File No. 120726 Board Item No. 48

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting **Date: July 10, 2012**

Cmte	Board	
☐	☐	Motion
☐	☐	Resolution
☐	☐	Ordinance
☐	☐	Legislative Digest
☐	☐	Budget Analyst Report
☐	☐	Legislative Analyst Report
☐	☐	Youth Commission Report
☐	☐	Introduction Form
☐	☐	Department/Agency Cover Letter and/or Report
☐	☐	MOU
☐	☐	Grant Information Form
☐	☐	Grant Budget
☐	☐	Subcontract Budget
☐	☐	Contract/Agreement
☐	☐	Award Letter
☐	☐	Application
☐	☐	Public Correspondence

OTHER:

☐	☒	E-mail chain ending on 07/02/12 re: Rescheduling Appeal.
☐	☒	E-mail chain ending on 06/29/12 re: Rescheduling Appeal.
☐	☒	Appeal Letter dated 06/15/12.
☐	☒	Notice of Public Hearing dated 06/28/12/Letter to Appellant & Memo from City Attorney
☐	☒	Letter to Cheryl Adams dated 06/18/12.

Completed by: Dena Braley **Date: July 3, 2012**

Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

Board of Supervisors to: Joy Lamug 07/02/2012 12:00 PM

From: Judson True/BOS/SFGOV
To: "Cynthia Servetnick" <cynthia.servetnick@gmail.com>,
Cc: Board of Supervisors/BOS/SFGOV, "arthur.kho@sfgov.org" <arthur.kho@sfgov.org>, Rick Caldeira/BOS/SFGOV, Cheryl Adams/CTYATT, Kate Stacy/CTYATT, Marlena Byrne/CTYATT, Scott Sanchez/CTYPLN/SFGOV, AnMarie Rodgers/CTYPLN/SFGOV, Tina Tam/CTYPLN/SFGOV, Shelley P Caltagirone/CTYPLN/SFGOV, Chelsea Fordham/CTYPLN/SFGOV, Sara Vellve/CTYPLN/SFGOV, Linda Avery/CTYPLN/SFGOV, Tim Frye/CTYPLN/SFGOV, "BOS-Supervisors@sfgov.org" <BOS-Supervisors@sfgov.org>, "bos-legislative.aides@sfgov.org" <bos-legislative.aides@sfgov.org>, "skaggs@page-turnbull.com" <skaggs@page-turnbull.com>, Angela Calvillo/BOS/SFGOV, Victor Young/BOS/SFGOV, Eugene Flannery/OCDHH/MAYOR/SFGOV, Joy Lamug/BOS/SFGOV
Date: 06/29/2012 11:31 AM
Subject: Re: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

---

Hello Cynthia and all.

July 31 works best. Let's confirm that date and the Clerk's office can adjust the materials deadlines accordingly.

Thank you.

Judson

On Jun 29, 2012, at 11:27 AM, "Cynthia Servetnick" <cynthia.servetnick@gmail.com> wrote:

> Arthur:
>
> Per our phone conversation this morning, I will be in New Hampshire
> through July 5th and cannot provide additional documentation in
> support of our appeal until July 9th. You indicated the Board will
> accept said documentation up to the date of the hearing. Further, you
> indicated the hearing will likely be rescheduled to a later date per
> Judson True's request. I would appreciate knowing the date it will be
> rescheduled to as soon as possible. As it will be difficult for me to
> attend the hearing on the 10th, I would prefer not to attend if
> rescheduling is certain. Please advise.
>
> For your reference, I have copied Judson True and Joy Lamug's emails
> below and attached the relevant documents. Thank you in advance for
> your assistance.
>
> Sincerely,
>
> Cynthia Servetnick, Director
> Save the Laguna Street Campus
> (415) 794-0566
> cynthia.servetnick@gmail.com
>
> ---------- Forwarded message ----------

> From: <Judson.True@sfgov.org>
> Date: Thu, Jun 28, 2012 at 3:20 PM
> Subject: Historic Preservation Appeal timing
> To: Cynthia Servetnick <cynthia.servetnick@gmail.com>
>
> Hello Cynthia -
>
> I hope this email finds you well.
>
> I'm writing about the appeal of the 55 Laguna CofA that you filed on
> July 15 on behalf of Save the Laguna Street Campus.
>
> As you should know by now, the Clerk of the Board has scheduled the
> appeal for Tuesday, June 10. Unfortunately, yours is the 4th appeal to
> be scheduled (per the legal requirement) for that day, but I would
> like to discuss with you the possibility of continuing the appeal to
> July 24 or July 31 instead.
>
> I did try to reach you at 563.7336 but I was unable to leave a message.
>
> Can you please call me at the number below or email me back as soon as
> possible? I appreciate your consideration.
>
> Best,
>
> Judson
> _____
> Judson True
> Office of Supervisor David Chiu
> City Hall, Room 264
> San Francisco, CA 94102
> 415.554.7451 desk
> 415.554.7454 fax
>
> --------- Forwarded message ---------
> From: Cynthia Servetnick <cynthia.servetnick@gmail.com>
> Date: Thu, Jun 28, 2012 at 5:20 PM
> Subject: Re: Appeal of the Historic Preservation Commission's Decision
> on a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
> To: Joy.Lamug@sfgov.org
> Cc: Cheryl.Adams@sfgov.org, Kate.Stacy@sfgov.org,
> Marlena.Byrne@sfgov.org, Scott.Sanchez@sfgov.org,
> AnMarie.Rodgers@sfgov.org, Tina.Tam@sfgov.org,
> Shelley.Caltagirone@sfgov.org, Chelsea.Fordham@sfgov.org,
> Sara.Vellve@sfgov.org, Linda.Avery@sfgov.org, Tim.Frye@sfgov.org,
> BOS-Supervisors@sfgov.sfgov.org, bos-legislative.aides@sfgov.org,
> skaggs@page-turnbull.com, Angela.Calvillo@sfgov.org,
> Rick.Caldeira@sfgov.org, Victor.Young@sfgov.org,
> Eugene.Flannery@sfgov.org, judson.true@sfgov.org
>
>
> Ms. Lamug:
>
> Thank you for this information. I just spoke with Judson True who

> said the Board would like to reschedule the appeal from Tuesday, July
> 10 to July 24 or July 31 which is fine. I will follow up with
> additional information and our fee waiver request. Kindly reply to my
> personal email as necessary. Thank you.
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> Sincerely,
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> Cynthia Servetnick, Director
> Save the Laguna Street Campus
> Cynthia.Servetnick@gmail.com
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> ---------- Forwarded message ----------
> From: "Servetnick, Cynthia" <CServetnick@sfwater.org>
> Date: Thu, 28 Jun 2012 16:48:44 -0700
> Subject: FW: Appeal of the Historic Preservation Commission's Decision
> on a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
> To: cynthia.servetnick@gmail.com
>
> -----Original Message-----
> From: Joy Lamug [mailto:Joy.Lamug@sfgov.org]
> Sent: Thursday, June 28, 2012 4:40 PM
> To: Servetnick, Cynthia; Adams, Cheryl; Stacy, Kate; Byrne, Marlena;
> Sanchez, Scott; Rodgers, AnMarie; Tam, Tina; Caltagirone, Shelley P;
> Fordham, Chelsea Edel; Vellve, Sara; Avery, Linda; Frye, Tim;
> BOS-Supervisors@SFGOV.sfgov.org; bos-legislative.aides@sfgov.org;
> skaggs@page-turnbull.com
> Cc: Calvillo, Angela; Caldeira, Rick; Young, Victor
> Subject: Appeal of the Historic Preservation Commission's Decision on
> a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
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> Dear Ms. Servetnick:
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> dated June 27, 2012, (copy attached), from the City Attorney's office
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> Commission's decision on a Certificate of Appropriateness for City
> Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods
> Hall Annex) located at 55 Laguna Street.
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> The City Attorney has determined that the appeal was filed in a timely manner.
>
> A hearing date has been scheduled on Tuesday, July 10, 2012, at 4:00
> p.m., at the Board of Supervisors meeting to be held in City Hall,
> Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San
> Francisco, CA 94102.
>
> Provide to the Clerk's Office by:
>
> 8 days prior to the hearing: any documentation which
> you may want available to the Board members prior to the hearing;
> 11 days prior to the hearing: names of interested parties to be

> notified of the hearing.
>
> Please provide 18 copies of the documentation for distribution, and,
> if possible, names of interested parties to be notified in label
> format.
>
>
> If you have any questions, please feel free to contact Rick Caldeira
> at (415) 554-7711 or Joy Lamug at (415) 554-7712.
>
>
>
>
>
> Joy Lamug
> Board of Supervisors
> Legislative Division
> City Hall, Room 244
> 1 Dr. Carlton B. Goodlett Place
> San Francisco, CA 94102
> Tel: 415.554.7712
> Fax: 415.554.7714
> Email: joy.lamug@sfgov.org
>
>
> MONDAY DEADLINE: Departments must submit electronic version of
> legislation by 9:00 am with original and 4 copies to be submitted by
> 12:00 noon.
>
> Complete a Board of Supervisors Customer Satisfaction form by clicking
> the link below.
> http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548
> <http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548>
> - 55 laguna Street Timely Filed.pdf - StLSC Appeal of CofA 06-15-12.pdf - 55 Laguna Hearing Notice 6-28-12.pdf
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Fw: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

Board of Supervisors to: Joy Lamug 07/02/2012 11:23 AM

Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
(415) 554-5163 fax
Board.of.Supervisors@sfgov.org

Complete a Board of Supervisors Customer Service Satisfaction form by clicking
http://www.sfbos.org/index.aspx?page=104
----- Forwarded by Board of Supervisors/BOS/SFGOV on 07/02/2012 11:23 AM -----

From: Cynthia Servetnick <cynthia.servetnick@gmail.com>
To: Board.of.Supervisors@sfgov.org, arthur.kho@sfgov.org,
Cc: Rick.Caldeira@sfgov.org, Cheryl.Adams@sfgov.org, Kate.Stacy@sfgov.org, Marlena.Byrne@sfgov.org, Scott.Sanchez@sfgov.org, AnMarie.Rodgers@sfgov.org, Tina.Tam@sfgov.org, Shelley.Caltagirone@sfgov.org, Chelsea.Fordham@sfgov.org, Sara.Vellve@sfgov.org, Linda.Avery@sfgov.org, Tim.Frye@sfgov.org, BOS-Supervisors@sfgov.org, bos-legislative.aides@sfgov.org, skaggs@page-turnbull.com, Angela.Calvillo@sfgov.org, Victor.Young@sfgov.org, Eugene.Flannery@sfgov.org, judson.true@sfgov.org, Joy.Lamug@sfgov.org
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Subject: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

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For your reference, I have copied Judson True and Joy Lamug's emails below and attached the relevant documents. Thank you in advance for your assistance.

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(415) 794-0566

cynthia.servetnick@gmail.com

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Date: Thu, Jun 28, 2012 at 3:20 PM
Subject: Historic Preservation Appeal timing
To: Cynthia Servetnick <cynthia.servetnick@gmail.com>

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Best,

Judson

Judson True
Office of Supervisor David Chiu
City Hall, Room 264
San Francisco, CA 94102
415.554.7451 desk
415.554.7454 fax

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Date: Thu, Jun 28, 2012 at 5:20 PM
Subject: Re: Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street
To: Joy.Lamug@sfgov.org
Cc: Cheryl.Adams@sfgov.org, Kate.Stacy@sfgov.org, Marlena.Byrne@sfgov.org, Scott.Sanchez@sfgov.org, AnMarie.Rodgers@sfgov.org, Tina.Tam@sfgov.org, Shelley.Caltagirone@sfgov.org, Chelsea.Fordham@sfgov.org, Sara.Vellve@sfgov.org, Linda.Avery@sfgov.org, Tim.Frye@sfgov.org, BOS-Supervisors@sfgov.sfgov.org, bos-legislative.aides@sfgov.org, skaggs@page-turnbull.com, Angela.Calvillo@sfgov.org, Rick.Caldeira@sfgov.org, Victor.Young@sfgov.org, Eugene.Flannery@sfgov.org, judson.true@sfgov.org

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To: cynthia.servetnick@gmail.com

-----Original Message-----
From: Joy Lamug [mailto:Joy.Lamug@sfgov.org]
Sent: Thursday, June 28, 2012 4:40 PM
To: Servetnick, Cynthia; Adams, Cheryl; Stacy, Kate; Byrne, Marlena; Sanchez, Scott; Rodgers, AnMarie; Tam, Tina; Caltagirone, Shelley P; Fordham, Chelsea Edel; Vellve, Sara; Avery, Linda; Frye, Tim; BOS-Supervisors@SFGOV.sfgov.org; bos-legislative.aides@sfgov.org; skaggs@page-turnbull.com
Cc: Calvillo, Angela; Caldeira, Rick; Young, Victor
Subject: Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

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11 days prior to the hearing: names of interested parties to be notified of the hearing.

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If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Joy Lamug at (415) 554-7712.

Joy Lamug
Board of Supervisors
Legislative Division
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Tel: 415.554.7712
Fax: 415.554.7714
Email: joy.lamug@sfgov.org

MONDAY DEADLINE: Departments must submit electronic version of legislation by 9:00 am with original and 4 copies to be submitted by 12:00 noon.

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http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548
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55 laguna Street Timely Filed.pdf StLSC Appeal of CofA 06-15-12.pdf 55 Laguna Hearing Notice 6-28-12.pdf

Re: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

AnMarie Rodgers to: Rick Caldeira 06/29/2012 03:37 PM

Cc: Angela Calvillo, Chelsea Fordham, Cheryl Adams, "Cynthia Servetnick", Eugene Flannery, Joy Lamug, Judson True, Kate Stacy, Linda Avery, Marlena Byrne, Sara Vellve, Scott Sanchez, Shelley P Caltagirone, "skaggs@page-turnbull.com",

History: This message has been forwarded.

Dear Mr. Caldeira,

I regret to inform you that due to the short notice for this hearing date, the Planning Department will not be able to make the deadline for submitting materials for the July 10th hearing. If the 10th hearing is continued to 7/31, we could have materials prepared in time for the Clerk to distribute for the 7/31 hearing. Further, we understand that if we don't submit materials in time for the Clerk to distribute, our Department is responsible for distributing materials to all parties of the appeal, the Clerk, the Board of Supervisors and the City Attorney.

AnMarie Rodgers
Manager of Legislative Affairs

SF Planning Department
1650 Mission Street, #400
San Francisco CA, 94103
anmarie@sfgov.org
415.558.6395

Have a question about a proposed development? See our new SF Property Info Map!
http://propertymap.sfplanning.org

Rick Caldeira/BOS/SFGOV

Rick Caldeira/BOS/SFGOV
06/29/2012 11:54 AM

To Judson True/BOS/SFGOV@SFGOV, "Cynthia Servetnick" <cynthia.servetnick@gmail.com>

cc Angela Calvillo/BOS/SFGOV@SFGOV, AnMarie Rodgers/CTYPLN/SFGOV@SFGOV, Chelsea Fordham/CTYPLN/SFGOV@SFGOV, Cheryl Adams/CTYATT@CTYATT, Eugene Flannery/OCDHH/MAYOR/SFGOV@SFGOV, Joy Lamug/BOS/SFGOV@SFGOV, Kate Stacy/CTYATT@CTYATT, Linda Avery/CTYPLN/SFGOV@SFGOV, Marlena Byrne/CTYATT@CTYATT, Sara Vellve/CTYPLN/SFGOV@SFGOV, Scott Sanchez/CTYPLN/SFGOV@SFGOV, Shelley P Caltagirone/CTYPLN/SFGOV@SFGOV, "skaggs@page-turnbull.com" <skaggs@page-turnbull.com>, Tim Frye/CTYPLN/SFGOV@SFGOV, Tina Tam/CTYPLN/SFGOV@SFGOV, Victor Young/BOS/SFGOV@SFGOV

Subject Re: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

Just to clarify, in accordance with Planning Code Section 1006.7(c), this hearing is set for July 10, 2012, which is no more than 30 days from the filing. Therefore, this appeal will be scheduled for July 10, 2012, at 4:00 p.m. pending Board action to continue. We do not anticipate Board action and I would encourage all parties to provide information to be included as part of the official file in accordance with the below referenced e-mail relating to materials as provided by Legislation Clerk, Joy Lamug.

Regards,

Rick Caldeira, MMC
Legislative Deputy Director
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-7711 | Fax: (415) 554-5163
rick.caldeira@sfgov.org | www.sfbos.org

Complete a Board of Supervisors Customer Satisfaction form by clicking the link below.
http://www.sfbos.org/index.aspx?page=104
----- Forwarded by Rick Caldeira/BOS/SFGOV on 06/29/2012 11:43 AM -----

From:	Joy Lamug/BOS/SFGOV
To:	CServetnick@sfwater.org, Cheryl Adams/CTYATT@CTYATT, Kate Stacy/CTYATT@CTYATT, Marlena Byrne/CTYATT@CTYATT, Scott Sanchez/CTYPLN/SFGOV@SFGOV, AnMarie Rodgers/CTYPLN/SFGOV@SFGOV, Tina Tam/CTYPLN/SFGOV@SFGOV, Shelley P Caltagirone/CTYPLN/SFGOV@SFGOV, Chelsea Fordham/CTYPLN/SFGOV@SFGOV, Sara Vellve/CTYPLN/SFGOV@SFGOV, Linda Avery/CTYPLN/SFGOV@SFGOV, Tim Frye/CTYPLN/SFGOV@SFGOV, BOS-Supervisors@SFGOV.sfgov.org, bos-legislative.aides@sfgov.org <bos-legislative.aides@sfgov.org>, skaggs@page-turnbull.com,
Cc:	Angela Calvillo/BOS/SFGOV@SFGOV, Rick Caldeira/BOS/SFGOV@SFGOV, Victor Young/BOS/SFGOV@SFGOV
Date:	06/28/2012 04:40 PM
Subject:	Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

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55 laguna Street Timely Filed.pdf

Joy Lamug
Board of Supervisors
Legislative Division
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Tel: 415.554.7712
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Email: joy.lamug@sfgov.org

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http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548

Judson True	Hello Cynthia and all. July 31 works best. Let's...	06/29/2012 11:31:07 AM

From: Judson True/BOS/SFGOV
To: "Cynthia Servetnick" <cynthia.servetnick@gmail.com>,
Cc: Board of Supervisors/BOS/SFGOV, "arthur.kho@sfgov.org" <arthur.kho@sfgov.org>, Rick Caldeira/BOS/SFGOV, Cheryl Adams/CTYATT, Kate Stacy/CTYATT, Marlena Byrne/CTYATT, Scott Sanchez/CTYPLN/SFGOV, AnMarie Rodgers/CTYPLN/SFGOV, Tina Tam/CTYPLN/SFGOV, Shelley P Caltagirone/CTYPLN/SFGOV, Chelsea Fordham/CTYPLN/SFGOV, Sara Vellve/CTYPLN/SFGOV, Linda Avery/CTYPLN/SFGOV, Tim Frye/CTYPLN/SFGOV, "BOS-Supervisors@sfgov.org" <BOS-Supervisors@sfgov.org>, "bos-legislative.aides@sfgov.org" <bos-legislative.aides@sfgov.org>, "skaggs@page-turnbull.com" <skaggs@page-turnbull.com>, Angela Calvillo/BOS/SFGOV, Victor Young/BOS/SFGOV, Eugene Flannery/OCDHH/MAYOR/SFGOV, Joy Lamug/BOS/SFGOV
Date: 06/29/2012 11:31 AM
Subject: Re: Rescheduling Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

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> Sincerely,
>
> Cynthia Servetnick, Director
> Save the Laguna Street Campus
> (415) 794-0566
> cynthia.servetnick@gmail.com
>
> ---------- Forwarded message ----------
> From: <Judson.True@sfgov.org>
> Date: Thu, Jun 28, 2012 at 3:20 PM
> Subject: Historic Preservation Appeal timing
> To: Cynthia Servetnick <cynthia.servetnick@gmail.com>
>
> Hello Cynthia -
>
> I hope this email finds you well.
>
> I'm writing about the appeal of the 55 Laguna CofA that you filed on
> July 15 on behalf of Save the Laguna Street Campus.
>
> As you should know by now, the Clerk of the Board has scheduled the
> appeal for Tuesday, June 10. Unfortunately, yours is the 4th appeal to
> be scheduled (per the legal requirement) for that day, but I would
> like to discuss with you the possibility of continuing the appeal to
> July 24 or July 31 instead.
>
> I did try to reach you at 563.7336 but I was unable to leave a message.
>
> Can you please call me at the number below or email me back as soon as
> possible? I appreciate your consideration.

>
> Best,
>
> Judson
> _____
> Judson True
> Office of Supervisor David Chiu
> City Hall, Room 264
> San Francisco, CA 94102
> 415.554.7451 desk
> 415.554.7454 fax
>
> ---------- Forwarded message ----------
> From: Cynthia Servetnick <cynthia.servetnick@gmail.com>
> Date: Thu, Jun 28, 2012 at 5:20 PM
> Subject: Re: Appeal of the Historic Preservation Commission's Decision
> on a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
> To: Joy.Lamug@sfgov.org
> Cc: Cheryl.Adams@sfgov.org, Kate.Stacy@sfgov.org,
> Marlena.Byrne@sfgov.org, Scott.Sanchez@sfgov.org,
> AnMarie.Rodgers@sfgov.org, Tina.Tam@sfgov.org,
> Shelley.Caltagirone@sfgov.org, Chelsea.Fordham@sfgov.org,
> Sara.Vellve@sfgov.org, Linda.Avery@sfgov.org, Tim.Frye@sfgov.org,
> BOS-Supervisors@sfgov.sfgov.org, bos-legislative.aides@sfgov.org,
> skaggs@page-turnbull.com, Angela.Calvillo@sfgov.org,
> Rick.Caldeira@sfgov.org, Victor.Young@sfgov.org,
> Eugene.Flannery@sfgov.org, judson.true@sfgov.org
>
>
> Ms. Lamug:
>
> Thank you for this information. I just spoke with Judson True who
> said the Board would like to reschedule the appeal from Tuesday, July
> 10 to July 24 or July 31 which is fine. I will follow up with
> additional information and our fee waiver request. Kindly reply to my
> personal email as necessary. Thank you.
>
> Sincerely,
>
> Cynthia Servetnick, Director
> Save the Laguna Street Campus
> Cynthia.Servetnick@gmail.com
> (415) 794-0566
>
> ---------- Forwarded message ----------
> From: "Servetnick, Cynthia" <CServetnick@sfwater.org>
> Date: Thu, 28 Jun 2012 16:48:44 -0700
> Subject: FW: Appeal of the Historic Preservation Commission's Decision
> on a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
> To: cynthia.servetnick@gmail.com
>
> -----Original Message-----

> From: Joy Lamug [mailto:Joy.Lamug@sfgov.org]
> Sent: Thursday, June 28, 2012 4:40 PM
> To: Servetnick, Cynthia; Adams, Cheryl; Stacy, Kate; Byrne, Marlena;
> Sanchez, Scott; Rodgers, AnMarie; Tam, Tina; Caltagirone, Shelley P;
> Fordham, Chelsea Edel; Vellve, Sara; Avery, Linda; Frye, Tim;
> BOS-Supervisors@SFGOV.sfgov.org; bos-legislative.aides@sfgov.org;
> skaggs@page-turnbull.com
> Cc: Calvillo, Angela; Caldeira, Rick; Young, Victor
> Subject: Appeal of the Historic Preservation Commission's Decision on
> a Certificate of Appropriateness for City Landmarks Nos. 257
> (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex)
> Located at 55 Laguna Street
>
> Dear Ms. Servetnick:
>
> The Office of the Clerk of the Board is in receipt of a memorandum
> dated June 27, 2012, (copy attached), from the City Attorney's office
> regarding the timely filing of an appeal of the Historic Preservation
> Commission's decision on a Certificate of Appropriateness for City
> Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods
> Hall Annex) located at 55 Laguna Street.
>
> The City Attorney has determined that the appeal was filed in a timely manner.
>
> A hearing date has been scheduled on Tuesday, July 10, 2012, at 4:00
> p.m., at the Board of Supervisors meeting to be held in City Hall,
> Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San
> Francisco, CA 94102.
>
> Provide to the Clerk's Office by:
>
> 8 days prior to the hearing: any documentation which
> you may want available to the Board members prior to the hearing;
> 11 days prior to the hearing: names of interested parties to be
> notified of the hearing.
>
> Please provide 18 copies of the documentation for distribution, and,
> if possible, names of interested parties to be notified in label
> format.
>
>
> If you have any questions, please feel free to contact Rick Caldeira
> at (415) 554-7711 or Joy Lamug at (415) 554-7712.
>
>
>
>
>
> Joy Lamug
> Board of Supervisors
> Legislative Division
> City Hall, Room 244
> 1 Dr. Carlton B. Goodlett Place
> San Francisco, CA 94102
> Tel: 415.554.7712
> Fax: 415.554.7714

> Email: joy.lamug@sfgov.org
>
>
> MONDAY DEADLINE: Departments must submit electronic version of
> legislation by 9:00 am with original and 4 copies to be submitted by
> 12:00 noon.
>
> Complete a Board of Supervisors Customer Satisfaction form by clicking
> the link below.
> http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548
> <http://www.sfgov.org/site/bdsupvrs_form.asp?id=18548>
> - 55 laguna Street Timely Filed.pdf - StLSC Appeal of CofA 06-15-12.pdf - 55 Laguna Hearing Notice 6-28-12.pdf
> <55 laguna Street Timely Filed.pdf>
> <StLSC Appeal of CofA 06-15-12.pdf>
> <55 Laguna Hearing Notice 6-28-12.pdf>

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 JUN 15 AM 11:39

Save the Laguna Street Campus

Board of Directors

Warren Dewar
Attorney (Retired)

Vincent Marsh
Architectural Historian

Cynthia Servetnick, Director
Urban Planner

Lavon Taback
Writer, Community Organizer

Horus Tolson
Musician, Educator

Helene Whitson
Archivist Emeritus
San Francisco State University

Save the Laguna Street Campus is dedicated to preserving the public use and historical resources of the San Francisco State Teacher's College National Register Historic District.

Angela Calvillo, Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

June 15, 2012

Subject: Appeal of the Historic Preservation Commission's May 16, 2012 Approval, and delegation to the Planning Department, of the Certificate of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing; and, to rehabilitate Woods Hall Annex for use as a community center. San Francisco Landmark Nos. 257, 258, and 259 - Burke-Richardson Hall (a.k.a. Richardson Hall), Anderson-Woods Hall (a.k.a. Woods Hall), and Anderson-Woods Hall Annex (a.k.a. Woods Hall Annex) and San Francisco State Teacher's College National Register Historic District. Planning Department Case No. 2012.0033A

Dear Ms. Calvillo:

Save the Laguna Street Campus hereby appeals the above referenced Certificate of Appropriateness (CofA) as further described in the attached Historic Preservation Commission (HPC) Motion No. 0157 dated May 16, 2012 on the basis that the CofA was issued prematurely because: 1) the HPC did not take the 55 Laguna Mixed Use Project as a whole, or its adverse effects on the San Francisco State Teacher's College National Register Historic District, into account; and 2) did not incorporate the forthcoming findings and mitigation measures from the concurrent NEPA/Section 106 process. We will provide additional information prior to the appeal hearing and have enclosed the required $510 fee.

Sincerely,

Cynthia Servetnick

Cynthia Servetnick, Director
Save the Laguna Street Campus

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Motion No. 0157

HEARING DATE: MAY 16, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date:	March 27, 2012
Case No.:	**2012.0033A**
Project Address:	**55 Laguna Street**
Historic Landmark:	Nos. 257, 258, & 259: Richardson Hall, Woods Hall, & Woods Hall Annex
Zoning:	RM-3 (Residential, Mixed, Medium Density) Zoning District/ 40-X Height and Bulk District; NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District/ 85-X Height and Bulk District
Block/Lot:	0857/ 001 & 001a 0870/ 001, 002, & 003
Applicant:	Elisa Skaggs, Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108
Staff Contact	Shelley Caltagirone - (415) 558-6625 shelley.caltagirone@sfgov.org
Reviewed By	Tim Frye – (415) 558-6325 tim.frye@sfgov.org

ADOPTING FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870, WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) AND NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICTS AND A 40-X AND 85-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

WHEREAS, on March 27, 2012, Elisa Skaggs, Page & Turnbull, Inc., (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing; and, to rehabilitate Woods Hall Annex for use as a community center.

WHEREAS, the 55 Laguna Mixed Use Project Final Environment Impact Report (FEIR), Case No. 2004.0773E, was certified by the Planning Commission on January 17, 2008 and an addendum to the EIR incorporating the current project was published on May 8, 2012.

WHEREAS, on January 17, 2008, the Commission: adopted findings under the California Environmental Quality Act, Public Resources Code §§21000 *et seq.* (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs. §§15000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, by Motion No. 17533; recommended approval of a General Plan amendment and Planning Code and Zoning Map amendments to the Board of Supervisors. The Planning Commission also approved a Conditional Use Authorization for the proposed project.

WHEREAS, on April 15, 2008, the Board of Supervisors took action to approve the project, and in so doing adopted the Planning Commission's CEQA approval findings as its own, adopted the MMRP, and adopted additional findings under the California Environmental Quality Act, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319.

WHEREAS, on May 16, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0033A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, including the FEIR and Addendum, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A and the listed conditions based on the following findings, and adopts the MMRP:

CONDITIONS

- That the design guidelines for historic buildings prepared by Page & Turnbull in accordance with Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* will be complied with in all aspects of design refinement for the three landmark buildings.
- That the configuration, materials, and details of all new windows and doors will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That the sign program will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That all condition assessments regarding the murals, stucco cladding, and clay tile roofs will be submitted to the Department prior to the approval of the Architectural Addendum of the

building permit and that all treatment and protection plans will be incorporated into the permit plans for approval by the Planning Department;

- That the existing and proposed location of the Sacred Palm associated with Woods Hall will be shown on the site plan and that a relocation and protection plan prepared by an arborist will be incorporated into the site permit for approval by the Planning Department; and,
- That all Structural and Mechanical/Electrical/Plumbing Addendum to the building permit will be reviewed by Planning Department staff to ensure that seismic and mechanical interventions do not detract from any character-defining features of the buildings or result in significant removal of historic fabric.
- That all openings in the retaining wall below Richardson Hall should be the same size to maintain a consistent look as in Variant A.
- That the awnings at the retaining wall below Richardson Hall should not have cable supports.
- That the three (3) proposed window openings at the southeast corner of the auditorium should be eliminated, two (2) on the Hermann Street façade and one (1) on the Laguna Street façade.
- That two (2) additional window openings may be created between the buttresses of the auditorium on the Laguna Street façade for a total of six (6) window openings in this location.
- That four (4) new window openings at the Haight Street façade and three (3) new window openings on the Buchanan Street facade of Woods Hall may be created in the locations indicated in the Alternate Design drawing dated May 16, 2012 of either the proposed size or within 1 foot increased width and height.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

2. Findings pursuant to Article 10:

   The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report for the following reasons:

   - That the proposed new housing, retail, assembly, and public service uses for the buildings may be achieved without causing significant changes to their distinctive materials, features, spaces, and spatial relationships;
   - That the proposed work will not cause the removal, alteration, or obstruction of any character-defining features of the site. The portions of wall proposed to be removed for the creation of window openings or at the low wall located at the Buchanan/Haight Street entry

will not remove any distinctive materials or significantly alter the historic character of the landmark buildings. Also, all structural, mechanical, electrical, plumbing installations will be designed in a manner which does not affect any character-defining features of the buildings and will occur in areas that are not visible from the street or are on secondary facades;

- That the window survey indicates that the majority of historic windows at the three buildings will be retained (97% at Richardson Hall, 92% at Woods Hall, and 100% at Woods Hall Annex); that no window openings will be altered; and that 28 or 29 window openings to be created at Richardson Hall will maintain the historic rhythm of fenestration;
- That the proposed exterior changes will be carefully differentiated from the existing historic features and will be compatible with the character of the property, including the proposed railings, windows and doors, and storefronts at Hermann and Laguna Streets;
- That the proposal calls for retaining sound historic stucco and roofing tiles and replacing in-kind or with salvaged materials when necessary;
- That the findings of the mosaic investigative report prepared by Page & Turnbull in accordance with the EIR Mitigation Measures has ensured that the historic feature was been previously removed and, therefore, will not be affected by the proposed project;
- That any chemical or physical treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator;
- That Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* pertaining to mural preservation will ensure the protection of these significant features; and,
- That the installation of the proposed new elements, such as the proposed railings, windows and doors, and storefronts, will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The proposed project meets the requirements of Article 10 and the designating ordinances.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.
A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.
Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4.
Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5.
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature; the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7.
Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8.
Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT
THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS
The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to

improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

   A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

   The proposed project will not have any impact on neighborhood serving retail uses.

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.

C) The City's supply of affordable housing will be preserved and enhanced:

The project will increase the affordable housing supply with the addition of affordable units at Richardson Hall.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

6. California Environmental Quality Act Findings. This Commission hereby incorporates by reference as though fully set forth and adopts the CEQA approval findings made by both the

Planning Commission, Motion No. 17533, and the Board of Supervisors, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319. The FEIR and the Addendum for this project has been made available to this Commission and the public for review at the Planning Department, 1650 Mission Street. This Commission has considered the record before it, including the Addendum, and finds based on substantial evidence found in the record that none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have occurred. Specifically, the Commission finds that there have been no substantial changes to the project or the circumstances surrounding the project as described in the FEIR that would lead to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts. Additionally, no new information of substantial importance has come to light showing that the project would result in any new significant effects or a substantial increase in any previously identified significant effects or that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS the MMRP and GRANTS a Certificate of Appropriateness** for the property located at Assessor's Block 0857, Lots 001 and 001a and Assessor's Block 0870, Lots 001, 002, and 003 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 16, 2012.

Linda D. Avery
Commission Secretary

AYES: Chase, Damkroger, Hasz, Johns, Martinez, and Matsuda

NAYS: None

ABSENT: Wolfram

ADOPTED: May 16, 2012

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Tuesday, July 10, 2012**

Time: **4:00 p.m.**

Location: **Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102**

Subject: **File No. 120726. Hearing of persons interested in or objecting to the Historic Preservation Commission's decision, dated May 16, 2012, approving the Certificate of Appropriateness identified as Planning Case No. 2012.0033A, by its Motion No. 0157 to rehabilitate Richardson Hall (Landmark No. 257) for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall (Landmark No. 258) for use as housing; and to rehabilitate Woods Hall Annex (Landmark No. 259) for use as a community center located at 55 Laguna Street. (District 8) (Appellant: Cynthia Servetnick on behalf of Save the Laguna Street Campus) (Filed June 15, 2012)**

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, July 5, 2012.

Angela Calvillo
Clerk of the Board

DATED: June 28, 2012
MAILED/POSTED: June 29, 2012

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

June 28, 2012

Cynthia Servetnick, Director
Save the Laguna Street Campus
845 Sutter Street, No. 512
San Francisco, CA 94109

Subject: Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) Located at 55 Laguna Street

Dear Ms. Servetnick:

The Office of the Clerk of the Board is in receipt of a memorandum dated June 27, 2012, (copy attached), from the City Attorney's office regarding the timely filing of an appeal of the Historic Preservation Commission's decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) located at 55 Laguna Street.

The City Attorney has determined that the appeal was filed in a timely manner.

A hearing date has been scheduled on **Tuesday, July 10, 2012, at 4:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Provide to the Clerk's Office **by**:

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing;
11 days prior to the hearing: names of interested parties to be notified of the hearing.

Please provide 18 copies of the documentation for distribution, and, if possible, names of interested parties to be notified in label format.

If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Joy Lamug at (415) 554-7712.

Very truly yours,

Angela Calvillo
Clerk of the Board

c:
Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
AnMarie Rodgers, Planning Department
Tina Tam, Planning Department
Shelley Caltagirone, Planning Department
Chelsea Fordham, Planning Department
Sarah Vellve, Planning Department
Linda Avery, Planning Commission Secretary
Elisa Skaggs, Page & Turnbull, Inc., 724 Pine Street, San Francisco, CA 94108

CITY AND COUNTY OF SAN FRANCISCO

DENNIS J. HERRERA
City Attorney

OFFICE OF THE CITY ATTORNEY

CHERYL ADAMS
Deputy City Attorney

Direct Dial: (415) 554-4707
Email: cheryl.adams@sfgov.org

MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Cheryl Adams
Deputy City Attorney

DATE: June 27, 2012

RE: Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) located at 55 Laguna Street

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You have asked for our advice regarding whether the decision of the Historic Preservation Commission (HPC) to approve a Certificate of Appropriateness for Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) located at 55 Laguna Street is appealable to the Board of Supervisors. You have forwarded for our review a letter from Cynthia Servetnick, on behalf of Save the Laguna Street Campus, received by the Clerk's Office on June 15, 2012. The Appellant provided a copy of HPC Motion No. 0157, approving the Certificate of Appropriateness for the work to the above-listed Landmarks at its regularly scheduled hearing on May 16, 2012.

The work proposed under the Certificate of Appropriateness is part of a larger project at the 55 Laguna Street location, which includes both the rehabilitation of the above-listed City landmarks as well as construction of several new buildings and a new overall site plan (the Project). The Project has received conditional use authorization from the Planning Commission as well as various other City approval actions. We are informed that the project sponsor has applied to the City for changes to the Project, which would require an amendment to the existing conditional use authorization, and that the Project requires an approval by the Board of Supervisors of conveyance of certain City-owned property to the University of California, the Property's owner.

Under the Planning Code, the HPC's decision on a Certificate of Appropriateness may be appealed to the Board of Appeals, "provided however, that if the project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use authorization, the decision shall not be appealed to the Board of Appeals but rather to the Board of Supervisors." Planning Code Section 1006.7(a). Because the Project would require at least one further approval from the Board of Supervisors (namely, the property conveyance), it is appealable to the Board of Supervisors.

Additionally, under the Planning Code, an appeal of a Certificate of Appropriateness must be filed within 30 days after the date of action by the HPC. Planning Code Section 1006.7(b). Accordingly, the appeal of this Certificate of Appropriateness is both properly made to the Board of Supervisors and timely, and you should so inform the appellant.

Please let us know if we may be of further assistance.

CITY HALL, ROOM 234 · 1 DR. CARLTON B. GOODLETT PLACE · SAN FRANCISCO, CALIFORNIA 94102-4682
RECEPTION: (415) 554-4700 · FACSIMILE: (415) 554-4745

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MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors
DATE: June 27, 2012
PAGE: 2
RE: Appeal of the Historic Preservation Commission's Decision on a Certificate of Appropriateness for City Landmarks Nos. 257 (Richardson Hall), 258 (Woods Hall), and 259 (Woods Hall Annex) located at 55 Laguna Street

cc: Rick Caldeira, Deputy Director, Board of Supervisors
Joy Lamug, Board of Supervisors
Kate Stacy, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
AnMarie Rodgers, Planning Department
Tim Frye, Planning Department
Tina Tam, Planning Department
Linda Avery, Planning Department
Shelley Caltagirone, Planning Department
Sarah Vellve, Planning Department

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

June 18, 2012

To: Cheryl Adams
Deputy City Attorney

From: Angela Calvillo
Clerk of the Board

Re: Historic Preservation Commission's Approval of the Certificate of Appropriateness relating to Richardson Hall

The above referenced appeal was filed with the Office of the Clerk of the Board on June 15, 2012, by Cynthia Servetnick on behalf of Save the Laguna Street Campus.

I am forwarding this appeal, with the attached documents, to the City Attorney's Office to determine if the appeal is appealable to the Board of Supervisors. The City Attorney's determination should be made within 3 working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Deputy Director, Rick Caldeira at (415) 554-7711.

c: Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Elaine Warren, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
AnMarie Rodgers, Planning Department
Shelley Caltagirone, Planning Department
Time Frye, Planning Department
Linda Avery, Planning Commission Secretary