

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.**

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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.