FILE NO. 110978

MOTION NO.

M11-146

[Affirming the Issuance of a Final Mitigated Negative Declaration - 3151-3155 Scott Street]

Motion affirming the issuance by the Planning Department of a Final Mitigated Negative Declaration for a project located at 3151-3155 Scott Street.

WHEREAS, On May 25, 2011, the Planning Department issued a Preliminary Mitigated Negative Declaration (PMND) under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative Code Chapter 31 for a project located at 3151-3155 Scott Street. The proposed work involves the conversion of a building formerly used as a 29-room tourist hotel (d.b.a. King Edward II) to a group housing use with up to 24 affordable group housing units for transitional age youth between the ages of 18 and 24, one manager's unit and rooms for programmatic needs. The Department's issuance of the PMND was appealed to the Planning Commission, which, by Motion No. 18403 on July 14, 2011, affirmed the Department's issuance of the PMND; and

WHEREAS, After affirming the Department's issuance of the PMND, the Planning Commission approved a conditional use authorization for the proposed project and recommended approval to the Board of Supervisors of Zoning Map and Planning Code text change amendments to create the Lombard and Scott Street Affordable Group Housing Special Use District (SUD) for the proposed project. In accordance with the Planning Commission's affirmation of the issuance of the PMND, Planning Department issued a Final Mitigated Negative Declaration (FMND); and

WHEREAS, The Planning Commission's approval of the conditional use authorization was timely appealed to the Board of Supervisors. During the pendency of the appeal of the conditional use authorization and before the Board had taken final action on the SUD, Lori Brooke and Steven L. Hammond, on behalf of the Cow Hollow Association, by letter to the

Clerk of the Board BOARD OF SUPERVISORS Clerk of the Board received on September 8, 2011, filed an appeal of the FMND to the Board of Supervisors; and

WHEREAS, On October 4, 2011, this Board held a duly noticed public hearing to consider the appeal of the FMND filed by Appellant; and

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

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

MOVED, That this Board of Supervisors hereby affirms the decision of the Planning Commission in its Motion No. 18403 to affirm the issuance of the PMND, affirms the finalization of the FMND, and finds the FMND to be complete, adequate and objective and reflecting the independent judgment of the City and in compliance with CEQA and the State CEQA Guidelines, as well as Chapter 31 of the Administrative Code.

Clerk of the Board BOARD OF SUPERVISORS



City and County of San Francisco Tails

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Date Passed: October 04, 2011

Motion affirming the issuance by the Planning Department of a Final Mitigated Negative Declaration for a project located at 3151-3155 Scott Street.

October 04, 2011 Board of Supervisors - APPROVED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

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I hereby certify that the foregoing Motion was APPROVED on 10/4/2011 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo

Clerk of the Board