

1 [Affirm certification of 3575 Geary Boulevard Project FEIR]

2 **Motion affirming the certification by the Planning Commission of the Final**
3 **Environmental Impact Report for the 3575 Geary Boulevard Project.**
4

5 WHEREAS, The BRIDGE Housing Corporation and the Institute on Aging ("Project
6 Sponsors") are proposing to construct a 6-story approximately 230,000 square foot,
7 approximately 72-foot tall structure to house a senior health services facility, offices, meeting
8 spaces, 30 supportive housing units for seniors with special needs, 120 affordable senior
9 independent-living dwelling units, and 95 parking spaces, including valet and stacked parking,
10 (the "Project"); and

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

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

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

21 WHEREAS, The Department prepared responses to comments received at the public
22 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text
23 of the DEIR and published a Draft Summary of Comments and Responses on March 2, 2006;
24 and
25

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

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

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

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

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

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

23 WHEREAS, the FEIR files and all correspondence and other documents have been
24 made available for review by the Board of Supervisors, the Planning Commission and the
25

1 public; these files are available for public review by appointment at the Planning Department
2 offices at 1660 Mission Street, and are part of the record before the Board of Supervisors; and

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

5 MOVED, That this Board of Supervisors hereby affirms the decision of the Planning
6 Commission in its Motion No. 17218 to certify the FEIR and finds the FEIR to be complete,
7 adequate and objective and reflecting the independent judgment of the City and in compliance
8 with CEQA and the State CEQA Guidelines.

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25