

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - 26 Hodges
2 Alley]

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**
4 **by the Planning Department that a proposed project at 26 Hodges Alley is categorically**
5 **exempt from environmental review.**

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7 WHEREAS, On September 18, 2014, the Planning Department determined that the
8 proposed project located at 26 Hodges Alley ("Project") is exempt from environmental review
9 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San
10 Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The proposed project involves construction of a third floor addition and a
12 horizontal addition on the first and second floors to an existing two-story single-family
13 residence; and

14 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on April
15 10, 2015, Melody Mar (Appellant) appealed the exemption determination; and

16 WHEREAS, The Appellant provided a copy of the Planning Commission's
17 Discretionary Review Action DRA 0410, dated March 12, 2015, with the Planning
18 Department's Categorical Exemption Determination attached, which found that the proposed
19 project was exempt under Class 1 of the CEQA Guidelines (14 Cal. Code Reg. Section
20 15301); and

21 WHEREAS, The Planning Department's Environmental Review Officer, by
22 memorandum to the Clerk of the Board dated April 15, 2015, determined that the appeal had
23 been timely filed; and

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1 WHEREAS, On May 19, 2015, this Board held a duly noticed public hearing to consider
2 the appeal of the exemption determination filed by Appellant and, following the public hearing,
3 affirmed the exemption determination; and

4 WHEREAS, In reviewing the appeal of the exemption determination, this Board
5 reviewed and considered the exemption determination, the appeal letter, the responses to the
6 appeal documents that the Planning Department prepared, the other written records before
7 the Board of Supervisors and all of the public testimony made in support of and opposed to
8 the exemption determination appeal; and

9 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
10 reversed the exemption determination for the project based on the written record before the
11 Board of Supervisors as well as all of the testimony at the public hearing in support of and
12 opposed to the appeal; and

13 WHEREAS, The written record and oral testimony in support of and opposed to the
14 appeal and deliberation of the oral and written testimony at the public hearing before the
15 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
16 the exemption determination is in the Clerk of the Board of Supervisors File No. 150395 and is
17 incorporated in this motion as though set forth in its entirety; now, therefore, be it

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