

File No. 130846

Committee Item No. _____
Board Item No. 57

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date OCTOBER 22, 2013

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- _____
- _____
- _____

Completed by: Joy Lamug

Date October 3, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Preparation of Findings to Reverse the Approval of a Final Mitigated Negative Declaration -
2 480 Potrero Avenue]

3 **Motion directing the Clerk of the Board to prepare findings reversing the approval of a**
4 **Final Mitigated Negative Declaration under the California Environmental Quality Act by**
5 **the Planning Commission for a project located at 480 Potrero Avenue.**

6
7 WHEREAS, The Planning Commission has approved a Final Mitigated Negative
8 Declaration (FMND) for a project located at 480 Potrero Avenue under the California
9 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative
10 Code Chapter 31. The proposed project involves construction of a six-story, 58-foot-tall
11 mixed-use building, which would include residential, ground-floor retail, and parking uses
12 ("proposed project"). By letters to the Clerk of the Board received on August 28, 2013, Jean
13 Bogiages and Juan M. Jayo, on behalf of the Mariposa Utah Neighborhood Association
14 ("MUNA"), and Mica I. Ringel (Appellants), appealed the Planning Commission's approval of
15 the FMND. Appellants provided a copy of Planning Commission Motion No. 18944, dated
16 August 8, 2013, upholding the Preliminary Mitigated Negative Declaration on appeal to that
17 body. At the same August 8, 2013 hearing, the Planning Commission approved a Large
18 Project Authorization under Planning Code Section 329 for the proposed project; and

19 WHEREAS, On October 8, 2013, this Board held a duly noticed public hearing to
20 consider the appeal of the FMND filed by Appellants and, following the public hearing,
21 affirmed the Planning Commission's approval of the FMND; and

22 WHEREAS, In reviewing the appeal of the FMND, this Board reviewed and considered
23 the FMND, the appeal letters, the responses to concerns document that the Planning
24 Department prepared, the other written records before the Board of Supervisors and all of the
25 public testimony made in support of and opposed to the FMND appeal. Following the

1 conclusion of the public hearing, the Board of Supervisors reversed the Planning
2 Commission's approval of the FMND for the project based on the written record before the
3 Board of Supervisors as well as all of the testimony at the public hearing in support of and
4 opposed to the appeal. The written record and oral testimony in support of and opposed to the
5 appeal and deliberation of the oral and written testimony at the public hearing before the
6 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
7 the FMND is in the Clerk of the Board of Supervisors File No. 130843 and is incorporated in
8 this motion as though set forth in its entirety; now therefore be it

9 MOVED, That this Board of Supervisors directs the Clerk of the Board to prepare the
10 findings specifying the basis for its decision on the appeal of the FMND approved by the
11 Planning Commission for the project.

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Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee:
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee:
- 4. Request for letter beginning "Supervisor inquires"
- 5. City Attorney request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.

Sponsor(s):

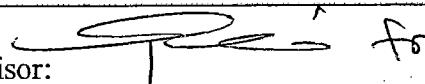
Clerk of the Board

Subject:

Preparation of Findings to Reverse the Approval of a Final Mitigated Negative Declaration - 480 Potrero Avenue

The text is listed below or attached:

Motion directing the Clerk of the Board to prepare findings reversing the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act by the Planning Commission for a project located at 480 Potrero Avenue.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

130846