

**AMENDMENT OF THE WHOLE
8/22/02**

FILE NO. 021183

RESOLUTION NO.

1 [CEQA Findings for the Laguna Honda Replacement Project]

2

3 **Resolution adopting environmental findings pursuant to the California Environmental**
4 **Quality Act and State Guidelines in connection with adoption of a Zoning Map**
5 **Amendment for the Laguna Honda Hospital Replacement Project.**

6 WHEREAS, The Laguna Honda Hospital, at Assessor's Block 2842, Lot 7, is bounded
7 generally by Laguna Honda Boulevard, Clarendon, and Woodside Avenue; and

8 WHEREAS, The Project would consist of the reconstruction and replacement of the
9 Laguna Honda Hospital and the construction of an assisted living project and related support
10 and administrative services and buildings (the "Project"); and

11 WHEREAS, The Planning Department ("Department") has undertaken an
12 environmental review process for the proposed Project and provided for appropriate public
13 hearings before the Planning Commission; and

14 WHEREAS, The actions (the "Actions") listed in Attachment A hereto are part of a
15 series of considerations in connection with approval of the Project, as more particularly
16 defined in Attachment A hereto; and

17 WHEREAS, On December 1, 2001, the Department released for public review and
18 comment the Draft Environmental Impact Report for the Project; and

19 WHEREAS, The Planning Commission held a duly advertised public hearing on the
20 Draft Environmental Impact Report on January 10, 2002, and further written public comments
21 were received until 5:00 p.m. on January 16, 2002; and

22 WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project has been
23 prepared by the Department, consisting of the Draft Environmental Impact Report, all
24 supporting documentation, the comments received during the review period, the Draft
25 Summary of Comments and Responses, including a new alternative identified as the

1 preferred alternative, and any additional information that has become available, all as required
2 by law; and

3 WHEREAS, The FEIR files and other Project-related Department files have been
4 available for review by this Board of Supervisors and the public at the Department's offices at
5 1660 Mission Street, and those files are part of the record before this Board of Supervisors;
6 and

7 WHEREAS, On June 27, 2002, the Planning Commission reviewed and considered the
8 FEIR and, by Motion No. 16452, found that the contents of the FEIR and the procedures
9 through which the FEIR was prepared, publicized and reviewed complied with the provisions
10 of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and Chapter 31
11 of the San Francisco Administrative Code. A copy of said motion is on file with the Clerk of
12 the Board of Supervisors in File No. _____ and is incorporated by reference herein;
13 and

14 WHEREAS, By Motion No. 16452, the Planning Commission found that the FEIR was
15 adequate, accurate and objective, reflected the independent judgment and analysis of the
16 Planning Commission and that the summary of Comments and Responses contained no
17 significant revisions to the draft Environmental Impact Report, adopted findings of significant
18 impacts associated with the Project, and certified the completion of the Final Environmental
19 Impact Report for the Project in compliance with CEQA and the CEQA Guidelines, and
20 Chapter 31 of the San Francisco Administrative Code; and

21 WHEREAS, On August 12, 2002, the Board of Supervisors in Motion No.
22 _____ affirmed the Planning Commission certification of the FEIR. A copy of said
23 motion is on file with the Clerk of the Board of Supervisors in File No. 021249 and is
24 incorporated by reference herein; and

25

1 WHEREAS, In Resolution No. 16453, the Planning Commission adopted findings, as
2 required by CEQA, regarding the alternatives and variants, mitigation measures and
3 significant environmental impacts analyzed in the FEIR, a statement of overriding
4 considerations, and a proposed mitigation monitoring program (“Findings”). In addition, the
5 Planning Commission, in said Findings, adopted Alternative Three, the partial preservation
6 alternative, as the preferred project. A copy of such resolution is on file with the Clerk of the
7 Board of Supervisors in File No. _____ and is incorporated by reference herein; and

8 WHEREAS, The Planning Department prepared proposed Findings for this Board
9 regarding all of the actions listed in Attachment A hereto, the alternatives and variants,
10 including the adoption of Alternative Three, mitigation measures and significant environmental
11 impacts analyzed in the FEIR, a statement of overriding considerations, and a proposed
12 mitigation monitoring program, which material was made available to the public and this Board
13 for its review, consideration, and action. Said Findings are incorporated by reference herein;
14 now, therefore, be it

15 RESOLVED, That the Board of Supervisors finds, based on substantial evidence in
16 light of the whole record, that (1) Alternative Three, the partial preservation alternative, is
17 within the scope of development analyzed in the FEIR; (2) approval of Alternative Three will
18 not require important revisions to the FEIR due to the involvement of new significant
19 environmental effects or a substantial increase in the severity of previously identified
20 significant effects; (3) taking into account Alternative Three and other changes analyzed in the
21 FEIR, no substantial changes have occurred with respect to the circumstances under which
22 the Project are undertaken which would require major revisions to the FEIR due to the
23 involvement of new significant environmental effects, or a substantial increase in the severity
24 of effects identified in the FEIR; and (4) no new information of substantial importance to the
25 Project has become available which would indicate (a) the Project or the approval actions will

1 have significant effects not discussed in the FEIR, (b) significant environmental effects will be
2 substantially more severe; (c) mitigation measures or alternatives found not feasible which
3 would reduce one or more significant effects have become feasible; or (d) mitigation
4 measures or alternatives which are considerably different from those in the FEIR would
5 substantially reduce one or more significant effects on the environment; and, be it

6 FURTHER RESOLVED, That in connection with adoption of the Zoning Map
7 amendment for the Laguna Honda Hospital Replacement Project, which is in Clerk of the
8 Board of Supervisors in File No. _____, the Board of Supervisors has reviewed and
9 considered the FEIR and, in its own independent judgment and analysis, hereby adopts the
10 Findings attached hereto as Attachment A, including Exhibit 1 (mitigation measures) and
11 Exhibit 2 (the Mitigation Monitoring and Reporting Program).

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