

1 [Preparation of Findings to Reverse Approval of a Certificate of Appropriateness for Proposed
2 Rehabilitation of Richardson Hall, Woods Hall, and Woods Hall Annex]

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

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

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

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

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

24 WHEREAS, On March 27, 2012, Elisa Skaggs from Page and Turnbull filed an
25 application with the San Francisco Planning Department for a Certificate of Appropriateness

Clerk of the Board
BOARD OF SUPERVISORS

1 to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or
2 office space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall
3 Annex for use as a community center, all part of the 55 Laguna project; and

4 WHEREAS, Richardson Hall, Woods Hall and Woods Hall Annex are Landmarks No.
5 256, 257 and 258 under Article 10 of the City's Planning Code; and

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

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

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

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

1 described in the designation report. The Commission also found that the proposed work is
2 compatible with the Secretary of the Interior's Standards for Rehabilitation, and with San
3 Francisco General Plan; and

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

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

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

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

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