

1 [Affirming Certification of Final Environmental Impact Report - 8 Washington Street Project]

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3 **Motion affirming the certification by the Planning Commission of the Final**  
4 **Environmental Impact Report for the 8 Washington Street Project.**

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6 WHEREAS, The proposed project approved by the Planning Commission at 8  
7 Washington Street, located on Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12  
8 and Seawall Lot 351 (which includes Lot 13), would demolish the Golden Gateway Tennis and  
9 Swim Club and an existing surface parking lot on Seawall Lot 351, and construct a new health  
10 club and two residential buildings, ranging from four to twelve stories in height, containing 145  
11 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-  
12 street parking spaces within the RC-4 zoning district and 84-E height and bulk district (the  
13 "Project"); and

14 WHEREAS, The Planning Department for the City and County of San Francisco (the  
15 "Department") determined that an Environmental Impact Report ("EIR") was required under  
16 the California Environmental Quality Act ("CEQA") for the Project and provided public notice  
17 of that determination by publication in a newspaper of general circulation on December 8,  
18 2007; and

19 WHEREAS, On June 15, 2011, the Department published the Draft Environmental  
20 Impact Report ("DEIR") for the Project (Planning Department Case No. 2007.0030E), filed a  
21 Notice of Completion with the State Secretary of Resources via the State Clearinghouse, and  
22 provided public notice in a newspaper of general circulation of the availability of the DEIR for  
23 public review and comment and of the date and time of the Planning Commission public  
24 hearing on the DEIR; this notice was mailed or otherwise delivered to the Department's list of  
25 persons requesting such notice, to adjacent property owners, government agencies and

1 through the State Clearinghouse, and the date and time of the public hearing were posted  
2 near the Project site; and

3 WHEREAS, The Planning Commission held a duly noticed public hearing on the DEIR  
4 on July 21, 2011, at which time opportunity for public comment was provided on the DEIR,  
5 and written comments were received through August 15, 2011; and

6 WHEREAS, The Department prepared responses to comments received at the public  
7 hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text  
8 of the DEIR and published a Draft Summary of Comments and Responses on December 22,  
9 2011; and

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

14 WHEREAS, On March 22, 2012, the Planning Commission reviewed and considered  
15 the FEIR and, by Motion No. 18560, found that the contents of said report and the procedures  
16 through which the FEIR was prepared, publicized and reviewed complied with the provisions  
17 of CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative  
18 Code; and

19 WHEREAS, By Motion No. 18560, the Commission found the FEIR to be adequate,  
20 accurate and objective, reflected the independent judgment and analysis of the Department  
21 and the Commission and that the Summary of Comments and Responses contained no  
22 significant revisions to the DEIR, adopted findings relating to significant impacts associated  
23 with the Project and certified the completion of the FEIR in compliance with CEQA and the  
24 State CEQA Guidelines; and

1           WHEREAS, On March 22, 2012, by Motion No. 18561, the Planning Commission  
2 adopted findings under CEQA ("CEQA Approval Findings") and took various actions to  
3 approve the Project; and

4           WHEREAS, By letter to the Clerk of the Board of Supervisors dated March 26, 2012,  
5 Zane O. Gresham, on behalf of Equity Office Properties, filed an appeal of the FEIR to the  
6 Board of Supervisors, which the Clerk of the Board of Supervisors received on or around  
7 March 26, 2012; and

8           WHEREAS, By letter to the Clerk of the Board of Supervisors dated April 4, 2012, Sue  
9 C. Hestor, on behalf of Friends of Golden Gateway, filed an appeal of the FEIR to the Board  
10 of Supervisors, which the Clerk of the Board of Supervisors received on or around April 4,  
11 2012; and

12           WHEREAS, On May 1, 2012, this Board held a duly noticed public hearing to consider  
13 the appeal of the FEIR certification filed by Appellant; and

14           WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the  
15 responses to concerns document that the Planning Department prepared, the other written  
16 records before the Board of Supervisors, and heard testimony and received public comment  
17 regarding the adequacy of the FEIR; and

18           WHEREAS, the FEIR files and all correspondence and other documents have been  
19 made available for review by this Board and the public. These files are available for public  
20 review by appointment at the Planning Department offices at 1650 Mission Street, and are  
21 part of the record before this Board by reference in this motion; now, therefore, be it

22           MOVED, That this Board of Supervisors hereby affirms the decision of the Planning  
23 Commission in its Motion No. 18560 to certify the FEIR and finds the FEIR to be complete,  
24 adequate and objective and reflecting the independent judgment of the City and in compliance  
25 with CEQA and the State CEQA Guidelines.