

1 [Adopting findings related to the conditional use appeal on property located at 2690 Harrison  
2 Street (aka 3000 23<sup>rd</sup> Street).]

3 **Motion adopting findings related to the appeal of the Planning Commission's approval**  
4 **of Conditional Use Application No. 2000.1311EC (which allowed the construction of**  
5 **dwelling units in a C-M (Heavy Commercial) zoning district, by demolishing an existing,**  
6 **vacant industrial building and constructing a four-story, 54-unit, 40 foot high**  
7 **residential building) on a site within the Northeast Mission Industrial Zone for property**  
8 **located at 2690 Harrison Street (aka 3000 23<sup>rd</sup> Street) (Lot 004 in Assessor's Block**  
9 **3639).**

10  
11 Under the provision of Section 308.1 (b) of the City Planning Code, having determined  
12 that they believed there was sufficient public interest and concern in the matter to warrant a  
13 hearing before the Board of Supervisors, five members of the Board of Supervisors filed a  
14 notice of appeal on April 21, 2003, bringing before the Board the decision of the Planning  
15 Commission to approve a conditional use authorization (Conditional Use Application No.  
16 200.1311EC), to allow the construction of dwelling units in a C-M (Heavy Commercial) zoning  
17 district pursuant to Planning Code Section 215(a) (by demolishing an existing, vacant  
18 industrial building and constructing a four-story, 54-unit, 40 foot high residential building) on a  
19 site within the Northeast Mission Industrial Zone for property located at 2690 Harrison Street  
20 (aka 3000 23<sup>rd</sup> Street).

21 The public hearing before the Board of Supervisors on said appeal was scheduled for  
22 May 13, 2003. On May 13, 2003, the Board conducted a duly noticed hearing on the appeal  
23 from the Planning Commission's approval referred to in the first paragraph of this motion.  
24 Following the conclusion of the public hearing on May 13, the Board continued its  
25 consideration of the matter to May 20, 2003. On May 20, 2003, the Board further continued

1 its consideration of the matter to June 10, 2003. On June 10, 2003, the Board disapproved  
2 the decision of the Planning Commission (Planning Commission Motion No. 16546, dated  
3 March 20, 2003) and approved the issuance of requested Conditional Use Application No.  
4 2000.1311EC, subject to the conditions imposed by the Planning Commission, and further  
5 subject to additional conditions imposed by the Board of Supervisors.

6 In reviewing the appeal of the approval of the requested conditional use authorization,  
7 this Board reviewed and considered the written record before the Board and all of the public  
8 comments made in support of and in opposition to the appeal.

9 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and  
10 County of San Francisco hereby adopts as its own and incorporates by reference herein, as  
11 though fully set forth, the findings made by the Planning Commission in its Motion No. 16546,  
12 dated March 20, 2003; and, be it

13 FURTHER MOVED, That the Board of Supervisors took notice that a preliminary  
14 Mitigated Negative Declaration (PMND) was issued by the Planning Department on April 27,  
15 2002. An appeal of the PMND was heard before the Planning Commission on June 27, 2002,  
16 when the final Mitigated Negative Declaration was adopted, the Commission finding that the  
17 project would have no significant impact on the environment. On June 10, 2003, the Board of  
18 Supervisors certified that it had reviewed the Final Mitigated Negative Declaration, and  
19 adopted as its own the findings of the Planning Commission. The Board further finds that  
20 there have been no substantial Project changes, no substantial changes in Project  
21 circumstances, and no new information of substantial importance that would change the  
22 conclusions set forth in the Final Mitigated Negative Declaration that the proposed Project  
23 would have no significant impact on the environment.

24 FURTHER MOVED, That at the June 10, 2003, Board meeting the project sponsor  
25 modified the project consistent with plans filed by the sponsor with the Planning Commission

1 that provide for construction of a total of one (1) studio unit, forty (40) one-bedroom units and  
2 thirteen (13) two-bedroom units. The project sponsor further agreed to fulfill the 12 % on-site  
3 inclusionary housing requirement of Planning Code Sections 315 et seq. through the  
4 production of four (4) one-bedroom units and three (3) two-bedroom units.

5 FURTHER MOVED, That at the June 10, 2003, meeting the Board of Supervisors  
6 urged in its decision that the project sponsor maintain and accept applicants from waiting lists  
7 of the San Francisco Housing Authority (SFHA) Section 8 and San Francisco Redevelopment  
8 Agency (SFRA) HOPWA (Housing Opportunity for People with AIDS) eligible voucher  
9 recipients for up to three (3) market rate units as market rate units. It shall be the sole  
10 responsibility of the SFHA and the SFRA to refer to the project sponsor eligible Section 8 and  
11 HOPWA applicants pursuant to this provision.

12 FURTHER MOVED, That the project, as approved by the Planning Commission, called  
13 for 1 studio unit, 43 one-bedroom units, and 11 two-bedroom units. The decision of the Board  
14 of Supervisors to adopt as an additional condition the project sponsor's revised project will  
15 increase the number of two-bedroom units from 11 to 13, and decrease the number of one-  
16 bedroom units from 43 to 40.

17 FURTHER MOVED, That the project, as approved by the Planning Commission, called  
18 for seven Below Market Rate (BMR) units. The decision of the Board of Supervisors adopts  
19 as an additional condition the project sponsor's revised project to provide that four of these  
20 BMR units shall be one-bedroom units, and three shall be two-bedroom units.

21 FURTHER MOVED, That the Board of Supervisors finds that by increasing the number  
22 of two-bedroom units in the project, and by assuring that at least three of the seven Below  
23 Market Rate units will be two-bedroom units, and that the other four BMR units will be at least  
24 one-bedroom units, the project will make available more badly-needed units suitable for  
25 families, including Inclusionary Affordable Housing units. The Board further finds that a higher

1 proportion of families live in this area of the City than in some other areas of the City, and that  
2 there is a shortage of larger units suitable for families in this area of the City. These  
3 alterations to the project will better meet identified housing needs and take into account the  
4 demand for affordable housing (Planning Code Section 303).

5 FURTHER MOVED, That at its June 10, 2003, meeting the Board of Supervisors  
6 disapproved the decision of the Planning Commission, approved the issuance of requested  
7 Conditional Use Application No. 2000.1311EC, approved and imposed the conditions of the  
8 Planning Commission in its Motion No. 16546, and imposed the additional conditions set forth  
9 above in this motion.

10 FURTHER MOVED, That with the imposition of the additional conditions, as listed  
11 above, the Board of Supervisors finds that the project, as revised, will meet the requirements  
12 of Planning Code Section 303. The revised project will provide a development that is  
13 necessary or desirable for, and compatible with, the neighborhood or the community, and that  
14 such use will not be detrimental to the health, safety, convenience or general welfare of  
15 persons residing or working in the vicinity, or injurious to property, improvements or potential  
16 development in the vicinity, and that such use will not adversely affect the General Plan.

17 FURTHER MOVED, That, on balance, the project, as revised by the Board of  
18 Supervisors, is consistent with the objectives and policies of the General Plan, and is  
19 consistent with the Priority Policies of Planning Code Section 101.1.

20 FURTHER MOVED, That the Board of Supervisors, after carefully balancing the  
21 competing public and private interests, disapproved the decision of the Planning Commission  
22 by its Motion No. 16546, dated March 20, 2003, and approved the issuance of Conditional  
23 Use Application No. 2000.1311EC on property located at 2690 Harrison Street (aka 3000 23<sup>rd</sup>  
24 Street), subject to the conditions imposed by the Planning Commission and the additional  
25 conditions imposed by the Board of Supervisors on June 10, 2003, as referred to earlier in this

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

motion.



# City and County of San Francisco

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

## Tails Motion

---

**File Number:** 031083

**Date Passed:** June 24, 2003

Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 2000.1311EC (which allowed the construction of dwelling units in a C-M (Heavy Commercial) zoning district, by demolishing an existing, vacant industrial building and constructing a four-story, 54-unit, 40 foot high residential building) on a site within the Northeast Mission Industrial Zone for property located at 2690 Harrison Street (aka 3000 23rd Street) (Lot 004 in Assessor's Block 3639).

---

June 16, 2003 Board of Supervisors — REFERRED: Board of Supervisors

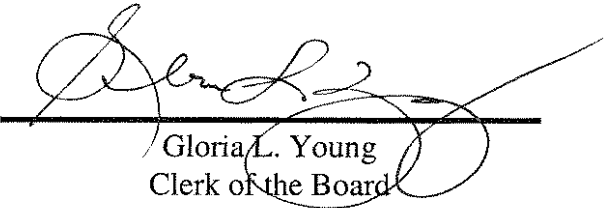
June 24, 2003 Board of Supervisors — APPROVED

Ayes: 9 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Newsom, Peskin, Sandoval

Excused: 2 - Maxwell, McGoldrick

File No. 031083

I hereby certify that the foregoing Motion  
was APPROVED on June 24, 2003 by the  
Board of Supervisors of the City and County  
of San Francisco.



\_\_\_\_\_

Gloria L. Young  
Clerk of the Board