

FILE NO. 030656

MOTION NO.

1 [Zoning Appeal]

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3 **Motion disapproving decision of the Planning Commission by its Motion No. 16546,**
4 **approving Conditional Use Application No. 2000.1311EC, on property located at 2690**
5 **Harrison Street (aka 3000 23rd Street), and ~~adopting findings pursuant to Planning Code~~**
6 **Section 101.1 and approving the issuance of the Conditional Use Application, subject**
7 **to additional conditions imposed by the Board of Supervisors.**

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9 MOVED, That the decision of the Planning Commission by its Motion No. 16546 dated
10 March 20, 2003, Case No. 2000.1311EC, relating to [A] The approval of a conditional use
11 authorization to allow [1] The construction of dwelling units in a C-M (Heavy Commercial)
12 zoning district pursuant to Planning Code Section 215(a), [2] The creation of housing that
13 does not provide 25 percent of the total number of units as affordable units in the Mission
14 District pursuant to Section A(iv) of Board of Supervisors Resolution No. 500-02 (Mission
15 District Interim Controls), and [3] The establishment of a Non-production, Distribution, or
16 Repair (PDR) use on a site within the Northeast Mission Industrial Zone (NEMIZ) on which a
17 PDR use existed since August 5, 1999 pursuant to Section E(v) of the Mission District Interim
18 Controls, and a 40-X Height and Bulk District, located at:

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2690 Harrison Street (aka 3000 23rd Street); northwest corner of 23rd Street;

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Lot 004, in Assessor's Block 3639,

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be and the same is disapproved.

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FURTHER MOVED, That the Board of Supervisors hereby approves the issuance of

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Conditional Use Application No. 2000.1311 EC, subject to the conditions approved by the

1 Planning Commission in its Motion No. 16546, dated March 20, 2003, and subject to the
2 following additional conditions imposed by the Board of Supervisors on June 10, 2003.

3 A. The project sponsor will modify the project consistent with plans filed by the
4 project sponsor with the Planning Commission that provide for construction of a total of one
5 (1) studio unit, forty (40) one-bedroom units and thirteen (13) two-bedroom units; and

6 B. The project sponsor will fulfill the 12% on-site inclusionary housing requirement
7 of Planning Code Sections 315 et seq. through the production of four (4) one-bedroom units,
8 and three (3) two-bedroom units.

9 C. The Board of Supervisors urges the project sponsor to maintain and accept
10 applicants from waiting lists of San Francisco Housing Authority (SFHA) Section 8 and San
11 Francisco Redevelopment Agency (SFRA) HOPWA (Housing Opportunity for People with
12 AIDS) eligible voucher recipients for up to three (3) market rate units, provided that if no
13 applicants are available, the project sponsor may rent such units as market rate units. It shall
14 be the sole responsibility of the SFHA and the SFRA to refer eligible Section 8 and HOPWA
15 applicants pursuant to this section.
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