File No. 171270

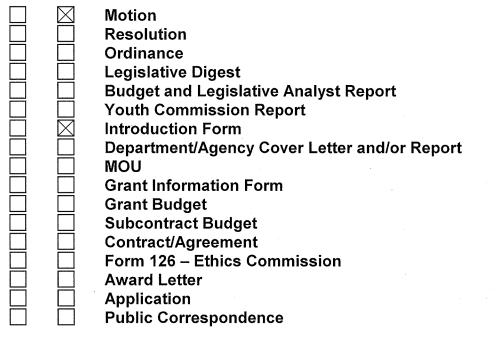
Committee Item No. _____ Board Item No. _____21

COMMITTEE/BOARD OF SUPERVISORS

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OTHER

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Prepared by:	Brent Jalipa	Date:	January 4, 2018
Prepared by:		Date:	

MOTION NO.

[Preparation of Findings to Reverse the Categorical Exemption Determination - 2417 Green Street]

Motion directing the Clerk of the Board to prepare findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

WHEREAS, On May 16, 2017, the Planning Department determined that the proposed project at 2417 Green Street ("Project") is exempt from environmental review under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code, Chapter 31; and

WHEREAS, The proposed Project involves alterations to an existing four-story-overbasement single-family residence with one vehicle parking space including excavation to add two vehicle parking spaces; three-story rear addition; facade alterations and foundation replacement; and lowering existing building; and

WHEREAS, On May 16, 2017, pursuant to Title 14 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15387), the Planning Department determined that the Project is exempt from environmental review under Class 1 of the CEQA Guidelines (14 Cal. Code Reg. Section 15301), which provides an exemption for minor alterations to existing facilities including demolition of up to three single-family residences in urban areas; and

WHEREAS, On November 22, 2017, an appeal of the categorical exemption was filed by Richard Drury and Rebecca Davis of Lozeau Drury LLP on behalf of Philip Kaufman ("Appellant"); and

Clerk of the Board BOARD OF SUPERVISORS

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WHEREAS, By memorandum to the Clerk of the Board dated November 30, 2017, the Planning Department's Environmental Review Officer determined that the appeal was timely filed; and

WHEREAS, On January 9, 2018, this Board held a duly noticed public hearing to consider the appeal of the exemption determination filed by Appellant and, following the public hearing, affirmed the exemption determination; and

WHEREAS, In reviewing the appeal of the exemption determination, this Board reviewed and considered the exemption determination, the appeal letter, the responses to the appeal documents 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; and

WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors conditionally reversed the exemption determination for the Project subject to the adoption of written findings of the Board in support of such determination 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; and

WHEREAS, 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. 171267, and is incorporated in this motion as though set forth in its entirety; now, therefore, be it

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

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Print Form

Introduction Form

By a	Member	of the	Board	of Su	pervisors	or	Mayor
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I hereby submit the following item for introduction (select only one):	Time stamp or meeting date						
1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).							
2. Request for next printed agenda Without Reference to Committee.							
\checkmark 3. Request for hearing on a subject matter at Committee.							
4. Request for letter beginning :"Supervisor	inquiries"						
5. City Attorney Request.	Ŧ						
6. Call File No. from Committee.							
7. Budget Analyst request (attached written motion).							
8. Substitute Legislation File No.							
9. Reactivate File No.	х х						
10. Question(s) submitted for Mayoral Appearance before the BOS on							
Please check the appropriate boxes. The proposed legislation should be forwarded Small Business Commission Youth Commission Planning Commission Building Inspection Note: For the Imperative Agenda (a resolution not on the printed agenda), use the second	Ethics Commission						
Sponsor(s):							
Clerk of the Board							
Subject:							
Preparation of Findings to Reverse the Categorical Exemption Determination - 2417 Green Street							
The text is listed:							
Motion directing the Clerk of the Board to prepare findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.							
Signature of Sponsoring Supervisor:	sadmera						
For Clerk's Use Only	0						
*	171270						