

1 [Findings Disapproval of Tentative Subdivision Map – 455 Buena Vista East]

2
3 **Motion adopting findings related to the Board's disapproval on January 30, 2007, of the**
4 **decision of the Director of Public Works to approve a Tentative Parcel Map for a 2-lot**
5 **subdivision project at 455 Buena Vista East, Lot 270 in assessor's Block 2607.**

6 WHEREAS, on October 3, 2006, the Director of Public Works issued a decision
7 approving a Tentative Parcel Map for a 2-lot subdivision project at 455 Buena Vista East, Lot
8 270 in Assessor's Block 2607, and

9 WHEREAS, on October 13, 2006, Peter Yedidia filed a timely appeal of the Director's
10 decision, and

11 WHEREAS, On November 7, 2006, the Board of Supervisors held a duly noticed
12 hearing to consider the appeal of the Director's decision, which hearing was held open and
13 continued to December, 12, 2006, on which date the hearing remained open and was
14 continued to January 9, 2007, on which date the hearing remained open and was continued to
15 January 23. On each of the dates set forth above members of the public were given the
16 opportunity to testify regarding the Board's consideration of the appeal of the Director's
17 decision. Representatives of the appellant and the property owner testified during the public
18 hearing on November 7, 2006. On January 23, 2006 the Board entertained further public
19 testimony and closed the hearing regarding appeal of the Director's decision to approve a
20 Tentative Parcel Map for a 2-lot subdivision project at 455 Buena Vista East, Lot 270 in
21 Assessor's Block 2607, and continued the matter to January 30, 2007.

22 WHEREAS, on January 30, 2007, the Board, having considered the entire record,
23 including testimony and materials submitted, voted 9-1 to disapprove the decision of the
24 Director of Public Works to approve a Tentative Parcel Map for a 2-lot subdivision project at
25 455 Buena Vista East, Lot 270 in Assessor's Block 2607, for the following reasons:

1 There is insufficient evidence in the record to support subdivision. The development
2 potential of the subject property could lead to density that is inconsistent with the Priority
3 Policies of the Planning Code, specifically Priority Policy number two, to protect and preserve
4 neighborhood character. The development also could lead to an overly dense neighborhood
5 that could harm the design and fabric of the neighborhood and is therefore not consistent with
6 the General Plan, therefore be it

7 MOVED, that the Board adopts it's findings of January 30, 2007 and as set forth above.
8 The decision of the Department of Public Works, dated October 3, 2006, approving a
9 Tentative Parcel Map for a 2-lot subdivision project at 455 Buena Vista East, Lot 270 in
10 Assessor's Block 2607 was disapproved January 30, 2007.

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25