

File No. 180568

Committee Item No. \_\_\_\_\_

Board Item No. 31

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: June 5, 2018

#### Cmte Board

- Motion
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- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

#### OTHER

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Prepared by: Jocelyn Wong

Date: May 31, 2018

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

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.**

8  
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

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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22  
23  
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25

# 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. Reactivate File No. [ ]
- 10. 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 Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

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

The text is listed below or attached:

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.

Signature of Sponsoring Supervisor: *Allison Merced*

For Clerk's Use Only: