

BOARD of SUPERVISORS



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

June 8, 2018

Ms. Carmen Chu
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. M18-082

Dear Assessor-Recorder Chu:

On May 15, 2018, 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 701 Valencia Street, issued by the Planning Department its Motion No. 20139 dated March 15, 2018, and adopted Motion No. M18-074 (Conditionally Disapproving a Conditional Use Authorization and Approving with Additional Conditions - 701 Valencia Street Project) and Motion No. M18-075 (Preparation of Findings Related to Conditional Use Authorization Appeal - 701 Valencia Street).

On June 5, 2018, the Board of Supervisors adopted Motion No. M18-082 (Adoption of Findings Related to Conditional Use Authorization - 701 Valencia Street Project).

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. M18-074 (File No. 180405)
- One certified copy of Motion No. M18-082 (File No. 180568)

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,

A handwritten signature in black ink that reads "Angela Calvillo".

for Angela Calvillo
Clerk of the Board

c. Nicole Agbayani, Office of the Assessor/Recorder



City and County of San Francisco

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

Certified Copy

Motion

180405 [Conditionally Disapproving a Conditional Use Authorization and Approving with Additional Conditions - 701 Valencia Street Project]

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 20139 to approve a Conditional Use Authorization identified as Planning Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street; approving a Conditional Use Authorization for the same Planning Case and property with different conditions; and adopting findings pursuant to Planning Code, Section 101.1. (Clerk of the Board)

5/15/2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

5/15/2018 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

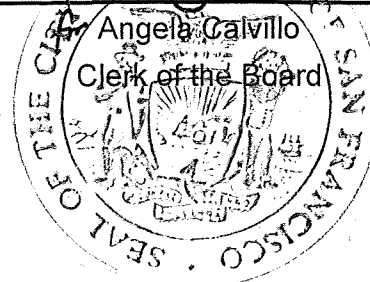
I do hereby certify that the foregoing Motion is a full, true, and correct copy of the original thereof on file in this office.

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

June 08, 2018

Date

Angela Calvillo



1 [Conditionally Disapproving Conditional Use Authorization and Approving with Additional
2 Conditions - 701 Valencia Street Project]

3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 20139 to approve a Conditional Use Authorization identified as Planning**
5 **Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street;**
6 **approving a Conditional Use Authorization for the same Planning Case and property**
7 **with different conditions; and adopting findings pursuant to Planning Code,**
8 **Section 101.1.**

9
10 MOVED, That the Planning Commission's approval on March 15, 2018, of a
11 Conditional Use Authorization identified as Planning Case No. 2017-004489CUA, by its
12 Motion No. 20139, to legalize a temporary conversion of an accessory parking lot to a
13 commercial parking lot within a Valencia Street Neighborhood Commercial Transit Zoning
14 District and a 55-X Height and Bulk District, for a proposed project located at:

15 701 Valencia Street, Assessor's Parcel Block No. 3589, Lot Nos. 098 and 099 is
16 hereby disapproved; and, be it

17 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
18 for the same property with all conditions imposed by the Planning Commission except
19 condition number 8 prohibiting Limited Restaurant and Restaurant uses, and with the
20 additional following conditions:

- 21 • While operating as a commercial parking lot, the project site at 701 Valencia Street
22 shall be prohibited from establishing Limited Restaurant or Restaurant uses, except
23 that one Mobile Food Facility may operate at the project site with a Temporary Use
24 Authorization with a one-year term;

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- A Mobile Food Facility operating under such a Temporary Use Authorization may operate only between the hours of 11:00 a.m. and 8:00 p.m., up to six days a week;
- The Mobile Food Facility shall provide toilets with running water for handwashing; and if porta-potties are used, they must be camouflaged;
- Congregate seating (for example, picnic tables) shall be prohibited on the site; and
- Alcohol and amplified music shall be prohibited on the site, and live music shall be prohibited after 8:00 p.m.; and, be it

FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the approval of the Conditional Use Authorization with different conditions are all subject to the adoption of written findings of the Board in support of this determination; and, be it

FURTHER MOVED, That these conditions are consistent with and supported by the Planning Commission’s findings of consistency with the General Plan and Planning Code Section 101.1, and the Board hereby incorporates those findings and adopts them as its own.



City and County of San Francisco

Tails

Motion: M18-074

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

File Number: 180405

Date Passed: May 15, 2018

Motion conditionally disapproving the decision of the Planning Commission by its Motion No. 20139, approving a Conditional Use Authorization identified as Planning Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street.

May 15, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 15, 2018 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 180405

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 5/15/2018 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board



City and County of San Francisco

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

Certified Copy

Motion

180568 [Adoption of Findings Related to Conditional Use Authorization - Proposed Project at 701 Valencia]

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Planning Commission, by its Motion No. 20139, approving a Conditional Use Authorization identified as Planning Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with different conditions. (Clerk of the Board)

6/5/2018 Board of Supervisors - APPROVED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

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 08, 2018

Date



Angela Calvillo
Clerk of the Board


1 [Adoption of Findings Related to Conditional Use Authorization - 701 Valencia Street Project]

2
3 **Motion adopting findings in support of the Board of Supervisors' disapproval of the**
4 **decision of the Planning Commission, by its Motion No. 20139, approving a Conditional**
5 **Use Authorization identified as Planning Case No. 2017-004489CUA for a proposed**
6 **project located at 701 Valencia Street; and the Board's approval of a Conditional Use**
7 **Authorization for the same Planning Case and property with different conditions.**

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9 WHEREAS, On March 15, 2018, the Planning Commission approved a Conditional
10 Use Authorization identified as Planning Case No. 2017-004489CUA, by its Motion
11 No. 20139, to legalize a temporary conversion of an accessory parking lot to a commercial
12 parking lot within a Valencia Street Neighborhood Commercial Transit Zoning District and a
13 55-X Height and Bulk District, for a proposed project located at 701 Valencia Street,
14 Assessor's Parcel Block No. 3589, Lot Nos. 098 and 099; and

15 WHEREAS, On April 16, 2018, Thomas J. LaLanne on behalf of Project Sponsor Ryan
16 Motzek filed a timely appeal protesting the conditions placed on the approval of the
17 Conditional Use Authorization by the Planning Commission; and

18 WHEREAS, On May 15, 2018, the Board of Supervisors held a duly noticed public
19 hearing on the appeal; and

20 WHEREAS, Following the conclusion of the public hearing that day, the Board voted to
21 conditionally disapprove the decision of the Planning Commission and to approve the
22 requested Conditional Use Authorization with different conditions, subject to adoption of
23 written findings by the Board, as reflected in Board of Supervisors Motion No. 18-074; and

1 WHEREAS, In deciding the appeal, the Board reviewed and considered the entire
2 written record before the Board and all the presentations and public comments made in
3 support of and in opposition to the appeal; now, therefore, be it

4 MOVED, That the Board finds that with the conditions imposed by the Board at the
5 May 15, 2018, meeting, the proposed project is necessary or desirable for, and compatible
6 with, the neighborhood and the community; and, be it

7 FURTHER MOVED, That the operation of the parcel as a temporary commercial
8 parking lot is an efficient use of this underutilized site, and combining this with the operation of
9 a single food truck under a Temporary Use Authorization will provide the surrounding
10 neighborhood with notable benefits, protecting the existing character of the neighborhood and
11 the operation of other local businesses while complementing those businesses by providing
12 additional dining options to members of the public; and, be it

13 FURTHER MOVED, That the conditions imposed by the Board of Supervisors in
14 Motion No. 18-074 will prevent adverse impacts of the authorized activities at the site, such as
15 patrons drinking alcohol or crossing the street to use restrooms in nearby restaurants; and, be
16 it

17 FURTHER MOVED, That these conditions are consistent with and supported by the
18 Planning Commission's findings of consistency with the General Plan and Planning Code,
19 Section 101.1, and the Board hereby incorporates those findings and adopts them as its own.
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City and County of San Francisco

Tails

Motion: M18-082

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

File Number: 180568

Date Passed: June 05, 2018

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Planning Commission, by its Motion No. 20139, approving a Conditional Use Authorization identified as Planning Case No. 2017-004489CUA for a proposed project located at 701 Valencia Street; and the Board's approval of a Conditional Use Authorization for the same Planning Case and property with different conditions.

June 05, 2018 Board of Supervisors - APPROVED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 180568

I hereby certify that the foregoing Motion was APPROVED on 6/5/2018 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

for Angela Calvillo
Clerk of the Board