

1 [Preparation of Findings to Reverse the Exemption Determination - 611 Buena Vista West  
2 Avenue]

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 611 Buena Vista**  
5 **West Avenue is exempt from environmental review.**

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7 WHEREAS, The Planning Department has determined that a project located at 611  
8 Buena Vista West Avenue is exempt from environmental review under the California  
9 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative  
10 Code Chapter 31. The proposed project involves a vertical addition to an existing single-family  
11 house. By letter to the Clerk of the Board, Susan Brandt-Hawley on behalf of the Buena Vista  
12 Historical Preservation Association, Jim and Georgia Cox, Bill Gheen, Kristy and Matt Leffers,  
13 Jon and Pam Shields, and Tim Stewart and Sue Rugtiev (Appellants), received by the Clerk's  
14 Office on February 25, 2013, appealed the exemption determination. The Appellants provided  
15 a copy of the Planning Commission's Discretionary Review Action, dated September 25,  
16 2012, which memorialized the Commission's decision at its September 6, 2012, regularly  
17 scheduled hearing, to take discretionary review and approve Permit No. 2011.05.04.5332,  
18 which stated that the Planning Department determined that the project was exempt under  
19 Class 1 of the CEQA Guidelines as a minor alteration to an existing facility (14 Cal. Code Reg.  
20 §15301 et seq.); and

21 WHEREAS, On April 9, 2013, this Board held a duly noticed public hearing to consider  
22 the appeal of the exemption determination filed by Appellants, and following the public hearing  
23 reversed the exemption determination; and

24 WHEREAS, In reviewing the appeal of the exemption determination, this Board  
25 reviewed and considered the exemption determination, the appeal letters, the responses to

1 concerns document that the Planning Department prepared, the other written records before  
2 the Board of Supervisors and all of the public testimony made in support of and opposed to  
3 the exemption determination appeal. Following the conclusion of the public hearing, the Board  
4 of Supervisors reversed the exemption determination for the project based on the written  
5 record before the Board of Supervisors as well as all of the testimony at the public hearing in  
6 support of and opposed to the appeal. The written record and oral testimony in support of and  
7 opposed to the appeal and deliberation of the oral and written testimony at the public hearing  
8 before the Board of Supervisors by all parties and the public in support of and opposed to the  
9 appeal of the exemption determination is in the Clerk of the Board of Supervisors File No.  
10 130213 and is incorporated in this motion as though set forth in its entirety; now therefore be it

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