

1 [Approving Decision of Public Works and Approving the Tentative Map - 40 Bernal Heights
2 Boulevard]

3 **Motion approving decision of Public Works and approving the Tentative Map for a four-**
4 **lot subdivision located at 40 Bernal Heights Boulevard, Assessor's Block No. 5640, Lot**
5 **No. 010; and making environmental findings, and findings of consistency with the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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8 WHEREAS, On June 22, 2015, the Planning Department issued a Certificate of
9 Determination that the subdivision and new construction project at 40 Bernal Heights
10 Boulevard is exempt from environmental review under the California Environmental Quality
11 Act (California Public Resources Code, Sections 21000, et seq.) ("CEQA") State Guidelines
12 Section 15332, or Class 32, and found the project consistent with the General Plan, and the
13 eight priority policy findings of Planning Code, Section 101.1; and

14 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
15 File No. 150858 and is incorporated herein by reference; and

16 WHEREAS, The Department of Public Works, in a decision dated August 24, 2015,
17 approved a Tentative Map for a four-lot subdivision located at 40 Bernal Heights Boulevard,
18 Assessor's Block No. 5640, Lot No. 010; and

19 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
20 File No. 150858 and is incorporated herein by reference; and

21 WHEREAS, On September 3, 2015, Betsy Brown and Chris Witteman, on behalf of
22 Bernal/Powhattan Neighbors, filed a timely appeal to the decision of the Department of Public
23 Works; and

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1 WHEREAS, On December 1, 2015, this Board held a duly noticed public hearing to
2 consider the appeal of the Tentative Map filed by Appellant; and

3 WHEREAS, This Board has reviewed and considered the subject Map, the appeal
4 letter, the other written records before the Board of Supervisors, and heard testimony and
5 received public comment regarding the subject Map; now, therefore, be it

6 MOVED, That the Board hereby adopts as its own the Planning Department's
7 exemption determination and findings of consistency with the General Plan, and Planning
8 Code, Section 101.1, concerning a Tentative Map for a four-lot subdivision located at 40
9 Bernal Heights Boulevard, Assessor's Block No. 5640, Lot No. 010; and, be it

10 FURTHER MOVED, That the Board approves the decision of Public Works concerning
11 the Tentative Map and hereby approves said Map.

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