

1 [Preparation of findings to disapprove certification of 3575 Geary Boulevard Project FEIR]

2 **Motion directing the Clerk of the Board to prepare findings disapproving the**
3 **certification by the Planning Commission of the Final Environmental Impact Report for**
4 **the 3575 Geary Boulevard Project FEIR.**
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6 WHEREAS, The BRIDGE Housing Corporation and the Institute on Aging ("Project
7 Sponsors") are proposing to construct a 6-story approximately 230,000 square foot,
8 approximately 72-foot tall structure to house a senior health services facility, offices, meeting
9 spaces, 30 supportive housing units for seniors with special needs, 120 affordable senior
10 independent-living dwelling units, and 95 parking spaces, including valet and stacked parking,
11 (the "Project"); and

12 WHEREAS, The Planning Department for the City and County of San Francisco (the
13 "Department") determined that an Environmental Impact Report ("EIR") was required for the
14 Project (Planning Code File No. 2003.0410E) and provided public notice of that determination
15 by publication in a newspaper of general circulation on October 2, 2004; and

16 WHEREAS, On June 25, 2005, the Department published the Draft Environmental
17 Impact Report ("DEIR") for the Project and the State Clearinghouse filed a notice of
18 completion with the State Secretary of Resources on June 28, 2005; and

19 WHEREAS, On July 25, 2005, the Commission held a duly noticed public hearing on
20 the DEIR, at which time opportunity for public comment was received on the DEIR, and
21 written comments were received through August 8, 2005; and

22 WHEREAS, The Department prepared responses to comments received at the public
23 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text
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1 of the DEIR and published a Draft Summary of Comments and Responses on March 2, 2006;
2 and

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

7 WHEREAS, On April 6, 2006, the Commission reviewed and considered the FEIR and,
8 by Motion No. 17218, found that the contents of said report and the procedures through which
9 the FEIR was prepared, publicized and reviewed complied with the provisions of the California
10 Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San
11 Francisco Administrative Code; and

12 WHEREAS, By Motion No. 17218, the Commission found the FEIR to be adequate,
13 accurate and objective, reflected the independent judgment and analysis of the Department
14 and the Commission and that the Summary of Comments and Responses contained no
15 significant revisions to the DEIR, adopted findings relating to significant impacts associated
16 with the Project and certified the completion of the FEIR in compliance with CEQA and the
17 State CEQA Guidelines; and

18 WHEREAS, On April 6, 2006, by Motion No. 17219, the Commission approved a
19 Planned Unit Development ("PUD") for the Project; and

20 WHEREAS, On April 26, 2006, Brian Gaffney, on behalf of the Francisco Heights
21 Neighborhood Association and the Jordan Park Improvement Association, filed an appeal of
22 the FEIR with the Clerk of the Board of Supervisors; and

23 WHEREAS, The Board of Supervisors held a public hearing on May 23, 2006 to review
24 the decision by the Planning Commission to certify the FEIR; and

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1 WHEREAS, the FEIR files and all correspondence and other documents have been
2 made available for review by the Board of Supervisors, the Planning Commission and the
3 public; these files are available for public review by appointment at the Planning Department
4 offices at 1660 Mission Street, and are part of the record before the Board of Supervisors; and

5 WHEREAS, this Board has reviewed and considered the FEIR and heard testimony
6 and received public comment regarding the adequacy of the FEIR; now, therefore, be it

7 MOVED, That this Board directs the Clerk of the Board to prepare findings specifying
8 the basis for its disapproval of the certification of the FEIR by the Planning Commission.

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