

1 [Denying Appeal for Waiver, Adjustment, or Reduction of Community Infrastructure Fee -
2 Annunciation Cathedral - Religious Worship Building Project - 245-275 Valencia Street]

3 **Motion denying the appeal seeking a waiver, adjustment, or reduction of the Market &**
4 **Octavia Community Infrastructure Fee imposed under Planning Code, Section 421, for**
5 **the Religious Worship Building Project at the Annunciation Cathedral located at 245-**
6 **275 Valencia Street, Assessor's Parcel Block No. 3532, Lot No. 091.**

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8 WHEREAS, On September 15, 2011, by Motion No. 18449, the Planning Commission
9 approved a conditional use authorization for the expansion of an existing religious institution,
10 Annunciation Cathedral ("Appellant"), at 245 Valencia Street to replace the existing parking lot
11 with a new cathedral building with off-street parking (the "Project"); and

12 WHEREAS, On November 30, 2022, the Planning Department issued a Letter of
13 Determination, Record No. 2022-010103ZAD, regarding the Project, confirming the
14 applicability of the Market & Octavia Community Infrastructure fee; and

15 WHEREAS, On December 5, 2022, the Planning Department issued a Final
16 Development Impact Fee Report to the Appellant; and

17 WHEREAS, On December 19, 2022, the Appellant timely submitted a letter appealing
18 the imposition of the Market & Octavia Community Infrastructure Fee; and

19 WHEREAS, On February 14, 2023, this Board held a duly noticed public hearing to
20 consider the appeal; and

21 WHEREAS, This Board has reviewed and considered all documents submitted by the
22 Appellant and all other written records before the Board of Supervisors, and heard testimony
23 and received public comment regarding the appeal, and said documents and testimony are
24 incorporated herein by reference; now, therefore, be it
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1 MOVED, That the Board concludes that the Appellant has not met the burden of
2 presenting substantial evidence to support the appeal, including comparable technical
3 information to support the Appellant's position that there is no reasonable relationship or
4 nexus between the impact of development and the fee charged; now, therefore, be it

5 MOVED, That the Board denies the Appellant's request to waive, adjust or reduce the
6 fee, and hereby approves the imposition of the fee pursuant to the Planning Code.

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City and County of San Francisco
Tails
Motion: M23-031

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

File Number: 221294

Date Passed: February 14, 2023


Motion denying the appeal seeking a waiver, adjustment, or reduction of the Market & Octavia Community Infrastructure Fee imposed under Planning Code, Section 421, for the Religious Worship Building Project at the Annunciation Cathedral located at 245-275 Valencia Street, Assessor's Parcel Block No. 3532, Lot No. 091.

February 14, 2023 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221294

I hereby certify that the foregoing Motion was APPROVED on 2/14/2023 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board