

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

June 17, 2025

Mr. Joaquin Torres
Assessor-Recorder, City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 190
San Francisco, CA 94102

Re: Board of Supervisors Motion No. M25-072

Dear Assessor-Recorder Torres:

On May 20, 2025, the Board of Supervisors held a public hearing of persons interested in or objecting to the certification of a Conditional Use Authorization for a proposed project located at 1310 Junipero Serra Boulevard, issued by the Planning Department its Motion No. 21685, dated February 13, 2025, and adopted Motion No. M25-062 (Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard) and Motion No. M25-063 (Preparation of Findings Related to Conditional Use Authorization - 1310 Junipero Serra Boulevard).

On June 10, 2025, the Board of Supervisors adopted Motion No. M25-072 (Adoption of Findings Related to Conditional Use Authorization - 1310 Junipero Serra Boulevard).

Pursuant to Administrative Code, Section 34.3, the Clerk of the Board is forwarding the following documents to your attention:

- One certified copy of Motion No. M25-062 (File No. 250282)
- One certified copy of Motion No. M25-072 (File No. 250640)

If you have any questions or require additional information, please contact the Office of the Clerk of the Board at (415) 554-5184, or by e-mail: board.of.supervisors@sfgov.org.

Sincerely,


Angela Calvillo
Clerk of the Board

jwll:ak:ams:

cc: Kurt Fuchs, Manager III, Office of the Assessor-Recorder
Holly Lung, Director of Public Affairs, Office of the Assessor-Recorder



City and County of San Francisco

Certified Copy

Motion

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

250282 [Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard]

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

4/29/2025 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

5/13/2025 Board of Supervisors - CONTINUED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Melgar, Sauter, Sherrill and Walton

Excused: 1 - Mandelman

5/20/2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

5/20/2025 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

June 16, 2025

Date


Angela Calvillo

Clerk of the Board

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

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

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

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

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

WHEREAS, This Board has reviewed and considered the conditional use authorizations, the appeal letters, the other written records before the Board of Supervisors including the response to the appeal by the Planning Department, and heard testimony and received public comment regarding the conditional use authorizations; now, therefore, be it

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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City and County of San Francisco
Tails
Motion: M25-062

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

File Number: 250282

Date Passed: May 20, 2025

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

April 29, 2025 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

May 13, 2025 Board of Supervisors - CONTINUED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Melgar, Sauter, Sherrill and Walton
Excused: 1 - Mandelman

May 20, 2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

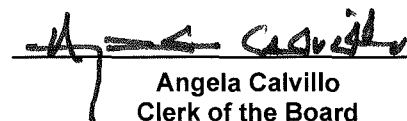
Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

May 20, 2025 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250282

**I hereby certify that the foregoing Motion
was APPROVED AS AMENDED on 5/20/2025
by the Board of Supervisors of the City and
County of San Francisco.**


Angela Calvillo
Clerk of the Board



City and County of San Francisco
Certified Copy
Motion

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

**250640 [Adoption of Findings Related to Conditional Use Authorization - 1310
Junipero Serra Boulevard]**

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 21685, approving a Conditional Use Authorization, identified as Planning Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with additional conditions; and adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. (Clerk of the Board)

6/10/2025 Board of Supervisors - APPROVED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

Excused: 1 - Fielder

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

June 16, 2025

Date


Angela Calvillo

Clerk of the Board



1 [Adoption of Findings Related to Conditional Use Authorization - 1310 Junipero Serra
2 Boulevard]

3 **Motion adopting findings in support of the Board of Supervisors' disapproval of**
4 **Planning Commission Motion No. 21685, approving a Conditional Use Authorization,**
5 **identified as Planning Case No. 2023-007010CUA, for a proposed project at 1310**
6 **Junipero Serra Boulevard; and the Board's approval of a Conditional Use Authorization**
7 **for the same Planning Case and property with additional conditions; and adopting**
8 **findings of consistency with the General Plan, and the eight priority policies of Planning**
9 **Code, Section 101.1.**

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

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

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

23 WHEREAS, On May 20, 2025, this Board held a duly noticed public hearing to consider
24 the appeal, at which hearing the Appellant and the project sponsor indicated their willingness
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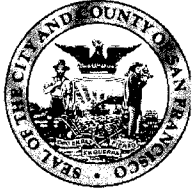
1 to agree to additional conditions on the Project, and declined the opportunity to make
2 presentations; and

3 WHEREAS, Following the conclusion of the public hearing on May 20, 2025, the Board
4 voted to conditionally disapprove the decision of the Planning Commission and to approve the
5 requested Conditional Use Authorization with additional conditions, subject to the adoption of
6 written findings by the Board, as reflected in Board of Supervisors Motion No. M25-62; and

7 WHEREAS, In deciding the appeal, the Board considered the entire record before the
8 Board; now, therefore, be it

9 MOVED, That the Board finds that with the additional conditions imposed by the Board
10 at the May 20, 2025 hearing, as stated in the document entitled "Stipulated Request for
11 Additional Conditions of Approval" for the Project dated May 20, 2025, a copy of which is in
12 Board File 250281, and which is incorporated by reference herein, the Project meets the
13 requirements of Planning Code 303(c) for approval of the conditional use authorization,
14 including but not limited to the Project is necessary or desirable for, and compatible with, the
15 neighborhood or the community, and that the Project will not be detrimental to the health,
16 safety, convenience or general welfare of persons residing or working in the vicinity, or
17 injurious to property, improvements or potential development in the vicinity; and, be it

18 FURTHER MOVED, That these conditions are consistent with and supported by the
19 Planning Commission's findings of consistency with the General Plan, and the eight priority
20 policies of Planning Code, Section 101.1, and the Board hereby incorporate these findings
21 and adopts them as its own.



City and County of San Francisco

Tails

Motion: M25-072

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

File Number: 250640

Date Passed: June 10, 2025

Motion adopting findings in support of the Board of Supervisors' disapproval of Planning Commission Motion No. 21685, approving a Conditional Use Authorization, identified as Planning Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with additional conditions; and adopting findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 10, 2025 Board of Supervisors - APPROVED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton
Excused: 1 - Fielder

File No. 250640

I hereby certify that the foregoing Motion was APPROVED on 6/10/2025 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo", written over a horizontal line.

f Angela Calvillo
Clerk of the Board