

1 [Preparation of findings to reverse certification of 2901 California Street (Drew School
2 Addition) FEIR.]

3 **Motion directing the Clerk of the Board to prepare findings reversing the certification**
4 **by the Planning Commission of the Final Environmental Impact Report for the 2901**
5 **California Street/1831-1835 Broderick Street-Drew School Addition FEIR.**

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7 WHEREAS, the Drew School (the "Project Sponsor") is proposing to demolish an
8 existing three-unit residential building and construct an approximately 15,604 square foot
9 addition to the existing Drew School at 2901 California Street for a three-story assembly and
10 classroom wing, with no change to off-street parking, within the RM-1 and 40-X Height and
11 Bulk District (the "Project"); and

12 WHEREAS, the Project Sponsor applied for environmental review for a conditional use
13 authorization and variances from rear yard and permitted obstruction requirements on
14 February 2, 2007 (City Planning File No. 2007.0128E); and

15 WHEREAS, The Planning Department for the City and County of San Francisco (the
16 "Department") determined that an Environmental Impact Report ("EIR") was required and
17 provided public notice of that determination by publication in a newspaper of general
18 circulation on March 8, 2008; and

19 WHEREAS, On October 8, 2008, the Department published the Draft Environmental
20 Impact Report ("DEIR") for the Project; and

21 WHEREAS, On November 13, 2008, the Commission held a duly noticed public
22 hearing on the DEIR, at which time opportunity for public comment was received on the DEIR,
23 and written comments were received through November 24, 2008; the Landmarks
24 Preservation Advisory Board held an informational hearing on the DEIR on November 19,
25 2008 and provided the Department with written comments on December 9, 2008; and

1 WHEREAS, The Department prepared responses to comments received at the public
2 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text
3 of the DEIR and published a Draft Summary of Comments and Responses on April 30, 2009;
4 and

5 WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was
6 prepared by the Department, consisting of the DEIR, any consultations and comments
7 received during the review process, any additional information that became available and the
8 Draft Summary of Comments and Responses, all as required by law; and

9 WHEREAS, On May 14, 2009, the Commission reviewed and considered the FEIR
10 and, by Motion No. 17879, found that the contents of said report and the procedures through
11 which the FEIR was prepared, publicized and reviewed complied with the provisions of the
12 California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of
13 the San Francisco Administrative Code; and

14 WHEREAS, By Motion No. 17879, the Commission found the FEIR to be adequate,
15 accurate and objective, reflected the independent judgment and analysis of the Department
16 and the Commission and that the Summary of Comments and Responses contained no
17 significant revisions to the DEIR, adopted findings relating to significant impacts associated
18 with the Project and certified the completion of the FEIR in compliance with CEQA and the
19 State CEQA Guidelines; and

20 WHEREAS, On May 14, 2009, by Motion No. 17880, the Commission approved the
21 conditional use permit for the Project; and

22 WHEREAS, On June 3, 2009, on behalf of Pacific Heights Residents Association and
23 the Western Addition Neighborhood Association filed an appeal of the FEIR with the Clerk of
24 the Board of Supervisors; and

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1 WHEREAS, The Board of Supervisors held a public hearing on Project to review the
2 decision by the Planning Commission to certify the FEIR; and

3 WHEREAS, this Board has reviewed and considered the FEIR, the appeal letter, the
4 responses to concerns document that the Planning Department prepared, the other written
5 records before the Board of Supervisors, and heard testimony and received public comment
6 regarding the adequacy of the FEIR; and

7 WHEREAS, the FEIR files and all correspondence and other documents have been
8 made available for review by the Board of Supervisors, the Planning Commission and the
9 public; these files are available for public review by appointment at the Planning Department
10 offices at 1650 Mission Street, and are part of the record before the Board of Supervisors;
11 now, therefore, be it

12 MOVED, That this Board directs the Clerk of the Board to prepare findings specifying
13 the basis for its reversal of the certification of the FEIR by the Planning Commission.

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