[Adopting findings related to the conditional use appeal on property located at 833-881 Jamestown Avenue.]

Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 1999.0233C, (which allowed, 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).

The appellant, Ralph D. House, on behalf of the Bayview Hill Neighborhood Association, filed a timely appeal on April 26, 2004, protesting the approval by the Planning Commission of an application for a conditional use authorization (Conditional Use Application No. 1999.0233C), to allow, 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).

On May 18, 2004, the Board conducted a duly noticed public hearing on the appeal from the Planning Commission's approval referred to in the first paragraph of this motion. Following the conclusion of the public hearing on May 18, 2004, the Board disapproved the decision of the Planning Commission (Planning Commission Motion No. 16755, dated March 25, 2004) and approved the issuance of requested Conditional Use Application No. 1999.0233C, subject to the conditions imposed by the Planning Commission, and further subject to additional conditions imposed by the Board of Supervisors.
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 in opposition 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. 16755, dated March 25, 2004, except as indicated below.

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. 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 conclusions set forth in the Final Negative Declaration that the proposed Project would not have a significant effect on the environment. 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.

FURTHER MOVED, That at the May 18, 2004, public hearing on this appeal the appellant and project sponsor testified that the parties had mutually agreed and stipulated to additional conditions of approval for Conditional Use Application No. 1999.0233C, which conditions are incorporated and imposed by the Board of Supervisors as set forth below.
FURTHER MOVED, That on May 18, 2004, the Board of Supervisors disapproved the decision of the Planning Commission by its Motion No. 16755, which approved Conditional Use Application No. 1999.0233C, and approved the requested Conditional Use Authorization subject to the conditions imposed by the Planning Commission, and further subject to the following additional conditions stipulated by the appellant and project sponsor and imposed by the Board:

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

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, The Board finds that the conditional use authorization conditions approved by the Board of Supervisors on May 25 and agreed to by the project sponsor will assure that the project is compatible with the neighborhood, will alleviate neighborhood concerns that the project will exacerbate existing parking traffic flow issues and will provide adequate public improvements to support the new housing development.

FURTHER MOVED, The Board finds that the project, as revised by the additional conditions imposed by the Board herein, will improve the compatibility of the project with the existing neighborhood by making the façade of the development blend in with the existing single-family developments in the neighborhood. Further, the revised project will assure that the project does not exacerbate parking and traffic flow problems in the neighborhood and that the new housing is supported by adequate public improvements. The Board also finds that the project, as approved by the Planning Commission, did not include appropriate treatment for such aspects as landscaping, lighting and parking controls. The Board finds that the project, as revised by the conditions imposed by the Board herein, will include street trees on both sides of Jamestown of the same size and species, up to 15-foot sidewalks in front of the project site, street lights on both sides of Jamestown, subject to DPW approval, and landscaping and traffic and parking control improvements on the unimproved portion of Coronado Street across from the project site.

FURTHER MOVED, That, with the imposition of the additional conditions, the Project is consistent with the objectives and policies of the General Plan, and is consistent with the Priority Policies of Planning Code Section 101.1.

FURTHER MOVED, that the Board finds that the revised project, as approved by the Board, will meet the requirements of the Planning Code Section 303. The revised project will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community, and that such use will not be detrimental to the health,
safety, convenience or general welfare of persons residing or working in the vicinity, or
injurious to property, improvements or potential development in the vicinity, and that such use
will not adversely affect the General Plan.

FURTHER MOVED, That the Board of Supervisors, after carefully balancing the
competing public and private interests, disapproved the decision of the Planning Commission
by its Motion No. 16755, dated March 25, 2004, and approved the issuance of Conditional
Use Application No. 1999.0233C on property located at 833-881 Jamestown Avenue, subject
to the conditions imposed by the Planning Commission and the additional conditions imposed
by the Board of Supervisors on May 18, 2004, as referred to earlier in this motion.
Motion adopting findings related to the appeal of the Planning Commission's approval of Conditional Use Application No. 1999.0233C, (which allowed, 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).

June 14, 2004  Board of Supervisors — REFERRED: Board of Supervisors
June 22, 2004  Board of Supervisors — APPROVED
Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Gonzalez, Hall, Maxwell, McGoldrick, Peskin, Sandoval
Excused: 1 - Ma
I hereby certify that the foregoing Motion was APPROVED on June 22, 2004 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board