



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315) First Source Hiring (Admin. Code)
 Jobs Housing Linkage Program (Sec. 313) Child Care Requirement (Sec. 314)
 Downtown Park Fee (Sec. 139) Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. M-17532 1/17/08

Hearing Date: January 17, 2008
Case No.: **2004.0773E**
Project Address: **55 LAGUNA STREET** (aka 218-220 Buchanan Street)
Current Zoning: P (Public Use); 40-X, 80-B
Proposed Zoning: RM-3, NC-3, Laguna, Haight, Buchanan & Hermann Streets SUD
40-X, 50-X, 85-X
Block/Lot: 870/1, 2, 3
0857/1, 1A
Project Sponsor: Ruthy Bennett, Vice President
AF Evans Development
1000 Broadway, Suite 300, Oakland, CA 94607
Staff Contact: Leigh Kienker – (415) 575-9036
leigh.kienker@sfgov.org

ADOPTING FINDINGS RELATING TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 55 LAGUNA MIXED USE PROJECT.

FINDINGS

MOVED, That the San Francisco Planning Commission (hereinafter “Commission”) hereby CERTIFIES the Final Environmental Impact Report identified as Case File No. 2004.0773E, 55 Laguna Mixed Use Project (hereinafter “Project”) based upon the following findings:

1) The City and County of San Francisco, acting through the Planning Department (hereinafter “Department”), fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”). Applications for environmental review of the proposed project and transportation study were filed for on August, 4, 2004.

a. The Department determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on May 6, 2006.

b. On January 27, 2007, the Planning Department published the Draft Environmental Impact Report (hereinafter "DEIR") on the Project, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment, and of the date and time of the Planning Commission public hearing on the DEIR. This notice was mailed to the Department's list of persons requesting such notice, and to government agencies.

c. Notices of Availability of the DEIR and of the date and time of the public hearing were posted near the project site on or about January 27, 2007, and on the Department's website.

d. On January 27, 2007, copies of the DEIR were delivered to the State Clearinghouse for distribution to government agencies. On January 27, 2007, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies.

e. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on January 27, 2007 (State Clearinghouse No. 2005062084).

2) The Commission held a duly advertised public hearing on said DEIR on April 19, 2007 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on May 2, 2007.

3) The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in the "55 Laguna Street Mixed Use Project Draft EIR Comments and Responses," published on November 29, 2007, and was distributed to the Commission, and to all parties who commented on the DEIR, and was available to others upon request at Department offices.

4) A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

5) Project Environmental Impact Report files have been made available for review by the Commission and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, 4th Floor, and are part of the record before the Commission.

6) On January 17, 2008, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines and Chapter 31.

7) The Planning Commission hereby does find that the FEIR concerning File No. 2004.0773E: 55 Laguna Mixed Use Project reflects the independent judgment and analysis of the City and County of San

Francisco, is adequate, accurate and objective, and that the Comments and Responses contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said Final Environmental Impact Report in compliance with CEQA and the CEQA Guidelines.

8) The Commission, in certifying the completion of said FEIR, hereby does find that the proposed project described and evaluated in the Environmental Impact Report, with implementation of the mitigation measures described in the Final EIR, will not have significant impacts due to the project individually and cumulatively, except as to historic resources. As to historic resources, the project would result in three impacts that cannot be reduced to an insignificant level through implementation of mitigation measures if the proposed project is implemented:

a. The demolition of existing structures which qualify as historic resources (Administration Wing of Richardson Hall, Middle Hall and the Laguna Street retaining wall);

b. The project site may no longer be eligible as a potential campus historic district after completion of the project; and

c. Rezoning of the project site would have significant impacts to historic resources that are similar to those of the proposed project.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 17, 2008.

Linda Avery
Commission Secretary

AYES: (+7) Alexander, Olague, Antonini, B. Lee, S. Lee, Moore, Sugaya

NAYS: (-0)

ABSENT: (0)

ADOPTED: January 17, 2008