

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

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3 **Motion reversing the determination by the Planning Department that a proposed**  
4 **project 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 reversed 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 this Board of Supervisors reverses the determination by the Planning  
16 Department that the project is exempt from environmental review.