

1 [Adopting findings related to the conditional use appeal on property located at 270-284
2 Valencia Street/17 Brosnan Street.]

3 **Motion adopting findings related to the appeal of the Planning Commission's approval**
4 **of Conditional Use Application No. 2002.0333C (which authorized the construction of**
5 **28 dwelling units in a C-M District, allowed the construction of a housing project with**
6 **fewer than 25-percent below market units, and allowed the demolition of a building in**
7 **the Northeast Mission Industrial Zone that has contained production, distribution and**
8 **repair businesses since August 5, 1999) on property located at 270-284 Valencia**
9 **Street/17 Brosnan Street, west side of Valencia Street between 14th and Brosnan**
10 **Streets (Lot 9 in Assessor's Block 3533).**

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12 Under the provision of Section 308.1 (b) of the City Planning Code, having determined
13 that they believed there was sufficient public interest and concern in the matter to warrant a
14 hearing before the Board of Supervisors, five members of the Board of Supervisors filed a
15 notice of appeal on June 24, 2003, bringing before the Board the decision of the Planning
16 Commission to approve a conditional use authorization (Conditional Use Application No.
17 2002.0333C) authorizing the construction of 28 dwelling units in a C-M District, allowing the
18 construction of a housing project with fewer than 25-percent below market units, and allowing
19 the demolition of a building in the Northeast Mission Industrial Zone that has contained
20 production, distribution and repair businesses since August 5, 1999, on property located at
21 270-284 Valencia Street/17 Brosnan Street, west side of Valencia Street between 14th and
22 Brosnan Streets (Lot 9 in Assessor's Block 3533).

23 The public hearing before the Board of Supervisors on said appeal was scheduled for
24 July 15, 2003. On July 15, 2003, the Board conducted a duly noticed hearing on the appeal
25 from the Planning Commission's approval referred to in the first paragraph of this motion.

1 Following the conclusion of the public hearing on July 15, the Board approved the decision of
2 the Planning Commission (Planning Commission Motion No. 16579, dated May 15, 2003) and
3 approved the issuance of requested Conditional Use Application No. 2002.0333C, subject to
4 the conditions imposed by the Planning Commission.

5 In reviewing the appeal of the approval of the requested conditional use authorization,
6 this Board reviewed and considered the written record before the Board and all of the public
7 comments made in support of and in opposition to the appeal.

8 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
9 County of San Francisco hereby adopts as its own and incorporates by reference herein, as
10 though fully set forth, the findings made by the Planning Commission in its Motion No. 16579,
11 dated May 15, 2003; and, be it

12 FURTHER MOVED, That the Board of Supervisors took notice that a Final Negative
13 Declaration was issued by the Planning Department on January 16, 2003. The Board further
14 finds that there have been no substantial Project changes, no substantial changes in Project
15 circumstances, and no new information of substantial importance that would change the
16 conclusions set forth in the Final Negative Declaration that the proposed Project would not
17 have a significant effect on the environment.

18 FURTHER MOVED, That the Board of Supervisors finds that the project, as approved,
19 will meet the requirements of Planning Code Section 303. The revised project will provide a
20 development that is necessary or desirable for, and compatible with, the neighborhood or the
21 community, that such use will not be detrimental to the health, safety, convenience or general
22 welfare of persons residing or working in the vicinity, that such use meets the criteria in
23 Section 303(c)(3) by complying with applicable provisions of the Planning Code as
24 established in the Planning Commission Findings, and that such use will affirmatively promote
25 the objectives and policies of the General Plan.

1 FURTHER MOVED, That, on balance, the project is consistent with the objectives and
2 policies of the General Plan, and is consistent with the Priority Policies of Planning Code
3 Section 101.1.

4 FURTHER MOVED, That the Board of Supervisors, after carefully balancing the
5 competing public and private interests, approved the decision of the Planning Commission by
6 its Motion No. 16579, dated May 15, 2003, and approved the issuance of Conditional Use
7 Application No. 2002.0333C on property located at 270-284 Valencia Street/17 Brosnan
8 Street, subject to the conditions imposed by the Planning Commission.

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