

1 [Adopting findings related to the tentative subdivision map appeal on property located at 858  
2 Duncan].

3 **Motion adopting findings related to the appeal of the decision of the Department of**  
4 **Public Works approving tentative map to authorize the construction of an eighteen unit**  
5 **new condominium mixed-use project at 858 Duncan (Lot 015 in Assessor's Block 7518).**

6  
7 The appellant, Safira Court Homeowner's Association, filed a timely appeal on August  
8 10, 2005 protesting the approval by the Department of Public Works of a tentative map to  
9 authorize the subdivision of Lot 015 in Assessor's Block 7518 at 858 Duncan Street. The  
10 public hearing before the Board of Supervisors on said appeal was scheduled for September  
11 6, 2005. Neither the appellant nor any person on behalf of the appellant appeared at the  
12 hearing.

13 Following the conclusion of the public hearing on September 6, 2005, the Board  
14 approved the decision of the Department of Public Works, and approved the Tentative  
15 Subdivision Map to authorize the subdivision of Lot 015 in Assessor's Block 7518 at 858  
16 Duncan Street, subject to all of the conditions imposed by the reviewing City Departments.

17 In reviewing the appeal of the approval of the tentative map this Board reviewed and  
18 considered the written record before the Board.

19 NOW, THEREFORE, BE IT MOVED, That the Board of Supervisors of the City and  
20 County of San Francisco hereby adopts as its own and incorporates by reference herein, as  
21 though fully set forth, the findings made by the Department of Public Works, the Department  
22 of City Planning, and the Department of Building Inspection in their review and approval of the  
23 proposed tentative map. In particular, the Board finds that the tentative map complies with  
24 applicable provisions of the Planning Code. In addition, on balance, the tentative map is  
25 consistent with the General Plan and the priority Policies of Planning Code Section 101.1,

1 based on the findings made in the record. The Board further notes that the proposed project  
2 received environmental review by the Planning Department, and that the Board further finds  
3 that there have been no substantial project changes, no substantial changes in project  
4 circumstances, and no new information of substantial importance that would change the  
5 conclusions reached in the environmental review.

6 FURTHER MOVED, That the Board of Supervisors, after carefully balancing the  
7 competing public and private interests, approved the decision of the Department of Public  
8 Works and approved the tentative map on property located at 858 Duncan Street (Lot 015 in  
9 Assessor's Block 7518), subject to all of the conditions imposed by the reviewing City  
10 Departments.



# City and County of San Francisco

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

## Tails Motion

**File Number:** 051504

**Date Passed:**

Motion adopting findings related to the appeal of the decision of the Department of Public Works approving tentative map to authorize the construction of an eighteen unit new condominium mixed-use project at 858 Duncan (Lot 015 in Assessor's Block 7518).

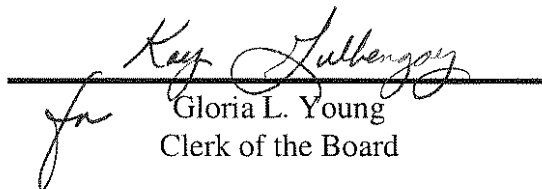
September 6, 2005 Board of Supervisors — REFERRED: Board of Supervisors  
September 13, 2005 Board of Supervisors — APPROVED

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Mirkarimi, Peskin,  
Sandoval

Absent: 2 - Maxwell, McGoldrick

File No. 051504

I hereby certify that the foregoing Motion  
was APPROVED on September 13, 2005 by  
the Board of Supervisors of the City and  
County of San Francisco.

  
Gloria L. Young  
Clerk of the Board