

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

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

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

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



**City and County of San Francisco**

**Tails**

**Motion: M15-173**

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

**File Number:** 150859

**Date Passed:** December 01, 2015

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

September 29, 2015 Board of Supervisors - CONTINUED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

October 20, 2015 Board of Supervisors - CONTINUED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

December 01, 2015 Board of Supervisors - APPROVED

Ayes: 10 - Avalos, Breed, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee  
Excused: 1 - Campos

File No. 150859

**I hereby certify that the foregoing Motion was APPROVED on 12/1/2015 by the Board of Supervisors of the City and County of San Francisco.**

**Angela Calvillo**  
Clerk of the Board