

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

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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 Ryen
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

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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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