Adopting findings related to the conditional use appeal on property located at 417-31st Avenue.

Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 2001.0926C (which authorized, subject to certain conditions, the mounting of three panel antennas to the belfry of an existing Church) within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District, pursuant to Section 710.83 of the Planning Code, on property located at 417-31st Avenue, southwest corner of 31st Avenue and Clement Street (Lot 001 in Assessor's Block 0819).

The appellants, Louise Chegwidden and Minako Sakurai, filed a timely appeal on March 18, 2002, protesting the approval by the Planning Commission of an application for a conditional use authorization (Conditional Use Application No. 2001.0926C, approved by Commission Motion No. 16346 on February 14, 2002) to mount a total of three panel antennas to the belfry of an existing Church, within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District, pursuant to Section 710.83 of the Planning Code, on property located at 417-31st Avenue and Clement Street (Lot 001 in Assessor's Block 1463).

The public hearing before the Board of Supervisors on said appeal was scheduled for April 8, 2002. On April 8 the Board continued the public hearing on the appeal to April 29, 2002. On April 29 the Board conducted a duly noticed hearing on the appeal from the Planning Commission's approval referred to in the previous paragraph. At the April 29 meeting the Board of Supervisors approved the decision of the Planning Commission by its Motion No. 16346, which approved Conditional Use Application No. 2001.0926C.

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

NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and
County of San Francisco hereby adopts as its own and incorporates by reference herein, as
though fully set forth, the findings made by the Planning Commission in its Motion No. 16346,
dated February 14, 2002; and, be it

FURTHER MOVED, That the Board of Supervisors further took notice that the San
Francisco Department of Planning determined that the project was categorically exempt from
the environmental review process pursuant to exemption classes 1, 3 and 11 of Title 14 of the
California Administrative Code, and the Planning Commission reviewed and concurred with
that determination. The Board further finds that there have been no substantial project
changes, no substantial changes in project circumstances, and no new information of
substantial importance that would change the determination of categorical exemption issued
by the Planning Department; and, be it

FURTHER MOVED, That the Board specifically adopts as its own, and incorporates by
reference herein as though fully set forth, the findings made by the Planning Commission in its
Motion No. 16346, dated February 14, 2002, that the proposed project is in conformity with,
and would implement the policies of, the City’s General Plan, and is consistent and complies
with the Priority Policies of Planning Code Section 101.1; and, be it

FURTHER MOVED, That the Board of Supervisors, after carefully balancing the
competing public and private interests, approved the decision of the Planning Commission by
its Motion No. 16346, dated February 14, 2002, and authorized, subject to the conditions
imposed by the Planning Commission, the mounting of a total of three panel antennas to the
belfry of an existing Church, within an NC-1 (Neighborhood Commercial Cluster) Zoning
District and a 40-X Height and Bulk District, pursuant to Section 710.83 of the Planning Code,
on property located at 417-31st Avenue and Clement Street (Lot 001 in Assessor's Block 1463).
Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 2001.0926C (which authorized, subject to certain conditions, the mounting of three panel antennas to the belfry of an existing Church) within an NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District, pursuant to Section 710.83 of the Planning Code, on property located at 417-31st Avenue, southwest corner of 31st Avenue and Clement Street (Lot 001 in Assessor's Block 0819).

May 1, 2002 Board of Supervisors — REFERRED: Board of Supervisors
May 6, 2002 Board of Supervisors — APPROVED
Ayes: 10 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee
Absent: 1 - Hall
I hereby certify that the foregoing Motion was APPROVED on May 6, 2002 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board