

1 [Preparation of Findings to Reverse Certification of Final Environmental Impact Report - 8
2 Washington Street/Seawall Lot 351 Project]

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4 **Motion directing the Clerk of the Board to prepare findings reversing the certification**
5 **by the Planning Commission of the Final Environmental Impact Report for the 8**
6 **Washington Street/Seawall Lot 351 Project.**

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8 WHEREAS, The proposed project approved by the Planning Commission at 8
9 Washington Street, located on Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12
10 and Seawall Lot 351 (which includes Lot 13), would demolish the Golden Gateway Tennis and
11 Swim Club and an existing surface parking lot on Seawall Lot 351, and construct a new health
12 club and two residential buildings, ranging from four to twelve stories in height, containing 145
13 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-
14 street parking spaces within the RC-4 zoning district and 84-E height and bulk district (the
15 "Project"); and

16 WHEREAS, The Planning Department for the City and County of San Francisco (the
17 "Department") determined that an Environmental Impact Report ("EIR") was required under
18 the California Environmental Quality Act ("CEQA") for the Project and provided public notice
19 of that determination by publication in a newspaper of general circulation on December 8,
20 2007; and

21 WHEREAS, On June 15, 2011, the Department published the Draft Environmental
22 Impact Report ("DEIR") for the Project (Planning Department Case No. 2007.0030E), filed a
23 Notice of Completion with the State Secretary of Resources via the State Clearinghouse, and
24 provided public notice in a newspaper of general circulation of the availability of the DEIR for
25 public review and comment and of the date and time of the Planning Commission public

1 hearing on the DEIR; this notice was mailed or otherwise delivered to the Department's list of
2 persons requesting such notice, to adjacent property owners, government agencies and
3 through the State Clearinghouse, and the date and time of the public hearing were posted
4 near the Project site; and

5 WHEREAS, The Planning Commission held a duly noticed public hearing on the DEIR
6 on July 21, 2011, at which time opportunity for public comment was provided on the DEIR,
7 and written comments were received through August 15, 2011; and

8 WHEREAS, The Department prepared responses to comments received at the public
9 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text
10 of the DEIR and published a Draft Summary of Comments and Responses on December 22,
11 2011; and

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

16 WHEREAS, On March 22, 2012, the Planning Commission reviewed and considered
17 the FEIR and, by Motion No. 18560, found that the contents of said report and the procedures
18 through which the FEIR was prepared, publicized and reviewed complied with the provisions
19 of CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative
20 Code; and

21 WHEREAS, By Motion No. 18560, the Commission found the FEIR to be adequate,
22 accurate and objective, reflected the independent judgment and analysis of the Department
23 and the Commission and that the Summary of Comments and Responses contained no
24 significant revisions to the DEIR, adopted findings relating to significant impacts associated
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1 with the Project and certified the completion of the FEIR in compliance with CEQA and the
2 State CEQA Guidelines; and

3 WHEREAS, On March 22, 2012, by Motion No. 18561, the Planning Commission
4 adopted findings under CEQA ("CEQA Approval Findings") and took various actions to
5 approve the Project; and

6 WHEREAS, By letter to the Clerk of the Board of Supervisors dated March 26, 2012,
7 Zane O. Gresham, on behalf of Equity Office Properties, filed an appeal of the FEIR to the
8 Board of Supervisors, which the Clerk of the Board of Supervisors received on or around
9 March 26, 2012; and

10 WHEREAS, By letter to the Clerk of the Board of Supervisors dated April 4, 2012, Sue
11 C. Hestor, on behalf of Friends of Golden Gateway, filed an appeal of the FEIR to the Board
12 of Supervisors, which the Clerk of the Board of Supervisors received on or around April 4,
13 2012; and

14 WHEREAS, On May 1, 2012, this Board held a duly noticed public hearing to consider
15 the appeal of the FEIR certification filed by Appellant; and

16 WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the
17 responses to concerns document that the Planning Department prepared, the other written
18 records before the Board of Supervisors, and heard testimony and received public comment
19 regarding the adequacy of the FEIR; and

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

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