

BOARD of SUPERVISORS



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MEMORANDUM

Date: June 3, 2025
To: Rich Hillis, Director, Planning Department
From: *ACC* Angela Calvillo, Clerk of the Board, Board of Supervisors
Subject: Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard (File No. 250282)

On May 20, 2025, the Board of Supervisors approved Motion No. M25-062, (File No. 250282 - Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard); and enacted on May 20, 2025.

Please find a copy for your office's information and consideration.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c: Member of the Board of Supervisors, Supervisor Myrna Melgar
Dan Sider, Chief of Staff, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Kurt Botn, Staff Contact, Planning Department
Adam Thongsavat, Liaison to the Board of Supervisors, Mayor's Office
Aly Bonde, Policy Director, Mayor's Office

1 [Conditionally Disapproving Conditional Use Authorization - 1310 Junipero Serra Boulevard]

2
3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 21685, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2023-007010CUA, for a proposed project at 1310 Junipero Serra Boulevard;**
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**
7 **and property with additional conditions, subject to the adoption of written findings by**
8 **the Board in support of this determination.**

9 WHEREAS, The project (Project) at 1310 Junipero Serra Boulevard, Assessor’s Parcel
10 Block No. 7380, Lot Nos. 005 and 036, proposes the demolition of nine maintenance and
11 facility structures (totaling approximately 10,455 square feet in size) and construction of a 25-
12 foot-tall, one-story maintenance building approximately 20,000 gross square feet in size; and

13 WHEREAS, The Planning Department analyzed the Project, in compliance with the
14 California Environmental Quality Act (California Public Resources Code, Sections 21000 et
15 seq.) (CEQA) and determined that the Project is exempt from further review under CEQA as a
16 Class 32 categorical exemption; and

17 WHEREAS, On February 13, 2025, the Planning Commission found that the Project is
18 consistent with the General Plan, and the eight priority policy findings of the Planning Code,
19 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 21685, and
20 the Board hereby incorporates such reasons herein by reference; and

21 WHEREAS, This Board has reviewed and considered the conditional use
22 authorizations, the appeal letters, the other written records before the Board of Supervisors
23 including the response to the appeal by the Planning Department, and heard testimony and
24 received public comment regarding the conditional use authorizations; now, therefore, be it
25

1 MOVED, That the Planning Commission’s approval on February 13, 2025, of a
2 Conditional Use Authorization identified as Planning Case No. 2023-007010CUA, by its
3 Motion No. 21685, to allow the construction of a 19,100 gross square foot, one-story
4 accessory maintenance and facility building in an existing Open Recreation Area Use,
5 Assessor’s Parcel Block No. 7380, Lot Nos. 005 and 036 at 1310 Junipero Serra Boulevard, is
6 hereby disapproved; and, be it

7 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
8 for the same property with all the conditions imposed by the Planning Commission and with
9 the additional conditions listed in the document entitled “Stipulated Request for Additional
10 Conditions of Approval” for the Project dated May 20, 2025, a copy of which is in Board File
11 250281, and which is incorporated by reference herein; and, be it

12 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
13 approval of the Conditional Use Authorization with different conditions are all subject to the
14 adoption of written findings of the Board in support of this determination.



City and County of San Francisco

Tails

Motion: M25-062

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 250282

Date Passed: May 20, 2025

Motion conditionally 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; and conditionally approving a Conditional Use Authorization for the same Planning Case and property with additional conditions, subject to the adoption of written findings by the Board in support of this determination.

April 29, 2025 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

May 13, 2025 Board of Supervisors - CONTINUED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Melgar, Sauter, Sherrill and Walton
Excused: 1 - Mandelman

May 20, 2025 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

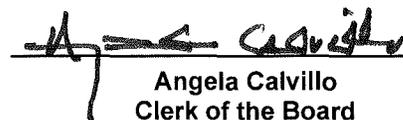
Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

May 20, 2025 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250282

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 5/20/2025 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board