

1 [Reversing Approval of a Certificate of Appropriateness for Proposed Rehabilitation of
2 Richardson Hall, Woods Hall, and Woods Hall Annex]

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4 **Motion reversing the approval by the Historic Preservation Commission of a Certificate**
5 **of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior**
6 **housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing;**
7 **and to rehabilitate Woods Hall Annex for use as a community center.**

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9 WHEREAS, The 55 Laguna Mixed Use Project (55 Laguna project) Environmental
10 Impact Report (EIR) was certified by the Planning Commission on January 17, 2008; and

11 WHEREAS, On January 17, 2008, the Planning Commission adopted findings under
12 the California Environmental Quality Act, Pub. Res. Code §21000 et seq. (CEQA), the CEQA
13 Guidelines, 14 Cal. Code Regs. § 15000 et seq., and Chapter 31 of the City's Administrative
14 Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and
15 Reporting Program (MMRP) for the proposed project; and recommended approval of the 55
16 Laguna project to the Board of Supervisors; and

17 WHEREAS, On January 17, 2008, the Planning Commission also approved a
18 Conditional Use Authorization for the 55 Laguna project; and

19 WHEREAS, On April 15, 2008, the Board of Supervisors approved the 55 Laguna
20 project, adopting the Planning Commission's CEQA findings as its own, adopted the MMRP,
21 and adopted additional findings under CEQA, which are on file with the Clerk of the Board of
22 Supervisors in Files No. 071001, 071002, and 080319; and

23 WHEREAS, On March 27, 2012, Elisa Skaggs from Page and Turnbull filed an
24 application with the San Francisco Planning Department for a Certificate of Appropriateness
25 to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or

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1 office space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall
2 Annex for use as a community center, all part of the 55 Laguna project; and

3 WHEREAS, Richardson Hall, Woods Hall and Woods Hall Annex are Landmarks No.
4 256, 257 and 258 under Article 10 of the City's Planning Code; and

5 WHEREAS, On May 8, 2012, the Planning Department published an addendum to the
6 EIR; and

7 WHEREAS, On May 16, 2012, the Historic Preservation Commission conducted a duly
8 noticed public hearing on the application for the Certificate of Appropriateness; reviewed the
9 application, case reports, plans and other materials pertaining to the project contained in the
10 Department's files, including the EIR and the Addendum; reviewed materials, heard and
11 considered testimony from the public at the public hearing; and

12 WHEREAS, At the May 16, 2012 hearing, in Motion No. 0157, the Historic Preservation
13 Commission granted a Certificate of Appropriateness to rehabilitate Richardson Hall for use
14 as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall
15 for use as housing; and to rehabilitate Woods Hall Annex for use as a community center, all
16 part of the 55 Laguna project, in conformance with the architectural plans listed as Exhibit A
17 on file on the docket for Case No. 2012.0033A, and subject to conditions listed in such Motion
18 No. 0157; and

19 WHEREAS, In approving the Certificate of Appropriateness, the Historic Preservation
20 Commission found that the proposed rehabilitation of Richardson Hall for use as senior
21 services, senior housing, and retail and/or office space; the rehabilitation of Woods Hall for
22 use as housing; and the rehabilitation Woods Hall Annex for use as a community center, all
23 part of the 55 Laguna project, comply with Article 10 of the San Francisco Planning Code,
24 inasmuch as the proposed work is compatible with the character of the landmark district as
25 described in the designation report. The Commission also found that the proposed work is

1 compatible with the Secretary of the Interior's Standards for Rehabilitation, and with San
2 Francisco General Plan; and

3 WHEREAS, By letter to the Clerk of the Board of Supervisors dated June 15, 2012,
4 Cynthia Servetnick, on behalf of Save the Laguna Street Campus (Appellant), filed an appeal
5 of the Certificate of Appropriateness to the Board of Supervisors, which the Clerk of the Board
6 of Supervisors received on or around June 15, 2012; and

7 WHEREAS, On July 31, 2012, this Board held a duly noticed public hearing to consider
8 the appeal of the Certificate of Appropriateness filed by Appellant; and

9 WHEREAS, This Board has reviewed and considered the FEIR, the Addendum, the
10 application files, the appeal letter, the responses to concerns document that the Planning
11 Department prepared, the other written records before the Board of Supervisors, and heard
12 testimony and received public comment regarding the Certificate of Appropriateness; and

13 WHEREAS, The EIR, the addendum, the application files and all correspondence and
14 other documents have been made available for review by this Board and the public. These
15 files are available for public review by appointment at the Planning Department offices at 1650
16 Mission Street, and are part of the record before this Board by reference in this motion; now,
17 therefore, be it

18 MOVED, That this Board of Supervisors hereby reverses the decision of the Historic
19 Preservation Commission in its Motion No. 0157 to grant a Certificate of Appropriateness to
20 rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office
21 space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall Annex for
22 use as a community center.