

1 [Preparation of findings to reverse adoption of the mitigated negative declaration for 700  
2 Valencia Street.]

3 **Motion directing the Clerk of the Board to prepare findings reversing the Planning**  
4 **Commission adoption of the final mitigated negative declaration for 700 Valencia**  
5 **Street.**

6  
7 WHEREAS, On December 23, 2006, the Environmental Review Officer of the Planning  
8 Department issued a preliminary mitigated negative declaration in accordance with the  
9 California Environmental Quality Act ("CEQA"), the CEQA Guidelines and San Francisco  
10 Administrative Code Chapter 31 for a proposal at 700 Valencia Street to demolish an existing  
11 vacant former used auto dealership and construct a five-story, 50-foot-tall mixed use building  
12 of approximately 22,662 square feet containing nine dwelling units, nine parking spaces and  
13 one commercial unit (the "Project"); and

14 WHEREAS, On August 30, 2007, the Planning Commission approved the mitigated  
15 negative declaration for the Project by Motion No. 17482 following a noticed public hearing in  
16 accordance with Administrative Code Section 31.11(h). A copy of said document is on file  
17 with the Clerk of the Board of Supervisors in File No. 071248 and is incorporated by reference  
18 herein; and,

19 WHEREAS, On September 14, 2007, the Clerk of the Board received an appeal of the  
20 Planning Commission's approval of the mitigated negative declaration for the Project from Kim  
21 Malcheski, on behalf of the Mission Anti-Displacement Coalition ("Appellant"); and

22 WHEREAS, This Board of Supervisor's held a duly noticed public hearing on October  
23 23, 2007, to consider the mitigated negative declaration appeal filed by Appellant. Following  
24 the conclusion of the public hearing, the Board reversed the Planning Commission's adoption  
25

1 of the mitigated negative declaration for the Project based on the written record before the  
2 Board as well as all of the testimony at the public hearing in support of and opposed to the  
3 appeal. Said Motion and written record is in the Clerk of the Board of Supervisors File No.  
4 071250 and is incorporated herein as though set forth in its entirety; and

5 WHEREAS, In regard to said decision, this Board made certain findings specifying the  
6 basis for its decision; now, therefore, be it

7 MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the  
8 findings specifying the basis for its reversal of the Planning Commission's adoption of the  
9 mitigated negative declaration for the Project.

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25