

1 [Zoning Appeal – 833-881 Jamestown Avenue.]

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3 **Motion disapproving decision of the Planning Commission by its Motion No. 16755,**
4 **which approved Conditional Use Application 1999.0233C on property located 833-881**
5 **Jamestown Avenue, and approving the issuance of Conditional Use Application**
6 **2002.0628CEKVX on property located at 833-881 Jamestown Avenue, subject to all of**
7 **the conditions imposed by the Planning Commission, and further subject to additional**
8 **conditions imposed by the Board of Supervisors on May 18, 2004.**

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10 MOVED, That the decision of the Planning Commission by its Motion No. 16755, dated
11 March 25, 2004, approving Conditional Use Application No. 1999.0233C, subject to certain
12 conditions, for a Planned Unit Development with up to 198 dwelling units and 216 off-street
13 parking spaces within an RH-2 (Residential, House, Two-Family) Use District and a 40-X
14 Height and Bulk District, on property located at:

15 833-881 Jamestown Avenue, west of Candlestick park at the northern base
16 of Bayview Hill; Lot 277 in the Assessor's Block 4991,

17 is hereby disapproved.

18 FURTHER MOVED, That the Board of Supervisors hereby approves the issuance of
19 Conditional Use Application 1999.0233C on property located at 833-881 Jamestown Avenue,
20 subject to all of the conditions imposed by the Planning Commission in its Motion No. 16755,
21 dated March 25, 2004, and further subject to the modification of those conditions imposed by
22 the Board of Supervisors on May 18, 2004, with the stipulation of appellant Ralph D. House,
23 President of the Bayview Hill Neighborhood Association, and project sponsor Jamestown
24 Avenue Associates, those modified conditions being:

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1 1. Jamestown Ave. Associates will plant street trees of the same size and species
2 along both sides of Jamestown Avenue in front of the project site.

3 2. Jamestown Avenue Associates will cooperate with the appellants to install traffic
4 calming improvements to Jamestown Avenue, such as a new median, subject to city
5 approvals and as more fully described in #5 below.

6 3. Jamestown Avenue Associates will improve Coronado Street for park use as it has
7 proposed, subject to appropriate City approval:

- 8 a) Jamestown Avenue Associates will obtain permits to improve Coronado
9 Street as it has proposed, with the City retaining land ownership, as
10 approved by the City Attorney
- 11 b) Jamestown Avenue Associates will remove existing parking spaces
12 adjacent to 860 Jamestown Avenue.
- 13 c) Jamestown Avenue associates will build a new sidewalk on the northern
14 side of Jamestown Avenue as it passes in front of Coronado Street.
- 15 d) Jamestown Avenue Associates will plant vegetation in place of existing
16 parking spaces adjacent to 860 Jamestown Avenue.
- 17 e) Jamestown Avenue Associates will install bollards across both ends of
18 Coronado Street – where it meets Jamestown avenue at the uphill end
19 and where it meets Ingerson Street at the downhill end --such that
20 pedestrians may pass but cars cannot park.
- 21 f) Jamestown Avenue Associates will add more vegetation to its proposed
22 landscaping, pending recommendations/approval by appropriate City
23 agencies.
- 24 g) Jamestown Avenue Associates will work with the Department of Public
25 Works to offer the park improvements to the Recreation and Parks

1 Department for assumption of responsibility for ongoing street
2 maintenance and liability;

3 4. Jamestown Avenue Associates will offer to install identical street lights on both
4 sides of Jamestown Avenue, subject to appropriate City approval;

5 5. Jamestown Avenue Associates will work with all relevant city agencies including
6 the Department of Parking & Traffic, the Department of Public Works and the Police
7 Department – as well as with neighboring landowners – which include the San Francisco
8 Forty-Niners – to adopt a plan for the city redesign of Jamestown Avenue, both in front of the
9 project site and to the east and west, which will include traffic-calming measures;

10 6. Jamestown Avenue Associates will install no less than a 10' sidewalk and up to
11 a 15' wide sidewalk directly in front of the project site and extending eastward to a point
12 opposite the intersection of Gilroy Street, subject to appropriate City approval; and

13 7. Jamestown Avenue Associates will change the project façade along Jamestown
14 Avenue to make it appear that there are fewer units per building by removing four penthouses,
15 altering porch entryways to double-entryways, painting each 25-foot building segment and
16 entryway a different color and adding a vertical “line” element to separate each 25-foot
17 building segment.

18 FURTHER MOVED, That the Board of Supervisors pursuant to the California
19 Environmental Quality Act (“CEQA”), California Public Resources Code § 21000 et seq., and
20 the CEQA Guidelines, California Code of Regulations, Title 14, § 15000 et seq., has reviewed
21 and relied upon the final mitigated negative declaration adopted by the San Francisco
22 Planning Commission on March 25, 2004, as the basis of its actions. In exercising its
23 independent judgment, this Board concurs with and adopts the findings and conclusions made
24 in the negative declaration and incorporates said findings and conclusions as though fully set
25 forth herein and finds that based on substantial evidence in light of the whole record this

1 project will not have a significant effect on the environment. The negative declaration and
2 findings are on file with the Clerk of the Board in File No. 040524.

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