

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

2  
3 **Motion affirming the issuance by the Planning Department of a Final Mitigated Negative**  
4 **Declaration for a project located at 3151-3155 Scott Street.**

5  
6 WHEREAS, On May 25, 2011, the Planning Department issued a Preliminary Mitigated  
7 Negative Declaration (PMND) under the California Environmental Quality Act ("CEQA"), the  
8 CEQA Guidelines, and San Francisco Administrative Code Chapter 31 for a project located at  
9 3151-3155 Scott Street. The proposed work involves the conversion of a building formerly  
10 used as a 29-room tourist hotel (d.b.a. King Edward II) to a group housing use with up to 24  
11 affordable group housing units for transitional age youth between the ages of 18 and 24, one  
12 manager's unit and rooms for programmatic needs. The Department's issuance of the PMND  
13 was appealed to the Planning Commission, which, by Motion No. 18403 on July 14, 2011,  
14 affirmed the Department's issuance of the PMND; and

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

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

1 Clerk of the Board received on September 8, 2011, filed an appeal of the FMND to the Board  
2 of Supervisors; and

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

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

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

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



**City and County of San Francisco**  
**Tails**  
**Motion: M11-146**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 110978

**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

File No. 110978

**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