

File No. 110980

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date October 4, 2011

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement, |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Joy Lamug

Date September 29, 2011

Completed by: _____

Date _____

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

1 [Preparation of Findings to Reverse the Issuance of a Final Mitigated Negative Declaration -
2 3151-3155 Scott Street]

3
4 **Motion directing the Clerk of the Board to prepare findings reversing the issuance by**
5 **the Planning Department of a Final Mitigated Negative Declaration for 3151-3155 Scott**
6 **Street.**

7
8 WHEREAS, On May 25, 2011, the Planning Department issued a Preliminary Mitigated
9 Negative Declaration (PMND) under the California Environmental Quality Act ("CEQA"), the
10 CEQA Guidelines, and San Francisco Administrative Code Chapter 31 for a project located at
11 3151-3155 Scott Street. The proposed work involves the conversion of a building formerly
12 used as a 29-room tourist hotel (d.b.a. King Edward II) to a group housing use with up to 24
13 affordable group housing units for transitional age youth between the ages of 18 and 24, one
14 manager's unit and rooms for programmatic needs. The Department's issuance of the PMND
15 was appealed to the Planning Commission, which, by Motion No. 18403 on July 14, 2011,
16 affirmed the Department's issuance of the PMND; and

17 WHEREAS, After affirming the Department's issuance of the PMND, the Planning
18 Commission approved a conditional use authorization for the proposed project and
19 recommended approval to the Board of Supervisors of Zoning Map and Planning Code text
20 change amendments to create the Lombard and Scott Street Affordable Group Housing
21 Special Use District (SUD) for the proposed project. In accordance with the Planning
22 Commission's affirmation of the issuance of the PMND, Planning Department issued a Final
23 Mitigated Negative Declaration (FMND); and

24 WHEREAS, The Planning Commission's approval of the conditional use authorization
25 was timely appealed to the Board of Supervisors. During the pendency of the appeal of the

1 conditional use authorization and before the Board had taken final action on the SUD, Lori
2 Brooke and Steven L. Hammond, on behalf of the Cow Hollow Association, by letter to the
3 Clerk of the Board received on September 8, 2011, filed an appeal of the FMND to the Board
4 of Supervisors; and

5 WHEREAS, On October 4, 2011, this Board held a duly noticed public hearing to
6 consider the appeal of the FMND filed by Appellant; and

7 WHEREAS, This Board has reviewed and considered the FMND, the appeal letter, the
8 responses to concerns document that the Planning Department prepared, the other written
9 records before the Board of Supervisors, and heard testimony and received public comment
10 regarding the adequacy of the FMND; and

11 WHEREAS, The FMND files and all correspondence and other documents have been
12 made available for review by this Board and the public. These files are available for public
13 review by appointment at the Planning Department offices at 1650 Mission Street, and are
14 part of the record before this Board by reference in this motion; and

15 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
16 reversed the issuance of the FMND for the proposed project based on the written record
17 before the Board of Supervisors as well as all of the testimony at the public hearing in support
18 of and opposed to the appeal; now, therefore, be it

19 MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the
20 findings specifying the basis for its decision on the appeal of the issuance of the FMND issued
21 by the Planning Department and Commission for the proposed project.

