

1 [Reversing the Issuance of a Final Mitigated Negative Declaration - 3151-3155 Scott Street]

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3 **Motion reversing the issuance by the Planning Department of a Final Mitigated**
4 **Negative Declaration for 3151-3155 Scott Street.**

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

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

22 WHEREAS, The Planning Commission's approval of the conditional use authorization
23 was timely appealed to the Board of Supervisors. During the pendency of the appeal of the
24 conditional use authorization and before the Board had taken final action on the SUD, Lori
25 Brooke and Steven L. Hammond, on behalf of the Cow Hollow Association, by letter to the

1 Clerk of the Board received on September 8, 2011, filed an appeal of the FMND to the Board
2 of Supervisors; and

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

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

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

13 MOVED, That this Board of Supervisors reverses the determinations by the Planning
14 Department and Commission to issue a FMND for the proposed project.