

File No. 130898

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

Board Item No. 27

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date NOVEMBER 5, 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)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug

Date October 17, 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 [Reversing the Approval of a Final Mitigated Negative Declaration - 1050 Valencia Street]

2  
3 **Motion reversing the approval of a Final Mitigated Negative Declaration under the**  
4 **California Environmental Quality Act by the Planning Commission for a project located**  
5 **at 1050 Valencia Street.**  
6

7 WHEREAS, The Planning Commission has approved a Final Mitigated Negative  
8 Declaration (FMND) for a project located at 1050 Valencia Street under the California  
9 Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco Administrative  
10 Code Chapter 31. The proposed project involves demolition of an existing one-story  
11 commercial building and construction of a five-story mixed-use building within the Valencia St  
12 NCT (Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District  
13 ("proposed project"). By letters to the Clerk of the Board received on September 12, 2013,  
14 Stephen Williams, on behalf of the Liberty Hill Neighborhood Association (Appellant),  
15 appealed the Planning Commission's approval of the FMND. Appellants provided a copy of  
16 Planning Commission Motion No. 18185, dated September 30, 2010, upholding the  
17 Preliminary Mitigated Negative Declaration on appeal to that body. On September 6, 2012, at  
18 its regularly scheduled hearing, the Planning Commission took discretionary review and  
19 approved the proposed project with conditions (Planning Commission DRA-0291); and

20 WHEREAS, On October 22, 2013, this Board held a duly noticed public hearing to  
21 consider the appeal of the FMND filed by Appellant and, following the public hearing, reversed  
22 the Planning Commission's approval of the FMND; and

23 WHEREAS, In reviewing the appeal of the FMND, this Board reviewed and considered  
24 the FMND, the appeal letter, the responses to concerns document that the Planning  
25 Department prepared, the other written records before the Board of Supervisors and all of the

1 public testimony made in support of and opposed to the FMND appeal. Following the  
2 conclusion of the public hearing, the Board of Supervisors reversed the Planning  
3 Commission's approval of the FMND for the project based on the written record before the  
4 Board of Supervisors as well as all of the testimony at the public hearing in support of and  
5 opposed to the appeal. The written record and oral testimony in support of and opposed to the  
6 appeal and deliberation of the oral and written testimony at the public hearing before the  
7 Board of Supervisors by all parties and the public in support of and opposed to the appeal of  
8 the FMND is in the Clerk of the Board of Supervisors File No. 130896 and is incorporated in  
9 this motion as though set forth in its entirety; now therefore be it

10        **MOVED,** That this Board of Supervisors reverses the approval by the Planning  
11 Commission of the FMND.

12  
13 n:\landuse\mbyrne\bos ceqa appeals\480 potrero neg dec rev.doc

# 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:**

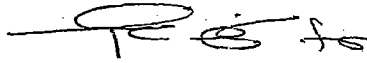
Reversing the Approval of a Final Mitigated Negative Declaration - 1050 Valencia Street

**The text is listed below or attached:**

Motion reversing the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act by the Planning Commission for a project located at 1050 Valencia Street.

130898

Signature of Sponsoring Supervisor: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'R. E. J.', written over a horizontal line.

For Clerk's Use Only:

