



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion 19435

HEARING DATE: August 13, 2015

Hearing Date: August 13, 2015
Case No.: 2011.1323E
Project Address: Jewish Home of San Francisco
302 Silver Avenue
Zoning: Residential – House, Two Family (RH-2)
50-X Height and Bulk District (50-X)
Block/Lot: 5952/002
Project Sponsor: Jan Reicher, Director of Strategic Planning
415-562-2505 – jreicher@jewishseniorlivinggroup.org
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ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2011.1323E FOR THE PROPOSED DEVELOPMENT (“PROJECT”) AT THE JEWISH HOME OF SAN FRANCISCO, 302 SILVER AVENUE.

MOVED, that the San Francisco Planning Commission (hereinafter “Commission”) hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

1. On June 18, 2014, pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department (“Department”) received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
2. On May 27, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment.
3. On May 27, 2015, a notice of determination that a Mitigated Negative Declaration would be issued for the Project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.
4. On June 12, 2015, an appeal of the decision to issue a Mitigated Negative Declaration was timely filed by five individuals (Trevor Hamden, Hon Tran, Richard Cowie, Shannon Noonan and Grace D’Anca), collectively “appellants.”
5. A staff memorandum, dated August 6, 2015, addresses and responds to all points raised by the appellant in the appeal letter and by the commenter in the submitted comments. That

memorandum is attached as Exhibit A and staff's findings as to those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the City Planning Commission, and a copy of that memorandum is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

6. On August 13, 2015, the Commission held a duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
7. All points raised in the appeal of the Preliminary Mitigated Negative Declaration at the August 13, 2015 City Planning Commission hearing have been responded to either in the Memorandum or orally at the public hearing.
8. After consideration of the points raised by appellant, both in writing and at the August 13, 2015 hearing, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.
9. In reviewing the Preliminary Mitigated Negative Declaration issued for the Project, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
10. The Planning Commission finds that Planning Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

The City Planning Commission HEREBY DOES FIND that the proposed Project, could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on August 13, 2015.



Christine Lamorena
Commission Secretary

- AYES: Antonini, Hillis, Johnson, Moore, Richards, Wu
NOES: none
ABSENT: Fong
ADOPTED: August 13, 2015