determination, the appeal letters, the responses to concerns document 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. Following the conclusion of the public hearing, the Board of Supervisors reversed 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. 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. 101547 and in the Planning Department files, which are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are incorporated in this motion as though set forth in its entirety; now therefore be it

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