

1 [Findings – 1748 Haight Street]

2 ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PLANNING COMMISSION'S
3 APPROVAL OF CONDITIONAL USE APPLICATION NO. 99.209EC FOR A PLANNED UNIT
4 DEVELOPMENT (ALLOWING THE DEMOLITION OF A TWO-STORY OVER BASEMENT,
5 43-FOOT TALL COMMERCIAL STRUCTURE AND THE CONSTRUCTION OF A 4-STORY,
6 MIXED USE BUILDING, CONTAINING 32 DWELLING UNITS, 2 TOWN HOUSE UNITS,
7 14,200 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE AND
8 APPROXIMATELY 75 BELOW GRADE OFF-STREET PARKING SPACES), WHICH
9 REQUIRES A CONDITIONAL USE AUTHORIZATION PER PLANNING CODE SECTION 304
10 (MODIFICATION FROM THE OTHERWISE-APPLICABLE PLANNING CODE STANDARDS),
11 SECTION 719 (SITE LARGER THAN 5,000 SQUARE FEET IN AREA, DEVELOPMENT
12 LARGER THAN 2,500 SQUARE FEET OF GROSS FLOOR AREA, REPLACEMENT OF A
13 SELF-SERVICE RESTAURANT UP TO 3,000 SQUARE FEET OF GROSS FLOOR AREA,
14 OR A FUTURE FULL-SERVICE RESTAURANT UP TO 6,000 SQUARE FEET OF GROSS
15 FLOOR AREA) AND SECTION 134 (FOR DEVELOPMENT IN THE REQUIRED REAR
16 YARD) IN THE HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X
17 HEIGHT AND BULK DISTRICT, ON PROPERTY LOCATED AT 1754-1764 HAIGHT
18 STREET, NORTH SIDE BETWEEN COLE AND SHRADER STREETS; LOTS 8,32,33,34
19 AND 35 IN ASSESSOR'S BLOCK 1229.

20
21 The appellants, Jeron and Marjorie Donalds, filed a timely appeal on September 5,
22 2000, protesting the approval by the Planning Commission of an application for a conditional
23 use authorization (Conditional Use Application No. 99.209EC), approved by Commission
24 Revised Motion No. 15935 (August 3, 2000), for a Planned Unit Development (allowing the
25 demolition of a two-story over basement, 43-foot tall commercial structure and construction of

1 a 4-story, mixed use building, containing 32 dwelling units, 2 town house units, 14,200 gross
2 square feet of ground floor commercial space and approximately 75 below grade off-street
3 parking spaces), requiring conditional use authorization per Planning Code Section 304,
4 Section 719, and Section 134 in the Haight Street Neighborhood Commercial District and a
5 40-X Height and Bulk District, on property located at 1754-1764 Haight Street, north side
6 between Cole and Shrader Streets; Lots 8, 32, 33,34 and 35, in Assessor's Block 1229.

7 The public hearing before the Board of Supervisors on said appeal was scheduled for
8 September 25, 2000. On that date appellant Marjorie Donalds requested that the hearing on
9 the appeal be continued to a later date. The Board of Supervisors denied the requested
10 continuance, and then conducted a duly noticed hearing on the appeal from the Planning
11 Commission's approval referred to in the previous paragraph.

12 In reviewing the appeal of the Commission's approval, this Board reviewed and
13 considered the written record before the Board and all of the public comments made in
14 support of and opposed to the appeal.

15 After conducting the hearing on the appeal, the Board first certified its review of the
16 Final Negative Declaration, relating to the proposed conditional use of the property at 1748
17 Haight Street, and adopted findings pursuant to Planning Code Section 101.1.

18 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
19 County of San Francisco hereby adopts as its own and incorporates by reference herein, as
20 though fully made set forth, the findings made by the Planning Commission in its Revised
21 Motion No. 15935, dated August 3, 2000, including, specifically, that the proposed project is in
22 conformity with the General Plan; and, be it


23 FURTHER MOVED, That there is no need to prepare a subsequent Negative
24 Declaration, because there have been no substantial project changes, no substantial changes
25 in project circumstances, and no new information of substantial importance that would change

1 the conclusion set forth in the Final Negative Declaration; and, be it

2 FURTHER MOVED, That the Board of Supervisors, after carefully balancing the
3 competing public and private interests, approved the decision of the Planning Commission by
4 its Revised Motion No. 15935 (Conditional Use Application No. 99.209EC), dated August 3,
5 2000, and authorized a Planned Unit Development (allowing the demolition of a two-story over
6 basement, 43-foot tall commercial structure and construction of a 4-story, mixed use building,
7 containing 32 dwelling units, 2 town house units, 14,200 gross square feet of ground floor
8 commercial space and approximately 75 below grade off-street parking spaces), requiring
9 conditional use authorization per Planning Code Section 304 (modification from the otherwise-
10 applicable Planning Code Standards), Section 719 (site larger than 5,000 square feet in area,
11 development larger than 2,500 square feet of gross floor area, replacement of a self-service
12 restaurant up to 3,000 square feet of gross floor area, or a future full-service restaurant up to
13 6,000 of gross floor area), and Section 134 (for development in the required rear yard) in the
14 Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District, on
15 property located at 1754-1764 Haight Street, north side between Cole and Shrader Streets;
16 Lots 8, 32, 33,34 and 35, in Assessor's Block 1229.

File No. 001697

I hereby certify that the foregoing Motion
was APPROVED on October 2, 2000 by the
Board of Supervisors of the City and County
of San Francisco.



Gloria L. Young
Clerk of the Board