

1 [Preparation of Findings to Reverse the Categorical Exemption Determination - Proposed  
2 Project at 953 Treat Avenue]

3 **Motion directing the Clerk of the Board to prepare findings reversing the determination**  
4 **by the Planning Department that a proposed project at 953 Treat Avenue is**  
5 **categorically exempt from further environmental review.**

6  
7 WHEREAS, On March 28, 2016, the Planning Department determined that the  
8 proposed project located at 953 Treat Avenue ("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 demolition of an existing one-story, single-  
12 family dwelling, and construction of two new four-story 40-foot tall residential buildings  
13 containing three residential units each and two parking spaces; and

14 WHEREAS, By letter to the Clerk of the Board, received by the Clerk's Office on March  
15 20, 2016, Katherine Petrin, (Appellant), appealed the exemption determination; and

16 WHEREAS, Appellant provided a copy of the Planning Department's Categorical  
17 Exemption Determination, signed August 25, 2016, which found that the proposed Project  
18 was exempt under Classes 1 and 3 of the CEQA Guidelines (14 Cal. Code Reg. Sections  
19 15301 and 15303) for demolition of a single family home and replacement with six dwelling  
20 units; and

21 WHEREAS, The Planning Commission, by Motion No 19857, approved a Conditional  
22 Use Authorization for the proposed Project on February 16, 2017; and

23 WHEREAS, The Planning Department's Environmental Review Officer, by  
24 memorandum to the Clerk of the Board dated March 24, 2017, determined that the appeal  
25 was timely; and

1           WHEREAS, On April 25, 2017, this Board held a duly noticed public hearing to  
2 consider the appeal of the exemption determination filed by Appellant and, following the public  
3 hearing, reversed the exemption determination subject to the adoption of written findings in  
4 support of such determination; and

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

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

15          WHEREAS, The written record and oral testimony in support of and opposed to the  
16 appeal and deliberation of the oral and written testimony at the public hearing before the  
17 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
18 the exemption determination is in the Clerk of the Board of Supervisors File No. 170313, and  
19 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

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