File No. 120731

Committee Item No. _____
Board Item No. 52

COMMITTEE/BOARD OF SUPERVISORS

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Completed by: Joy Lamug Date July 20, 2012
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

[Preparation of Findings to Reverse Approval of a Certificate of Appropriateness for Proposed Rehabilitation of Richardson Hall, Woods Hall, and Woods Hall Annex]

Motion directing the Clerk of the Board to prepare findings to reverse the approval by the Historic Preservation Commission of 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 (55 Laguna project) Environmental Impact Report (EIR) was certified by the Planning Commission on January 17, 2008; and

WHEREAS, On January 17, 2008, the Planning Commission adopted findings under the California Environmental Quality Act, Pub. Res. Code §21000 et seq. (CEQA), the CEQA Guidelines, 14 Cal. Code Regs. § 15000 et seq., and Chapter 31 of the City's Administrative Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and recommended approval of the 55 Laguna project to the Board of Supervisors; and

WHEREAS, On January 17, 2008, the Planning Commission also approved a Conditional Use Authorization for the 55 Laguna project; and

WHEREAS, On April 15, 2008, the Board of Supervisors approved the 55 Laguna project, adopting the Planning Commission's CEQA findings as its own, adopted the MMRP, and adopted additional findings under CEQA, which are on file with the Clerk of the Board of Supervisors in Files No. 071001, 071002, and 080319; and

WHEREAS, On March 27, 2012, Elisa Skaggs from Page and Turnbull filed an application with the San Francisco Planning 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, all part of the 55 Laguna project; and

WHEREAS, Richardson Hall, Woods Hall and Woods Hall Annex are Landmarks No. 256, 257 and 258 under Article 10 of the City's Planning Code; and

WHEREAS, On May 8, 2012, the Planning Department published an addendum to the EIR; and

WHEREAS, On May 16, 2012, the Historic Preservation Commission conducted a duly noticed public hearing on the application for the Certificate of Appropriateness; reviewed the application, case reports, plans and other materials pertaining to the project contained in the Department's files, including the EIR and the Addendum; reviewed materials, heard and considered testimony from the public at the public hearing; and

WHEREAS, At the May 16, 2012 hearing, in Motion No. 0157, the Historic Preservation Commission granted 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, all part of the 55 Laguna project, in conformance with the architectural plans listed as Exhibit A on file on the docket for Case No. 2012.0033A, and subject to conditions listed in such Motion No. 0157; and

WHEREAS, In approving the Certificate of Appropriateness, the Historic Preservation Commission found that the proposed rehabilitation of Richardson Hall for use as senior services, senior housing, and retail and/or office space; the rehabilitation of Woods Hall for use as housing; and the rehabilitation Woods Hall Annex for use as a community center, all part of the 55 Laguna project, comply with Article 10 of the San Francisco Planning Code, inasmuch as the proposed work is compatible with the character of the landmark district as

described in the designation report. The Commission also found that the proposed work is compatible with the Secretary of the Interior's Standards for Rehabilitation, and with San Francisco General Plan; and

WHEREAS, By letter to the Clerk of the Board of Supervisors dated June 15, 2012, Cynthia Servetnick, on behalf of Save the Laguna Street Campus (Appellant), filed an appeal of the Certificate of Appropriateness to the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around June 15, 2012; and

WHEREAS, On July 31, 2012, this Board held a duly noticed public hearing to consider the appeal of the Certificate of Appropriateness filed by Appellant; and

WHEREAS, This Board has reviewed and considered the FEIR, the Addendum, the application files, the appeal letter, the responses to concerns document that the Planning Department prepared, the other written records before the Board of Supervisors, and heard testimony and received public comment regarding the Certificate of Appropriateness; and

WHEREAS, The EIR, the addendum, the application files and all correspondence and other documents have been made available for review by this Board and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are part of the record before this Board by reference in this motion; now, therefore, be it

MOVED, That this Board of Supervisors hereby directs the Clerk of the Board to prepare findings specifying the basis for its reversal of the decision of the Historic Preservation Commission in its Motion No. 0157 to grant 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.