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

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

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

is hereby disapproved.

FURTHER MOVED, That the Board of Supervisors hereby approves the issuance of Conditional Use Application 1999.0233C on property located at 833-881 Jamestown Avenue, subject to all of the conditions imposed by the Planning Commission in its Motion No. 16755, dated March 25, 2004, and further subject to the modification of those conditions imposed by the Board of Supervisors on May 18, 2004, with the stipulation of appellant Ralph D. House, President of the Bayview Hill Neighborhood Association, and project sponsor Jamestown Avenue Associates, those modified conditions being:
1. Jamestown Ave. Associates will plant street trees of the same size and species along both sides of Jamestown Avenue in front of the project site.

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

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

   a) Jamestown Avenue Associates will obtain permits to improve Coronado Street as it has proposed, with the City retaining land ownership, as approved by the City Attorney

   b) Jamestown Avenue Associates will remove existing parking spaces adjacent to 860 Jamestown Avenue.

   c) Jamestown Avenue Associates will build a new sidewalk on the northern side of Jamestown Avenue as it passes in front of Coronado Street.

   d) Jamestown Avenue Associates will plant vegetation in place of existing parking spaces adjacent to 860 Jamestown Avenue.

   e) Jamestown Avenue Associates will install bollards across both ends of Coronado Street – where it meets Jamestown Avenue at the uphill end and where it meets Ingerson Street at the downhill end —such that pedestrians may pass but cars cannot park.

   f) Jamestown Avenue Associates will add more vegetation to its proposed landscaping, pending recommendations/approval by appropriate City agencies.

   g) Jamestown Avenue Associates will work with the Department of Public Works to offer the park improvements to the Recreation and Parks

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

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

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

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

FURTHER MOVED, That the Board of Supervisors pursuant to the California Environmental Quality Act ("CEQA"), California Public Resources Code § 21000 et seq., and the CEQA Guidelines, California Code of Regulations, Title 14, § 15000 et seq., has reviewed and relied upon the final mitigated negative declaration adopted by the San Francisco Planning Commission on March 25, 2004, as the basis of its actions. In exercising its independent judgment, this Board concurs with and adopts the findings and conclusions made in the negative declaration and incorporates said findings and conclusions as though fully set forth herein and finds that based on substantial evidence in light of the whole record this...
project will not have a significant effect on the environment. The negative declaration and findings are on file with the Clerk of the Board in File No. 040524.
Motion disapproving decision of the Planning Commission by its Motion No. 16755, approving Conditional Use Application No. 1999.0233C on property located at 833-881 Jamestown Avenue.

May 18, 2004 Board of Supervisors — CONTINUED
Ayes: 9 - Alioto-Pier, Ammiano, Daly, Gonzalez, Hall, Ma, Maxwell, Peskin, Sandoval
Absent: 2 - Dufty, McGoldrick

May 25, 2004 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE
Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval
Excused: 1 - Hall

May 25, 2004 Board of Supervisors — APPROVED AS AMENDED
Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval
Excused: 1 - Hall
I hereby certify that the foregoing Motion was APPROVED AS AMENDED on May 25, 2004 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board