

1 [Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard]

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3 **Motion conditionally disapproving the decision of the Planning Commission by its**  
4 **Motion No. 21685, approving a Conditional Use Authorization, identified as Planning**  
5 **Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard;**  
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**  
7 **and property with additional conditions, subject to the adoption of written findings by**  
8 **the Board in support of this determination.**

9 WHEREAS, The project (Project) at 1310 Junipero Serra Boulevard, Assessor's Parcel  
10 Block No. 7380, Lot Nos. 005 and 036, proposes the demolition of nine maintenance and  
11 facility structures (totaling approximately 10,455 square feet in size) and construction of a 25-  
12 foot-tall, one-story maintenance building approximately 20,000 gross square feet in size; and

13 WHEREAS, The Planning Department analyzed the Project, in compliance with the  
14 California Environmental Quality Act (California Public Resources Code, Sections 21000 et  
15 seq.) (CEQA) and determined that the Project is exempt from further review under CEQA as a  
16 Class 32 categorical exemption; and

17 WHEREAS, On February 13, 2025, the Planning Commission found that the Project is  
18 consistent with the General Plan, and the eight priority policy findings of the Planning Code,  
19 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 21685, and  
20 the Board hereby incorporates such reasons herein by reference; and

21 WHEREAS, This Board has reviewed and considered the conditional use  
22 authorizations, the appeal letters, the other written records before the Board of Supervisors  
23 including the response to the appeal by the Planning Department, and heard testimony and  
24 received public comment regarding the conditional use authorizations; now, therefore, be it  
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1           MOVED, That the Planning Commission's approval on February 13, 2025, of a  
2   Conditional Use Authorization identified as Planning Case No. 2023-007010CUA, by its  
3   Motion No. 21685, to allow the construction of a 19,100 gross square foot, one-story  
4   accessory maintenance and facility building in an existing Open Recreation Area Use,  
5   Assessor's Parcel Block No. 7380, Lot Nos. 005 and 036 at 1310 Junipero Serra Boulevard, is  
6   hereby disapproved; and, be it

7           FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization  
8   for the same property with all the conditions imposed by the Planning Commission and with  
9   the additional conditions listed in the document entitled "Stipulated Request for Additional  
10   Conditions of Approval" for the Project dated May 20, 2025, a copy of which is in Board File  
11   250281, and which is incorporated by reference herein; and, be it

12          FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the  
13   approval of the Conditional Use Authorization with different conditions are all subject to the  
14   adoption of written findings of the Board in support of this determination.  
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