

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: Joint Request for Resolution of Appeal - Items 26-29 - Appeal of Conditional Use Authorization Approval - 1310 Junipero Serra Boulevard  
**Date:** Tuesday, May 20, 2025 1:49:58 PM  
**Attachments:** [2025.05.20 Stipulated Request for Additional Conditions of Approval.pdf](#)

---

Hello,

Please see below and attached for communication from Patterson & O'Neill, PC, regarding File Nos. 250280, 250281, 250282 and 250283, which are Item Nos. 26 – 29 on today's Board of Supervisors meeting agenda.

**File No. 250280:** Hearing of persons interested in or objecting to the approval of a Conditional Use Authorization pursuant to Planning Code, Sections 209.1 and 303 for a proposed project at 1310 Junipero Serra Boulevard, Assessor's Parcel Block No. 7380, Lot Nos. 005 and 036, identified in Planning Case No. 2023-007010CUA, issued by the Planning Commission by Motion No. 21685 dated February 13, 2025, to allow the construction of a 19,100 gross square foot, one-story accessory maintenance and facility building for an existing Open Area Recreation Area Use DBA. (District 7) (Appellant: David Joy on behalf of Friends of St. Thomas More) (Filed March 17, 2025)

**File No. 250281:** Motion approving the decision of the Planning Commission by its Motion No. 21685, approving a Conditional Use Authorization, identified as Planning Case No. 2023-007010CUA, for a proposed project located at 1310 Junipero Serra Boulevard; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1

**File No. 250282:** Motion disapproving the decision of the Planning Commission by its Motion No. 21685, approving a Conditional Use Authorization, identified as Planning Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard. (Clerk of the Board)

**File No. 250283:** Motion directing the Clerk of the Board to prepare findings in support of the Board of Supervisors' disapproval of the proposed Conditional Use Authorization, identified as Planning Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard

Sincerely,

**Joe Adkins**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
**1 Dr. Carlton B. Goodlett Place, Room 244**

**San Francisco, CA 94102**

**Phone: (415) 554-5184 | Fax: (415) 554-5163**

**[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)**

---

**From:** Ryan Patterson <[ryan@pattersononeill.com](mailto:ryan@pattersononeill.com)>

**Sent:** Tuesday, May 20, 2025 1:40 PM

**To:** Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>

**Cc:** Farrah, Michael (BOS) <[michael.farrah@sfgov.org](mailto:michael.farrah@sfgov.org)>; Melgar, Myrna (BOS)

<[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; LINDA SHAH <[lp1114@aol.com](mailto:lp1114@aol.com)>; David Joy

<[dfjremodelinc@gmail.com](mailto:dfjremodelinc@gmail.com)>; John Kevlin <[jkevin@reubenlaw.com](mailto:jkevin@reubenlaw.com)>

**Subject:** Joint Request for Resolution of Appeal - Items 26-29 - Appeal of Conditional Use  
Authorization Approval - 1310 Junipero Serra Boulevard

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Honorable Board of Supervisors:

The appellant and project sponsor jointly request that the attached terms be added as additional Conditions of Approval for the above-captioned project, pursuant to a settlement agreement between the parties. The appellant and the project sponsor's attorney are copied on this email.

Thank you.

Very truly yours,

Ryan J. Patterson

Patterson & O'Neill, PC

Main: (415) 907-9110

Direct: (415) 907-7701

Mobile: (530) 913-7609

Fax: (415) 907-7704

235 Montgomery Street, Suite 950

San Francisco, CA 94104

[ryan@pattersononeill.com](mailto:ryan@pattersononeill.com)

[www.pattersononeill.com](http://www.pattersononeill.com)

This email may contain privileged or confidential material for the sole use of the intended recipient. Review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the original sender and delete all copies. Nothing in this email or any attachments should be regarded as tax advice unless expressly stated.

## **Stipulated Request for Additional Conditions of Approval**

### **Appeal of Conditional Use Authorization Approval – 1310 Junipero Serra Boulevard**

During construction of the Project, the project sponsor shall (1) route all construction traffic on roads other than Thomas More Way; (2) conduct tree removal activity either outside of typical instructional hours or during the summer school recess; and (3) on days when any dust-producing activity is taking place, continuously apply water to portions of the site where such activity is taking place; and at least three times per shift during any construction work.

During construction of the Project, the project sponsor shall (a) comply with all applicable provisions of the Health Code related to dust control and adhere to any additional Project-specific recommendations contained in a report by any qualified, independent third-party consultant as determined by either the Department of Public Health or the Planning Department; (b) establish and publicize via on-site postings a phone hotline for reports of fugitive dust; and (c) develop a response plan to address any construction-related emergencies or unanticipated discharges of fugitive dust.

During construction of, and review of construction drawings for, the Project, the project sponsor shall (I) comply with any requirements imposed by the Department of Building Inspection or San Francisco Fire Department, especially as they relate to fire prevention and suppression; (II) comply with any requirements imposed by the San Francisco Public Utilities Commission relating to stormwater control, and (III) design and install an alarm along the northern elevation of the proposed building that provides audio and visual warnings that a smoke or fire alarm in the proposed building has been activated.