

1 [Conditionally Disapproving Conditional Use Authorization and Approving with Additional  
2 Conditions - 701 Valencia Street Project]

3 **Motion conditionally disapproving the decision of the Planning Commission by its**  
4 **Motion No. 20139 to approve a Conditional Use Authorization identified as Planning**  
5 **Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street;**  
6 **approving a Conditional Use Authorization for the same Planning Case and property**  
7 **with different conditions; and adopting findings pursuant to Planning Code,**  
8 **Section 101.1.**

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10 MOVED, That the Planning Commission’s approval on March 15, 2018, of a  
11 Conditional Use Authorization identified as Planning Case No. 2017-004489CUA, by its  
12 Motion No. 20139, to legalize a temporary conversion of an accessory parking lot to a  
13 commercial parking lot within a Valencia Street Neighborhood Commercial Transit Zoning  
14 District and a 55-X Height and Bulk District, for a proposed project located at:

15 701 Valencia Street, Assessor’s Parcel Block No. 3589, Lot Nos. 098 and 099 is  
16 hereby disapproved; and, be it

17 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization  
18 for the same property with all conditions imposed by the Planning Commission except  
19 condition number 8 prohibiting Limited Restaurant and Restaurant uses, and with the  
20 additional following conditions:

- 21 • While operating as a commercial parking lot, the project site at 701 Valencia Street  
22 shall be prohibited from establishing Limited Restaurant or Restaurant uses, except  
23 that one Mobile Food Facility may operate at the project site with a Temporary Use  
24 Authorization with a one-year term;

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- 1           • A Mobile Food Facility operating under such a Temporary Use Authorization may
- 2           operate only between the hours of 11:00 a.m. and 8:00 p.m., up to six days a week;
- 3           • The Mobile Food Facility shall provide toilets with running water for handwashing;
- 4           and if porta-potties are used, they must be camouflaged;
- 5           • Congregate seating (for example, picnic tables) shall be prohibited on the site; and
- 6           • Alcohol and amplified music shall be prohibited on the site, and live music shall be
- 7           prohibited after 8:00 p.m.; and, be it

8           FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the

9           approval of the Conditional Use Authorization with different conditions are all subject to the

10          adoption of written findings of the Board in support of this determination; and, be it

11          FURTHER MOVED, That these conditions are consistent with and supported by the

12          Planning Commission’s findings of consistency with the General Plan and Planning Code,

13          Section 101.1, and the Board hereby incorporates those findings and adopts them as its own.

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