

File No. 200503

Committee Item No. _____

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 9, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Click on the text of checked items to view documents)

- Appeal Letter - May 15, 2020
- Tentative Map Application Part 1
- Tentative Map Application Part 2
- Appellant Withdrawal Email - June 1, 2020
- Planning Department Response - May 29, 2020
- Project Sponsor Response - May 29, 2020
- Public Hearing Notice and Clerical Documents
- _____

Prepared by: Jocelyn Wong

Date: June 5, 2020

Prepared by: _____

Date: _____

Etcheverry LLC.
Serge Etcheverry

I am the owner of 3030 Larkin street in regards to these plans I am opposed
To the plans because there is no need for parking and there is variance in place
From 1970 already in place. As of 2019 no parking was required for new units
Why is there parking required for these units ?

A copy of the variance is included it requires open space.
This was included in my sales report.

Also 898 Northpoint has been running a illegal ARB and reports are in the city
records. Look forward to hearing back .

Variance #VZ70-61

Issued on Dec. 18,1970

My family purchased this property in 2002 ,from the Imperiale family.

Our building was built in 1934 by the imperiale's so there have been 2 owners
for 86 years .

Serge Etcheverry

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 MAY 15 PM 4:03
BY 



Date: May 6, 2020
PID: 10332

THIS IS NOT A BILL.

This is a notice regarding the tentative approval of a subdivision of real property at the following location:

Address: 3000-3012 Larkin & 898 North Point Street
APN: 0025-024

London N. Breed
Mayor

Alaric Degrafinried
Acting Director

Suzanne Suskind, PE
Acting Deputy Director
and City Engineer

Bruce R. Storrs P.L.S.
City and County Surveyor

Street Use and Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel 415-554-5827

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Public Works hereby approves Tentative Final Map 10332, being a BEING A 4 LOT VERTICAL SUBDIVISION, PROPOSED LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUM UNITS, PROPOSED LOT 2 BEING 1 NEW COMMERCIAL SPACE, PROPOSED LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUM UNITS, AND PROPOSED LOT 4 COMPRISED OF 2 EXISTING RESIDENTIAL APARTMENTS project on stated parcel.

This notification letter is to inform you of your right to appeal this tentative approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$351.00, payable to SF Public Works.

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
<http://sfbos.org/>

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
<http://sfbos.org/appeal-information>

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org.

Sincerely,

**Adrian
VerHagen**

Bruce R. Storrs, P.L.S.

Digitally signed by Adrian
VerHagen
Date: 2020.05.05 13:08:12
-07'00'

BY 

2020 MAY 15 PM 4: 03

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale
655 Pine Street
San Francisco, California

Re: VZ70.61
3020 Larkin Street, east side 50 feet
north of North Point Street; Lot 11 in
Assessor's Block 25, in a C-2 (Community
Business) zoning district.

Dear Mr. Imperiale:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:

The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.

9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, ~~or~~ not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Chirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

 Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

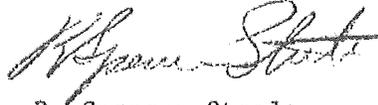
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Spencer Steele".

R. Spencer Steele
Zoning Administrator

RSS/RWP/en

ETCHEVERRY LLC
2324 DIVISADERO STREET
SAN FRANCISCO CA 94115

1128
11-8166/3210
06

May 7, 20

DATE

PAY TO THE
ORDER OF

SF Public Works

\$ *351*

Three hundred fifty one

DOLLARS



Security
Features
Details on
back.

FIRST REPUBLIC BANK

210 Lincoln Blvd
The Presidio of San Francisco
San Francisco, CA 94129
Ph (415) 461-2988 / (800) 392-1907 (24hr Cust Serv)

FOR

appeal

[Signature]

MP

Handed Clerk

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 MAY 15 PM 4:03

BY *[Signature]*

Etchberry
2324 Divisadero St
SF. Ca. 94115

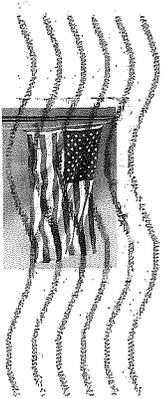
CITY Hall of SF
4 Dr. Emerton B. Goodlett Place
Room 244
SF. CA. 94102

94102-450459

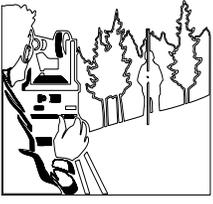
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

SAN FRANCISCO CA 940

12 MAY 2000 PM 2 1



FOREVER / USA



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS

State License # 6216

Large File. Document is available for viewing by clicking on this link to open a web browser to be redirected to the Legislative Research Center.

<https://sfgov.legistar.com/View.ashx?M=F&ID=8564449&GUID=AD7FF32D-C365-441E-AE9A-38459597B6A0>

February 6, 2020

Application for New Construction

City and County Surveyor
Department of Public Works
Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Dear Bruce:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I/we, the undersigned subdivide, or agent, hereby submit to you for your review and processing a proposed condominium subdivision, together with the New Construction Condominium Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Michelle Petty
Office Manger

Attachment: Application Packet

Large File. Document is available for viewing by clicking on this link to open a web browser to be redirected to the Legislative Research Center.

https://sfgov.legistar.com/View.ashx?M=F&ID=8564535&GUID=0FE0C776-BB0046C0-BFFC-6CC177FEF1F4

DEPARTMENT OF BUILDING INSPECTION

PERMIT **STUSED**

BLDG. FORM 1/2

APPROVED
FEB 11 2016
Tom G. Hill, SE
DIRECTOR
DEPT. OF BUILDING INSPECTION

SFFD INSP. FEES REQ.

Capacity Charges
Water: \$ 5243.00
Wastewater: \$ 1470.62
AT 12/14

FIRE

FORM 1 TYPE I - II - III - IV Building

FORM 2 Story TYPE V Building

APPLICATION IS HEREBY MADE FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, SUBMITTED HERewith AND FOR THE PURPOSE SET FORTH HEREIN:

ADDRESS
3000 LARKIN STREET
3012 LARKIN STREET
3000 LARKIN STREET

SIDE NORTH POINT ST. AVE.

FT. ROSE VON FROM LARKIN ST. AVE.
NEAREST CROSS STREET

DATE FILED DEC 18 2014

FILING FEE RECEIPT NO. 14123513

TYPE OF CONSTRUCTION V-A

ASSESSOR'S BLOCK & LOT NO. 0025/024

PERMIT NO. 1382917

ISSUED FEB 1 1 2016

ESTIMATED COST \$ 2,500,000

REVISED COST \$ 2,500,000 DATE: 11-20-15

BUILDING DESCRIPTION

SIZE OF LOT: FRONT 68'-9" FT. REAR 68'-9" FT. AVE. DEPTH 82.5' FT.
IS ANY OTHER BUILDING ON LOT? YES (IF YES, SHOW ON PLOT PLAN) NO

IS AUTO RUN-WAY TO BE CONSTRUCTED? YES USE OF BUILDING COMMERCIAL BLDG. CODE OCCUP. CLASS S2/B/R2
NO MIXED USED RESIDENTIAL

DOES BUILDING EXTEND BEYOND PROPERTY LINE? YES GROUND FLOOR AREA 3479 SQ. FT. NO

HEIGHT AT CENTER LINE OF FRONT OF BUILDING 40'-0" WILL STREET SPACE BE USED DURING CONST'N? YES IS BUILDING DESIGNED FOR ADDITIONAL STORIES? YES HOW MANY? NO

NUMBER OF DWELLING UNITS 5 NUMBER OF STORIES OF OCCUPANCY 4 NUMBER OF BASEMENTS 1 WILL SUB-SIDEWALK SPACE BE USED? YES NO

GENERAL CONTRACTOR OWNER BUILDER ADDRESS NOT SELETED

CALIFORNIA LICENSE NUMBER EXPIRATION DATE TELEPHONE

ARCHITECT OR ENGINEER (DESIGN) ADDRESS GABRIEL NG ARCHITECTS 1360 9TH AVE SF CA 94112

CALIFORNIA CERTIFICATE NUMBER TELEPHONE C-19810 415-682-8060

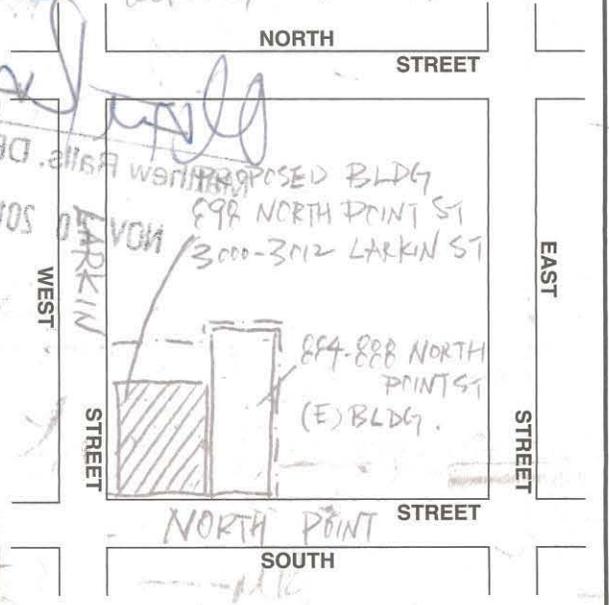
ARCHITECT OR ENGINEER (FOR CONSTRUCTION) ADDRESS NA

CALIFORNIA CERTIFICATE NUMBER TELEPHONE NA

OWNER'S NAME ADDRESS WATERFRONT MANAGEMENT LLC 888 NORTH POINT ST

TELEPHONE SF. CA 94109 415 788 5667

CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER 'UNKNOWN') UNKNOWN



DESIGN LIVE LOAD FOR FLOORS: (TO BE POSTED IN COMMERCIAL AND INDUSTRIAL BLDGS.)

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to the San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- () III. The cost of the work to be done is \$100 or less.
- (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- (X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent _____ Date 12/4/14

From: [Serge Etcheverry](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Re: CONFIRMATION OF WITHDRAWAL: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Monday, June 1, 2020 3:45:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Confirming withdrawal of appeal

Cheers,
Serge

On Jun 1, 2020, at 3:26 PM, BOS Legislation, (BOS)
<bos.legislation@sfgov.org> wrote:

Good afternoon Mr. Etcheverry,

We received your voicemail to withdrawal the appeal for the Tentative Map for the proposed project at 3000-3012 Larkin Street and 898 North Point Street. Please confirm this your intent by response to this email.

Thank you,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services

[<image001.png>](#)

Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Friday, May 29, 2020 1:08 PM
To: pberlese@hbcondolaw.com; Therese@waterfrontcontainer.com;
jeremy@slasf.com; rick@sflandsurveyor.com; michelle@sflandsurveyor.com
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; SHEN, ANDREW (CAT) <Andrew.Shen@sfcityatty.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>; Degrafinried, Alaric (DPW) <alaric.degrafinried@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: HEARING NOTICE: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on June 9, 2020, at 3:00 p.m., to hear an appeal of a tentative map for the proposed project at 3000-3012 Larkin Street and 898 North Point Street.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - May 29, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

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Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

APPEAL OF TENTATIVE MAP

3000-3012 Larkin Street and 898 North Point Street

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: May 29, 2020

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Nick Foster, Senior Planner; nicholas.foster@sfgov.org
Aaron Starr, Manager of Legislative Affairs; aaron.starr@sfgov.org
Daniel Sider, Director of Executive Programs; dan.sider@sfgov.org

RE: Board of Supervisors File No. 200503 - Appeal of the approval of Tentative Map for 3000-3012 Larkin Street and 898 North Point Street

HEARING DATE: June 9, 2020

ATTACHMENTS: Exhibit A: Planning Department Tentative Map Decision (April 29, 2020)
Exhibit B: Tentative Final Map (February 5, 2020)
Exhibit C: Variance Decision; Case No. VZ70.61 (December 18, 1970)
Exhibit D: Variance Decision; Case No. 2018-001289VAR (September 21, 2018)
Exhibit E: Board of Appeals Notice of Decision & Order (November 14, 2018)

PROJECT SPONSOR: Waterfront Management, LLC; represented by Peggy Berlese, Law Offices of Herzig & Berlese

APPELLANT: Serge Etcheverry

INTRODUCTION

On May 15, 2020, Mr. Serge Etcheverry (“Appellant”) filed an appeal of the Tentative Map approval for a 4-lot vertical subdivision of the subject property (“Property”) located at 3000-3012 Larkin Street and 898 North Point Street (Lot 024 of Assessor’s Block 0025). Requests for subdivisions are under the jurisdiction of the Department of Public Works but are referred to the Planning Department to ensure that the request complies with applicable requirements of the Planning Code and the goals and objectives of the General Plan.

PROJECT DESCRIPTION

The proposed subdivision is associated with a larger development project that involves the demolition of an existing commercial building on the western portion of the Property and the construction of a 4-story, mixed-use building containing ground floor commercial space, five dwelling units, and four off-street parking spaces in a below-grade garage (“Project”). The Property also includes an existing building immediately to the east of the proposed new structure which contains two dwelling units above three commercial levels, some of which are below grade. While physical changes to the eastern structure are not included in the Project, the structure is included in the Tentative Map.

Memo

PROCEDURAL BACKGROUND

1. Building Permit Application No. 201412163783 for new construction associated with the Project was filed on December 16, 2014, approved by the Planning Department on October 16, 2015, and issued by the Department of Building Inspection on February 11, 2016.
2. The Project was granted a Class 1 and Class 3 Categorical Exemption from the California Environmental Quality Act ("CEQA") under Case No. 2014-003088ENV.
3. The Project Sponsor filed an application with the Department of Public Works on February 9, 2016 to subdivide the Property such that the former Lot 009 at 882-888 North Point Street would revert back to its original lot configuration. The referral for that subdivision was approved by the Planning Department on March 10, 2016. The Department of Public Works issued a Tentative Map approval of the subdivision on March 30, 2016.
4. Shortly after the Tentative Map approval on March 30, 2016, the sponsor brought to the attention of the Planning Department Variance Case No. VZ70.61 ("1970 Variance"; Exhibit C). Owing to filing and storage errors made nearly 50 years ago, current staff at the Planning Department were not aware of this Variance. The 1970 Variance provided relief from lot coverage, open space, and density requirements in order to allow a lot line adjustment at the Property. A condition of approval of that Variance required that a portion of the Property remain as open space.
5. Because the Project would build on land designated as open space under the 1970 Variance, the project sponsor filed a new Variance application ("2018 Variance"; Case No. 2018-001289VAR) on January 23, 2018 in order to remove the open space restriction. The Zoning Administrator held a public hearing on the 2018 Variance on February 28, 2018 and removed the open space condition through a Decision Letter (Exhibit D) issued on September 21, 2018.
6. An appeal of the 2018 Variance was filed with the Board of Appeals on October 1, 2018. The Appeal was heard on November 17, 2018 and was rejected, thus upholding the granting of the Variance (Exhibit E). The appellant in that matter was the same appellant as in this matter.
7. The project sponsor filed a subdivision application with the Department of Public Works on February 6, 2020 to create four new airspace lots: one lot containing the five new dwelling units; one lot containing the new commercial unit; one lot containing the two existing dwelling units; and one lot containing the three existing commercial units (Exhibit B). On the basis that the subdivision was consistent with all applicable permits, Variances, and Notices of Special Restriction, the referral for that subdivision was approved by the Planning Department on April 29, 2020 (Exhibit A). The Department of Public Works issued a Tentative Map approval of the condominium conversion on May 6, 2020.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Appeal Letter are each described below and are followed by the Department's response:

ISSUE #1: The Appellant opposes the off-street parking approved in the Project.

RESPONSE #1: While the provisions of today's Planning Code would not require the Project to provide off-street parking, the provisions in effect during the Project's review and approval did require off-street parking. Regardless, today's Planning Code permits the amount of parking provided.

When the Project's original building permit application was issued in 2016, Planning Code Section 151 required off-street parking for both residential and non-residential uses. One off-street parking space was required for each dwelling unit while one space was required for each 500 square feet of occupied floor area of retail space. With five dwelling units and approximately 700 square feet of retail space, the Project was required to provide a total of six off-street spaces, and in fact provided seven spaces, one more than required.

Effective January 21, 2019, Ordinance 311-18 amended the Planning Code in order to eliminate off-street parking requirements throughout the City. Instead, accessory off-street parking is now permitted up to the specific maximum amounts listed in Planning Code Sections 151 and 151.1. After this Ordinance became effective, the Project was modified to eliminate three of the approved spaces, for a remaining total of four spaces. This is well below the nine spaces allowed for the Project under today's Code.

ISSUE #2: The Appellant states that the 1970 Variance requires open space on the Property.

RESPONSE #2: While a condition of approval associated with the 1970 Variance did require open space, that condition was eliminated as part of the 2018 Variance. The Appellant previously and unsuccessfully appealed that decision separately.

The 1970 Variance (Exhibit C) authorized a lot line adjustment involving both the Property and the adjacent parcel to the north. Specifically, it authorized the expansion of the Property and the diminution of the adjacent parcel to the north by shifting their shared lot line 30 feet to the north. While this added an undeveloped piece of land to the Property, it also triggered Variances for the existing apartment building on the northern parcel for lot coverage, usable open space, and density. Condition No. 1 of that Variance required that the area transferred through the lot line adjustment "remain as open space in perpetuity."

While the Project complies with the Planning Code's requirements for usable open space and rear yard, it nonetheless encroaches approximately 10 feet into the encumbered "open space" pursuant to Condition No. 1 of the 1970 Variance. Accordingly, the project sponsor submitted the 2018 Variance to remove Condition No. 1 of the 1970 Variance.

On September 21, 2018, the 2018 Variance was approved, and Condition No. 1 of the 1970 Variance was replaced with a requirement that no construction above a height of 13' be located within 10 feet of the parcel to the north. The Project Sponsor subsequently submitted revised plans (Exhibit D) to the Zoning Administrator on August 31, 2018 consistent with the 2018 Variance approval.

An appeal of the 2018 Variance was filed on October 1, 2018. The Board of Appeals heard the appeal on November 17, 2018 and voted to deny the appeal and uphold the granting of the 2018 Variance (Exhibit E).

ISSUE #3: The appellant states that the Property is hosting illegal short-term rentals.

RESPONSE #3: While unpermitted short-term rentals had previously occurred at the Property, enforcement action led to the abatement of the unpermitted rentals in 2017.

The Planning Department's Office of Short-Term Rentals is responsible for registering eligible hosts and enforcing the City's short-term rental regulations. A complaint alleging illegal short-term rentals at the Property was filed and an enforcement case (Case No. 2017-000633ENF) was opened on January 17, 2017. Subsequently, illegal short-term rentals were observed within two dwelling units and on May 4, 2017, a Notice of Complaint, followed by a Notice of Violation, were sent to the Property Owner. The short-term rental listings were removed, and the violation and applicable penalties were upheld after an administrative appeal hearing. The enforcement case was abated on November 14, 2017.

CONCLUSION

The various contentions by the Appellant are without merit. Issues raised in the Appeal Letter are at best misleading, irrelevant, or have already been adjudicated and unsuccessfully appealed. Moreover, they relate to Planning Code compliance and not to the City's Tentative Map process or approval. The Department recommends that the Board uphold the Tentative Map approval.

Exhibit A

Planning Department Tentative Map Decision (April 29, 2020)



TENTATIVE MAP DECISION

Date: February 25, 2020

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 10332			
Project Type: BEING A 4 LOT VERTICAL SUBDIVISION, PROPOSED LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUM UNITS, PROPOSED LOT 2 BEING 1 NEW COMMERCIAL SPACE, PROPOSED LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUM UNITS, AND PROPOSED LOT 4 COMPRISED OF 2 EXISTING RESIDENTIAL APARTMENTS			
Address#	StreetName	Block	Lot
3000 - 3012	LARKIN ST	0025	024
898	NORTH POINT ST	0025	024
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
 Date: 2020.02.25 11:46:21 -08'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed

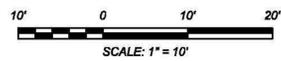
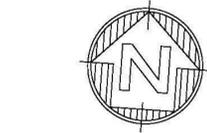
Date

Planner's Name
 for, Corey Teague, Zoning Administrator

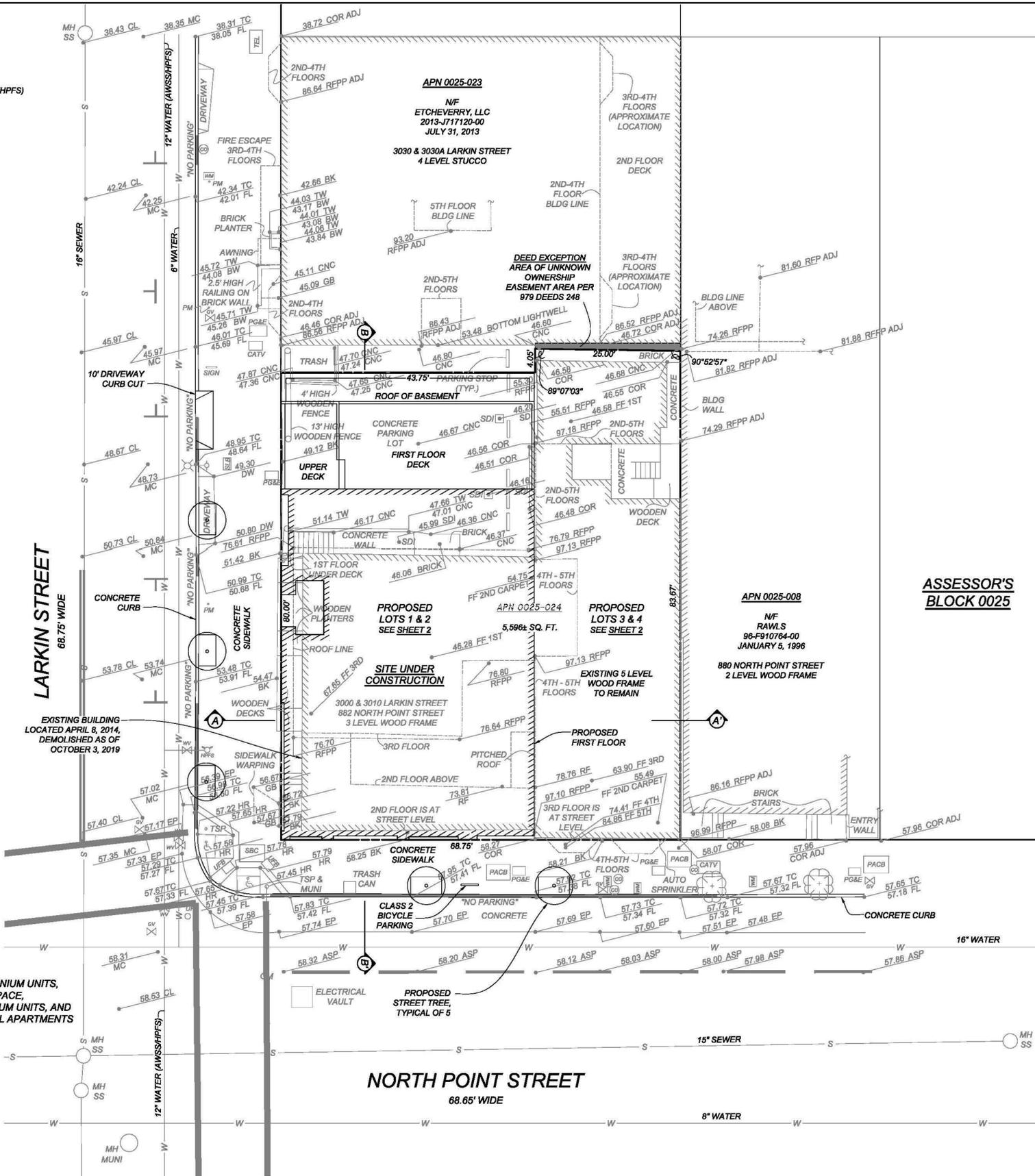
Exhibit B
Tentative Final Map (February 5, 2020)

LEGEND

- ADJ ADJACENT BUILDING
- ASP ASPHALT
- AWSS AUXILIARY WATER SUPPLY SYSTEM (HPFS)
- BK BACK OF WALK
- BLDG BUILDING
- BW BOTTOM OF WALL
- CATV CABLE TELEVISION
- CL CENTER LINE
- CNC CONCRETE
- COR CORNER
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- GB GRADE BREAK
- GV GAS VALVE
- HPFS HIGH PRESSURE FIRE SYSTEM
- MC MIDDLE OF CURVE
- MH MANHOLE
- PACB PACIFIC BELL
- PG&E PACIFIC GAS & ELECTRIC
- PM PARKING METER
- PS PARKING STOP
- RF ROOF
- RFPP ROOF PARAPET
- RFP ROOF PEAK
- SDI STORM DRAIN INLET
- SLB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEAN OUTVENT
- TC TOP OF CURB
- TEL TELEPHONE BOX
- TSP TRAFFIC SIGNAL POLE
- TW TOP OF WALL
- TYP TYPICAL
- UFB UNIDENTIFIED BOX
- UFL UNIDENTIFIED LID
- WDW WINDOW
- G GAS LINE
- S SANITARY SEWER LINE
- OM OVERHEAD MUNI LINE
- UE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- D DIAMETER
- FH FIRE HYDRANT
- GV GAS VALVE
- HR HANDICAP RAMP
- SL STREET LIGHT
- LP LIGHT POST
- PS PAINT STRIPE
- SSCO SANITARY SEWER CLEAN OUTVENT SIGN
- SE SPOT ELEVATION
- T TREE
- WM WATER METER
- WV WATER VALVE



PROJECT DESCRIPTION:
 BEING A 4 LOT VERTICAL SUBDIVISION,
 PROPOSED LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUM UNITS,
 PROPOSED LOT 2 BEING 1 NEW COMMERCIAL SPACE,
 PROPOSED LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUM UNITS, AND
 PROPOSED LOT 4 COMPRISED OF 2 EXISTING RESIDENTIAL APARTMENTS



NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS PROJECT.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR WATERFRONT MANAGEMENT LLC AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. **BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.**

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON APRIL 8, 2014 AND FIELD VERIFIED ON OCTOBER 3, 2019.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

- ① APN 0025-024: RECORDED MAY 29, 2009, DOCUMENT NUMBER 2009-1772281-00

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF NORTH POINT STREET AND LARKIN STREET; ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER, CROW CUT OUTER RIM SWL. ELEVATION = 57.56'

OWNERS:

WATERFRONT MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 888 NORTH POINT STREET
 SAN FRANCISCO, CA 94109

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.



Frederick T. Seher
 FREDERICK T. SEHER, PLS
 LICENSE NO. 6216

FEBRUARY 5, 2020
 DATE:

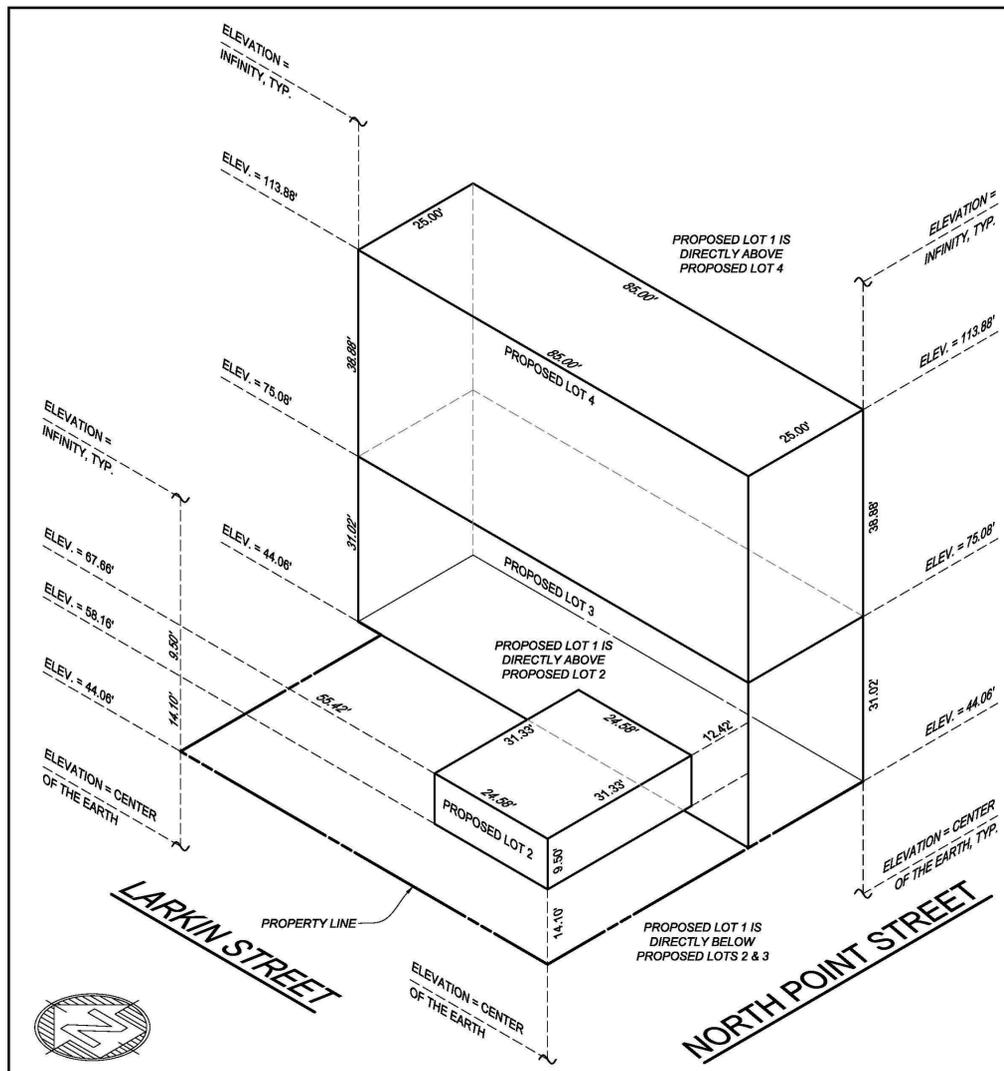
DATE:	FEBRUARY, 2020		
SCALE:	1" = 10'		
DRAWN BY:	RH		
DRAWING NAME:	2255-19		
SURVEYED BY:	FTS		
CHECKED BY:	FTS		
CHECKED BY:			
NO.	BY	DATE	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

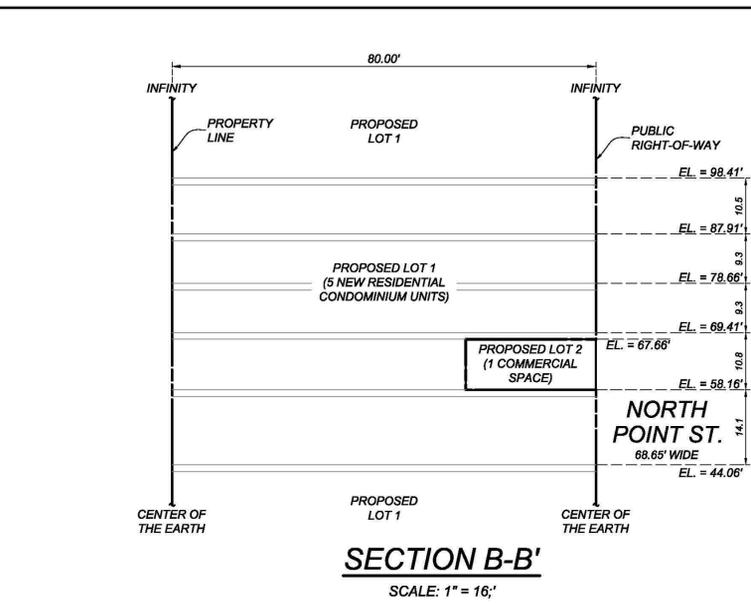
TENTATIVE FINAL MAP, BEING A 4 LOT VERTICAL SUBDIVISION, LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUM, LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUMS 3000-3008 LARKIN STREET & 898 NORTH POINT STREET, SAN FRANCISCO, CA ASSESSOR'S PARCEL NUMBER (APN): 0025-024

SHEET	1
OF	2 SHEETS
JOB NO.	2255-19



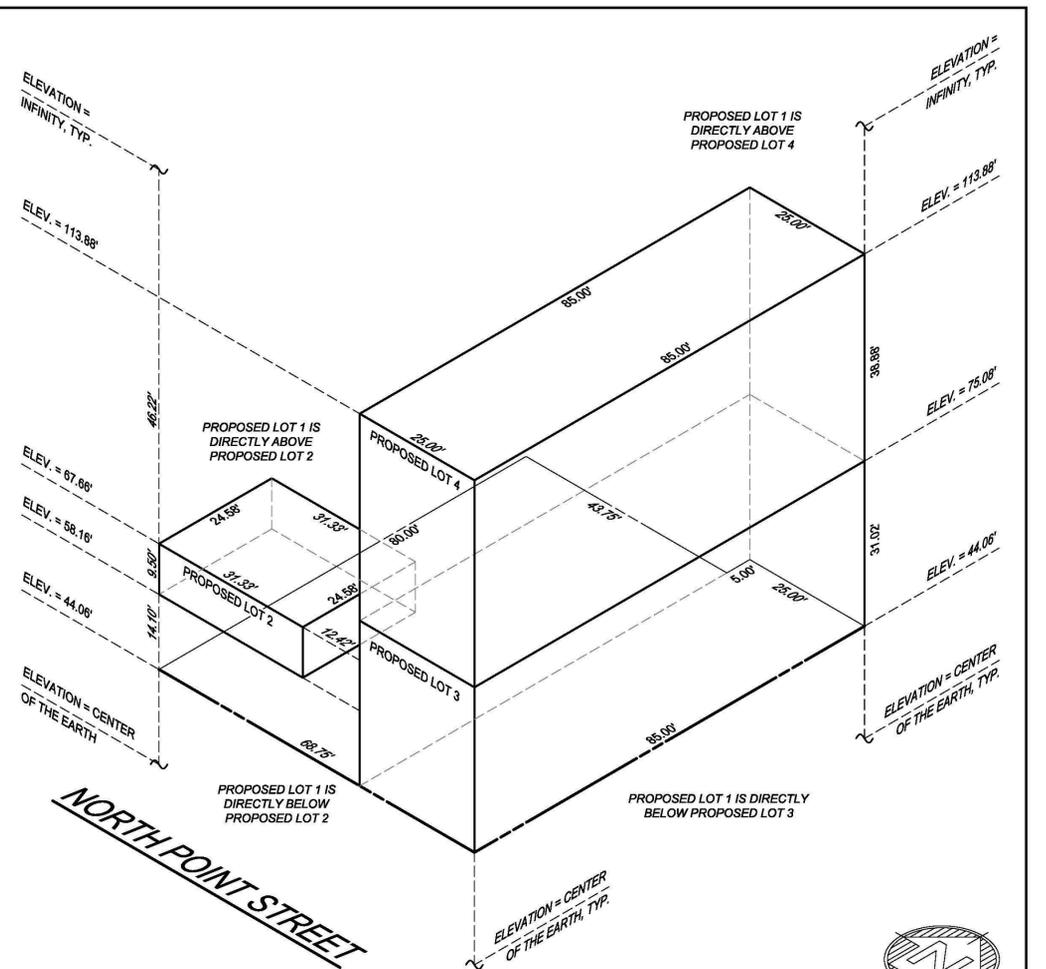
SOUTHWEST ISOMETRIC VIEW

SCALE: 1" = 16'



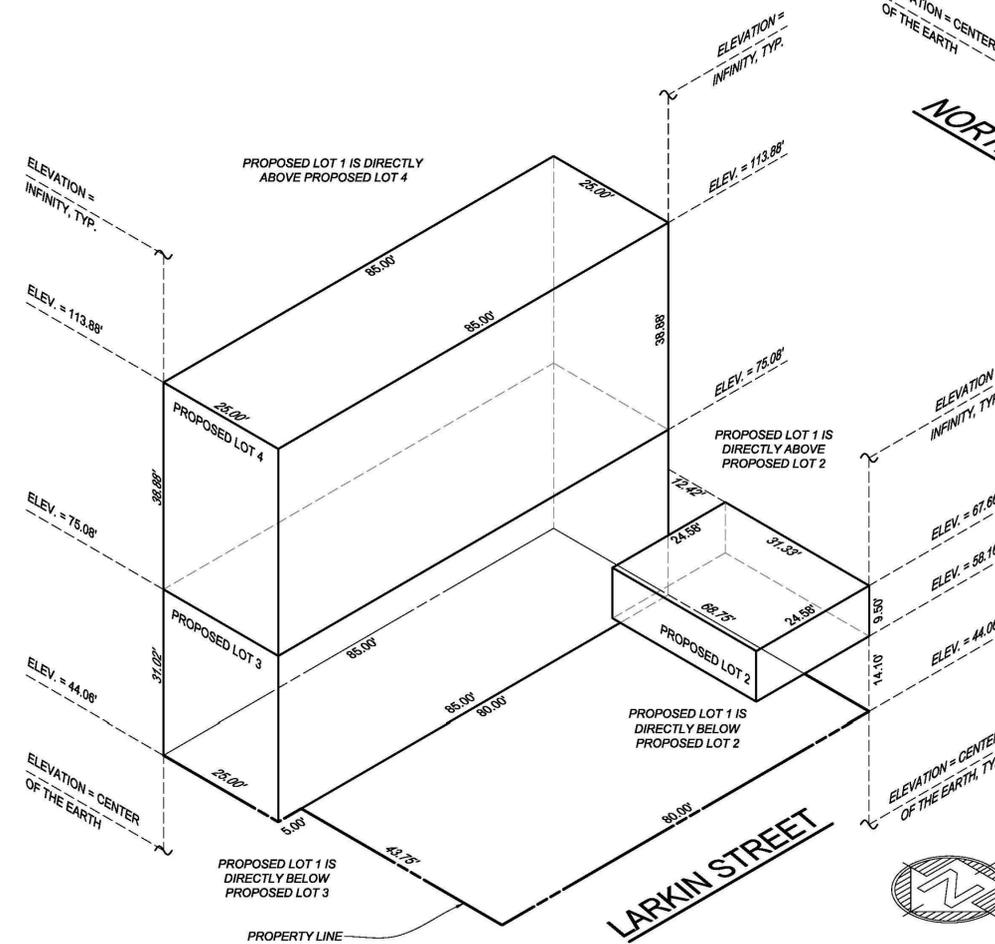
SECTION B-B'

SCALE: 1" = 16'



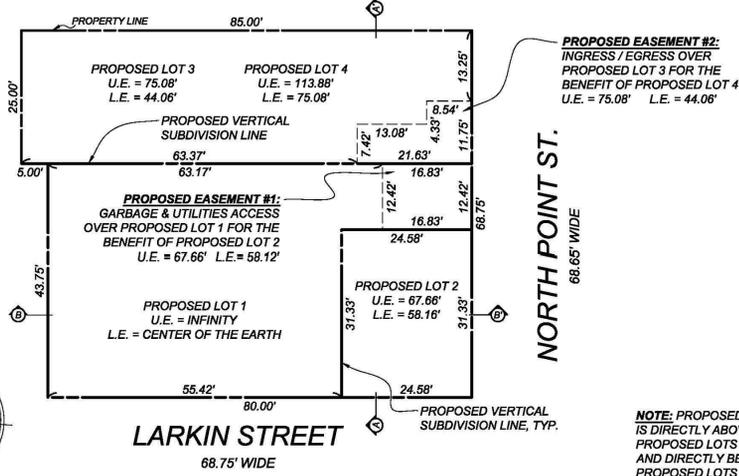
SOUTHEAST ISOMETRIC VIEW

SCALE: 1" = 16'



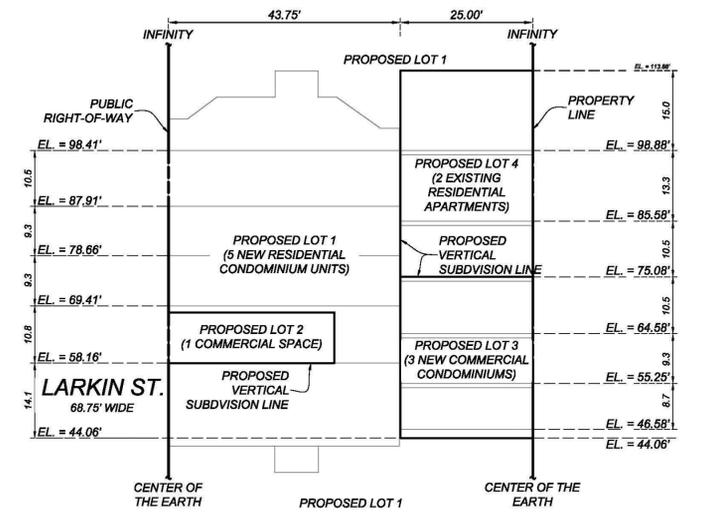
NORTHWEST ISOMETRIC VIEW

SCALE: 1" = 16'



PROPOSED VERTICAL SUBDIVISION LOT PLAN

SCALE: 1" = 16'



SECTION A-A'

SCALE: 1" = 16'

DATE:	FEBRUARY, 2020		
SCALE:	1" = 16'		
DRAWN BY:	RH		
DRAWING NAME:	2255-19		
SURVEYED BY:	FTS		
CHECKED BY:	FTS		
CHECKED BY:			
NO.	BY	DATE	REVISIONS



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 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 (415) 921-7690 FAX (415) 921-7655

TENTATIVE FINAL MAP, BEING A 4 LOT VERTICAL SUBDIVISION, LOT 1 BEING 5 NEW RESIDENTIAL CONDOMINIUMS, LOT 3 BEING 3 NEW COMMERCIAL CONDOMINIUMS 3000-3008 LARKIN STREET & 898 NORTH POINT STREET, SAN FRANCISCO, CA ASSESSOR'S PARCEL NUMBER (APN): 0025-024

SHEET	2
OF	2 SHEETS
JOB NO.	2255-19

Exhibit C

Variance Decision; Case No. VZ70.61 (December 18, 1970)



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale
655 Pine Street
San Francisco, California

Re: VZ70.61
3020 Larkin Street, east side 50 feet
north of North Point Street; Lot 11 in
Assessor's Block 25, in a C-2 (Community
Business) zoning district.

Dear Mr. Imperiale:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:

The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.

9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, ~~or~~ not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Ghirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

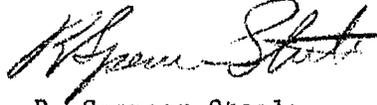
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Spencer Steele".

R. Spencer Steele
Zoning Administrator

RSS/RWP/en

Exhibit D

Variance Decision; Case No. 2018-001289VAR (September 21, 2018)
[including architectural plans for the Project]



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: September 21, 2018
Case No.: **2018-001289VAR**
Project Address: **898 NORTH POINT STREET**
Zoning: C-2 (Community Business)
40-X Height and Bulk District
Block/Lots: 0025/024
Applicant: Jeremy Schaub
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Jeremy@gabrielngarchitects.com
Owner: Waterfront Management LLC
888 North Point Street
San Francisco, CA 94109
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION OF VARIANCE – MODIFICATION OF CONDITION OF APPROVAL OF PRIOR VARIANCE DECISION SOUGHT:

The Decision Letter for Variance Case No. VZ70.61 (Exhibit A) was issued on December 18, 1970, with multiple conditions to allow a property line adjustment involving the subject property and the adjacent property at 3030 Larkin Street. Condition No. 1 of that letter required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” The proposal is to modify that Decision Letter by removing Condition No. 1.

Planning Code Section 305(d) provides that any violation of any specification or condition so imposed by a variance decision shall constitute a violation of this Code and may constitute grounds for revocation of the variance. While the building proposed through Building Permit Application No. 201412163783 complies with the rear yard requirements for the subject lot, the new building would nonetheless encroach approximately 10 feet into the encumbered “open space” portion of the subject lot pursuant to Condition No. 1 of Variance Case No. VZ70.61.

Planning Code Section 174 states that “Every condition, stipulation, special restriction and other limitation imposed by administrative actions pursuant to this Code, whether such actions are discretionary or ministerial, shall be complied with in the development and use of land and structures. All such conditions, stipulations, special restrictions and other limitations shall become requirements of this Code, and failure to comply with any such condition, stipulation, special restriction or other limitation shall constitute a violation of the provisions of this Code.” Condition No. 1 of the Decision Letter issued for Variance Case No. VZ70.61 requires a 30-foot rear setback only on the subject property at 898 North Point Street. Pursuant to Planning Code Sections 174 and 305, this setback represents a quantitative control that may be varied pursuant to the variance procedures of Section 305. Therefore, a

new variance is required to modify the Decision Letter issued for Variance Case No. VZ70.61 to remove or replace Condition No. 1.

PROCEDURAL BACKGROUND:

1. The Decision Letter for Variance Case No. VZ70.61 was issued on December 18, 1970. At that time, the subject property at 898 North Point Street was Lot 010, and the property at 3030 Larkin Street was Lot 011. The Variance authorized a 30-foot adjustment of the shared lot line between these two properties to the north, such that Lot 011 required Variances from Planning Code requirements for lot coverage, usable open space, and density. Condition No. 1 of this decision letter stated "The transferred portion of the lot remain as open space in perpetuity."
2. Upon the lot line adjustment being approved, the property at 3030 Larkin Street changed from Lot 011 to Lot 023, which it remains today. At that time the subject property at 898 North Point Street changed from Lot 010 to Lot 022. However, Lot 022 was later merged with the adjacent Lot 009 at 882-888 North Point Street, creating Lot 024 as it exists today.
3. Building Permit Application No. 201412163783 for the new construction of a 4-story residential building with ground floor retail on the subject property was filed on December 16, 2014. This permit was not subject to neighborhood notification, but the Project Sponsor did hold a Pre-Application meeting for neighbors on November 11, 2014. The property owner and all tenants of the adjacent property at 3030 Larkin Street were invited to attend. However, the meeting sign-in sheet did not include the property owner or any tenants from 3030 Larkin Street.
4. The proposal to demolish the existing commercial building and newly construct a 4-story residential building with ground floor retail was granted a Class 1 and Class 3 Categorical Exemption from the California Environmental Quality Act ("CEQA") (Case No. 2014-003088ENV). Building Permit Application No. 201412163783 for the proposed new construction was approved by the Planning Department on October 16, 2015, and it was issued by the Department of Building Inspection on February 11, 2016.
5. The owner of the subject property filed an application with the Department of Public Works on February 9, 2016 to subdivide Lot 024 such that the former Lot 009 at 882-888 North Point Street would revert back to its original lot configuration. The referral for that subdivision was approved by the Planning Department on March 10, 2016. The Department of Public Works issued a Tentative Map approval of the subdivision on March 30, 2016. However, a Final Map has not yet been approved.
6. Variance Case No. VZ70.61 was not listed on the Planning Department's Property Information Map (PIM) on its website, and therefore did not initially come to the attention of the Planning Department. The Project Sponsor discovered Variance Case No. VZ70.61 and the associated Notice of Special Restrictions (NSR) recorded on the subject property after Building Permit Application No. 201412163783 was issued and the Tentative Map was approved, at which time they notified the Planning Department.

7. Variance Case No. 2018-001289VAR was filed on January 23, 2018. The Zoning Administrator held a public hearing on **Variance Application No. 2018-001289VAR** on **February 28, 2018**.
8. The Project Sponsor submitted plans (Exhibit B) to the Zoning Administrator on August 31, 2018 representing a proposed revision to the plans associated with Building Permit Application No. 201412163783. The revised proposal is consistent with this Decision Letter and all other relevant controls of the Planning Code.

DECISION:

GRANTED, to replace Condition No. 1 of the Decision Letter issued on December 18, 1970 for Variance Case No. VZ70.61 with the following condition:

New Condition: No building wall on Lot 024 may be closer than 10 feet from its northern property line shared with Lot 023. However, this does not apply to the first story of development within the 10-foot setback, up to a maximum height of 13 feet as measured from the top of the curb at the property line along Larkin Street. Any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line, and such railings may only be the minimum height required by the Building Code.

This decision is subject to the following additional conditions:

1. The authorization and rights vested by virtue of this decision letter are immediately operable upon issuance of this letter.
2. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for new construction on the subject property. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The Decision Letter issued for Variance Case No. VZ70.61 required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” This area measures 30 feet in depth. The original variance anticipated that the subject lot would be developed with a commercial building. However, current proposal for the property is a 5-unit residential building with a small ground floor commercial space (see Exhibit B). The Planning Code requires new dwelling units at the subject property to provide off-street accessory parking, and the General Plan and Planning Department policy encourage curb cuts to be as far from intersections as possible to reduce potential conflicts.

The subject property has a shallow depth of only 80 feet, and it slopes down to north, creating an elevation difference of approximately 11 feet along the Larkin Street frontage. The property’s frontage along North Point Street is occupied by a MUNI bus stop with a red curb. As such, the Larkin Street frontage is the only viable location for a new curb cut, especially if the partially subterranean level is to be used as a parking garage. Additionally, due to the sloping nature of the site, it is physically necessary to place the curb cut and garage entrance as deep into the property as possible along Larkin Street to allow adequate access and maneuverability. These factors represent exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in little to no opportunity for Code-complying off-street accessory parking at the site unless it is accessed as far down-slope on the Larkin Street frontage as possible. Requiring a 30-foot rear setback at all levels of the subject property represents a greater rear yard than required by the Planning Code (i.e. 20 feet) and is an unnecessary hardship toward providing Code-complying off-street accessory parking, which is due to the context of the site’s topography and layout, and is not created by or attributed to the applicant or the owner of the property.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to develop a residential building with the maximum density permitted by the Planning Code, while providing Code-required off-street

accessory parking using generally the same location for its garage access along Larkin Street as is currently used for the site's rear parking lot. Developing a Code-complying project that maximizes density, is consistent with relevant design guidelines and the General Plan, and is respectful of its surroundings, is a substantial property right of the subject property possessed by other property in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting the variance will allow a Code-complying project that maximizes density, is consistent with design guidelines and the General Plan, and is respectful of its surroundings. The new condition to replace the original Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 ensures that no structure above the garage level will be within 10 feet of the property line to the north shared with 3030 Larkin Street. The adjacent 5-foot side setback on Lot 023 means that above the garage level there will be at least 15 feet between the 3030 Larkin Street building and any new structure developed on the subject property. As a matter of comparison, 15 feet is generally the minimum rear yard required by the Planning Code for a residential project. However, because the required rear yard of the subject property is 20 feet, the separation between the 3030 Larkin Street building and any new structure on the subject property will effectively be 25 feet above the garage level.
- B. The building at 3030 Larkin Street includes a central corridor on each residential level, so that each dwelling unit in the building fronts either on Larkin Street or the property's rear yard. The building includes a lightwell along its southern façade, facing the subject property, which is occupied by stairs. It is also covered by a semi-transparent material. As such, the lightwell does not actually provide any additional light to the dwelling units.

Each unit (one front, one rear) at 3030 Larkin Street along its southern façade has 3 windows on that façade. However, one such window is within a closet, and the other two windows provide light to a living room that also has windows fronting either Larkin Street or the rear yard. Therefore, none of the windows on the southern façade of 3030 Larkin Street are used for singular access to light in primary rooms. Additionally, this decision also requires any deck and railings above the garage level of the subject property to be set back at least 5 feet from shared property line.

This decision allows the garage level of the subject property to rise to a height of 13 feet with no rear setback, and requires at least a 10-foot rear setback above the garage level. However, it effectively creates a 25-foot separation between the building on Lot 023 and any future building on Lot 024 due to the 5-foot setback on Lot 023 and the subject property's 20 foot rear yard requirement. These setbacks represent standard development within the City and will not be materially detrimental to the public welfare or materially injurious to the property at 3030 Larkin Street or any other improvements in the vicinity.

- C. The Decision Letter for Variance Case No. VZ70.61 granted variances to the property at 3030 Larkin Street for lot coverage, useable open space, and density. Although the subject property at 898 North Point Street did not require or receive a variance due to the lot line adjustment, Condition No. 1 of that decision did restrict the lot by requiring a 30-foot open area setback at the rear of the property. Granting this new variance to replace Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 will only affect the subject property, and will not affect any of the variances granted for lot coverage, open space, or density at Lot 023 (3030 Larkin Street).
- D. The Project Sponsor received no opposition when they conducted the Pre-Application meeting for the project in November 2014, or as part of any noticing required by the Department of Building Inspection for the issuance of Building Permit Application No. 201412163783. However, multiple speakers at the variance hearing on February 28, 2018 spoke in opposition to the proposal to completely remove the required setback pursuant to Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61. The speakers included the property owner of 3030 Larkin Street, his counsel, his brother, and two separate tenants at 3030 Larkin Street.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 2. The proposed project will be in keeping with the existing housing and neighborhood character.
 3. The proposed project will have no effect on the City's supply of affordable housing.
 4. The proposed project does not adversely affect neighborhood parking or public transit.
 5. The project will have no effect on the City's industrial and service sectors.
 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
 7. The project will have no effect on the City's landmarks or historic buildings.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

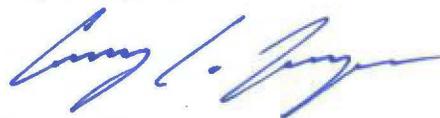
Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Corey A. Teague
Acting Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

ABBREVIATIONS

&	AND
@	AT
○	CENTER LINE
∅	DIAMETER
#	FOUND OR NUMBER
≡	PROPERTY LINE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT
INT.	INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GA	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSONUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSOBE
OPNG.	OPENING
P/L	PROPERTY LINE
PL	PLATE
PLYWD.	PLYWOOD
PT	POINT
Q.T.	QUARRY TILE
R	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL	SLIDER WINDOW
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
T.G.	TEMPERED GLASS
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W	WEST
W/	WITH
WO	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



RENDERING LOOKING NORTH EAST AT SUBJECT SITE

NOTES

PROVIDE FIRE SPRINKLER SYSTEM AND STANDPIPES THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT. FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.

PROVIDE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.

PROVIDE EMERGENCY LIGHTING PER SEC. 1006.3 PROVIDE EXIT SIGNS PER SEC. 1011

PROVIDE STAIR IDENTIFICATION WITH SIGN PER SEC. 1022.8.1

TWO HOUR STAIR ENCLOSURE FOR 4 OR MORE STORIES WITH 90 MIN. DOOR WITH CLOSER PER SEC. 1022.2

TWO HOUR SHAFT ENCLOSURE FOR ELEVATOR

PROVIDE ONE HOUR CONSTRUCTION W/ SOUND INSULATION BETWEEN UNIT AND PUBLIC AREA

PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2

PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.6

ALL FIREPLACES SHALL BE "UL LISTED"

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY SCHAUB LY ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ACCESSIBILITY STATEMENT

PER SEC. 1134A.2 - ONLY 1 BATHROOM IN EACH DWELLING UNIT NEEDS TO COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED, AND INDICATED AS "ACCESSIBLE" ON PLANS.

COMMERCIAL SPACE TO FULLY COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA ENERGY CODE - TITLE 24

2013 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

2010 NFPA 72 - FIRE ALARM CODE

2006 NFPA 101 - LIFE SAFETY CODE

SCOPE OF WORK

NEW MIXED-USE 4-STORY 5 DWELLINGS & GROUND FLOOR COMMERCIAL

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2014-1216-3783

BLOCK/LOT: 0025 / 024

ZONING: C-2 / S.U.D. WATERFRONT 2

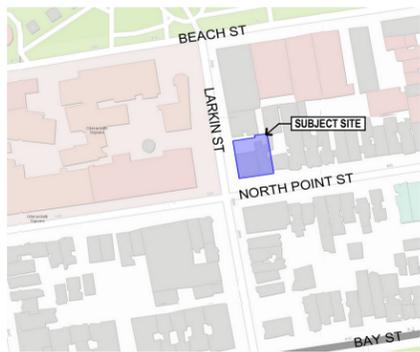
OCCUPANCY: S-2 / M / R-2

NUMBER OF UNITS: 5 RESIDENTIAL & COMMERCIAL

NUMBER OF STORIES: 4 OVER BASEMENT

TYPE OF CONSTRUCTION: V-A (FULLY SPRINKLERED)

VICINITY MAP



ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

DRAWING INDEX

A-0	PROJECT INFORMATION & RENDERING
A-1.0	SITE / ROOF PLAN
A-2.0	BASEMENT PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	FOURTH FLOOR PLAN
A-2.5	ROOF PLAN
A-3.0	ELEVATION ON NORTH POINT STREET
A-3.1	LEFT ELEVATION (LARKIN STREET)
A-3.2	REAR AND RIGHT ELEVATIONS
A-3.3	SECTIONS



SCHAUB LY ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 Fax 510-281-1359
www.slasf.com

NEW MIXED USE BUILDING
3000-08 LARKIN ST, 898 NORTHPOINT ST
BLOCK 0025, LOT 024
SAN FRANCISCO, CA 94109

PROJECT INFORMATION & RENDERING

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410
Sheet **A-0**
Of 12 Sheets

SYMBOLS

⊕	COLUMN GRID LINE	EL. = XX.XX"	ELEVATION
⊕	SECTION / DETAIL IDENTIFICATION SHEET NUMBER	—	EXISTING STUD WALL
⊕	INTERIOR ELEVATION #	—	NEW STUD WALL
⊕	INTERIOR ELEVATION # SHEET NUMBER	—	NEW DOOR
⊕	ENLARGED PLAN SECTION OR DETAIL REFERENCE	—	EXISTING WALL/DOOR TO BE REMOVED
⊕	DOOR NUMBER	—	EXISTING WALL/DOOR TO REMAIN
⊕	WINDOW NUMBER	—	WALL DETAIL NUMBER

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet **A-1.0**

Of 12 Sheets

Area Calculation (In Square Feet):

	4th Floor	3rd Floor	2nd Floor	1st Floor	Basement	Total
Unit #3008*	2,362					2,362
Unit #3006*		1,024				1,024
Unit #3004*		1,032				1,032
Unit #3002*			1,024			1,024
Unit #3000*			1,030	924		1,954
Retail #898*				698		698
Common Area**	418	522	570	898	521	2,929
Garage					2,958	2,958
Total	2,780	2,578	2,624	2,520	3,479	13,981

Total Retail Area = 698 S.F.

Total Living Area for all Units = 7,396 S.F.

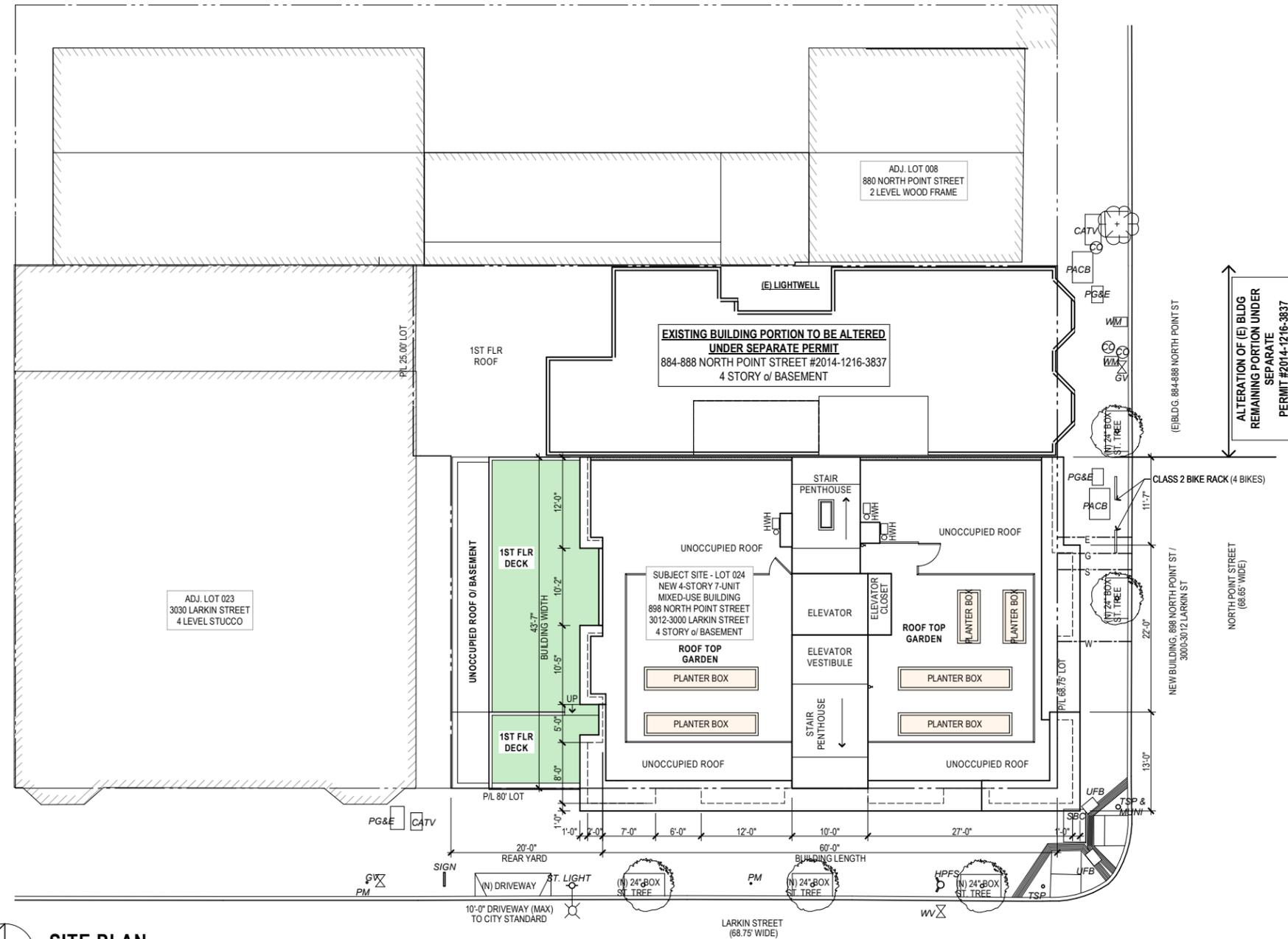
Total Garage & Common Area = 5,887 S.F.

Total Gross Area = 13,981 S.F.

Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

* Unit area includes net area inside of unit only

** Common area includes all areas outside of unit (common stair/hallway, exterior walls, etc.)

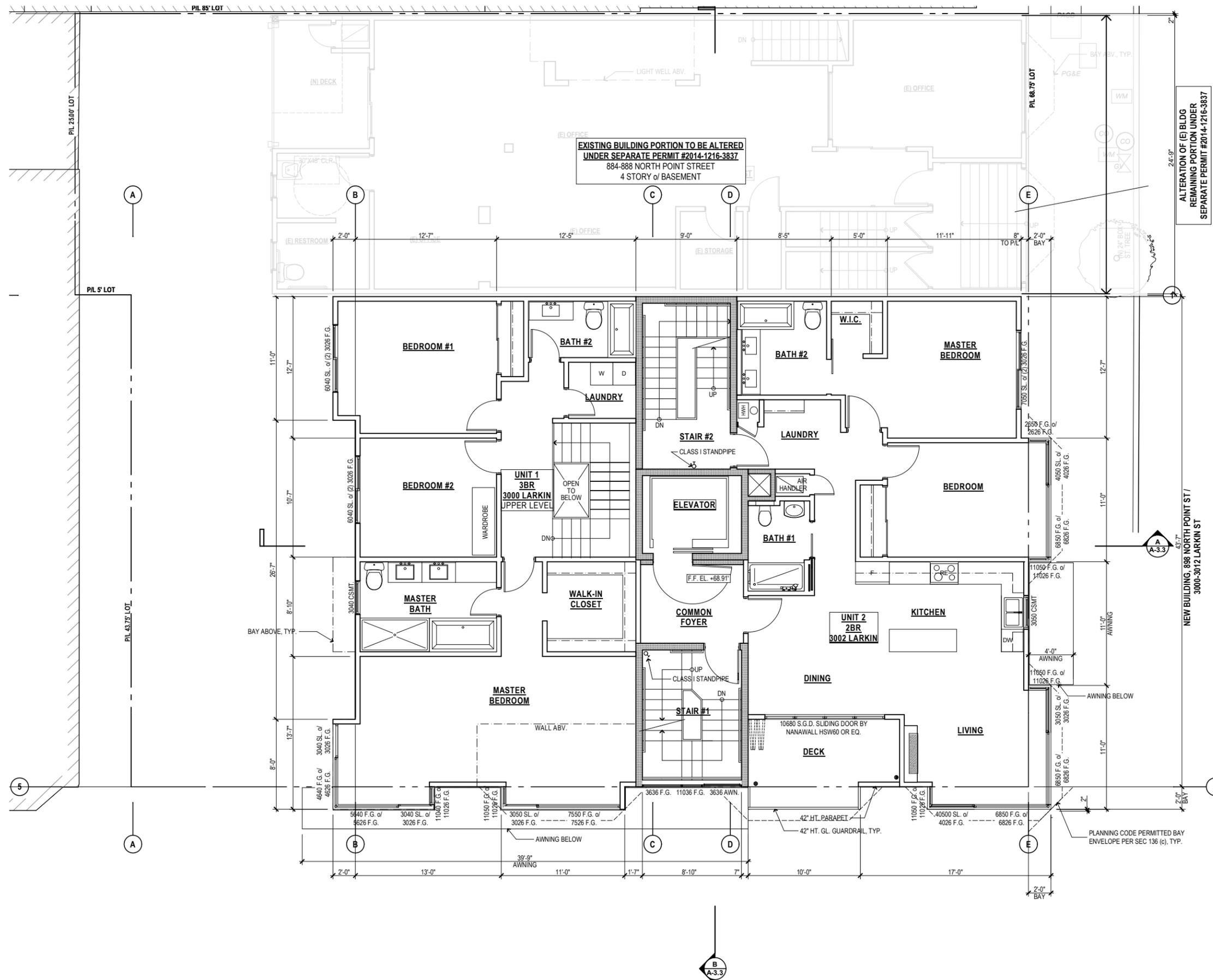


SITE PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

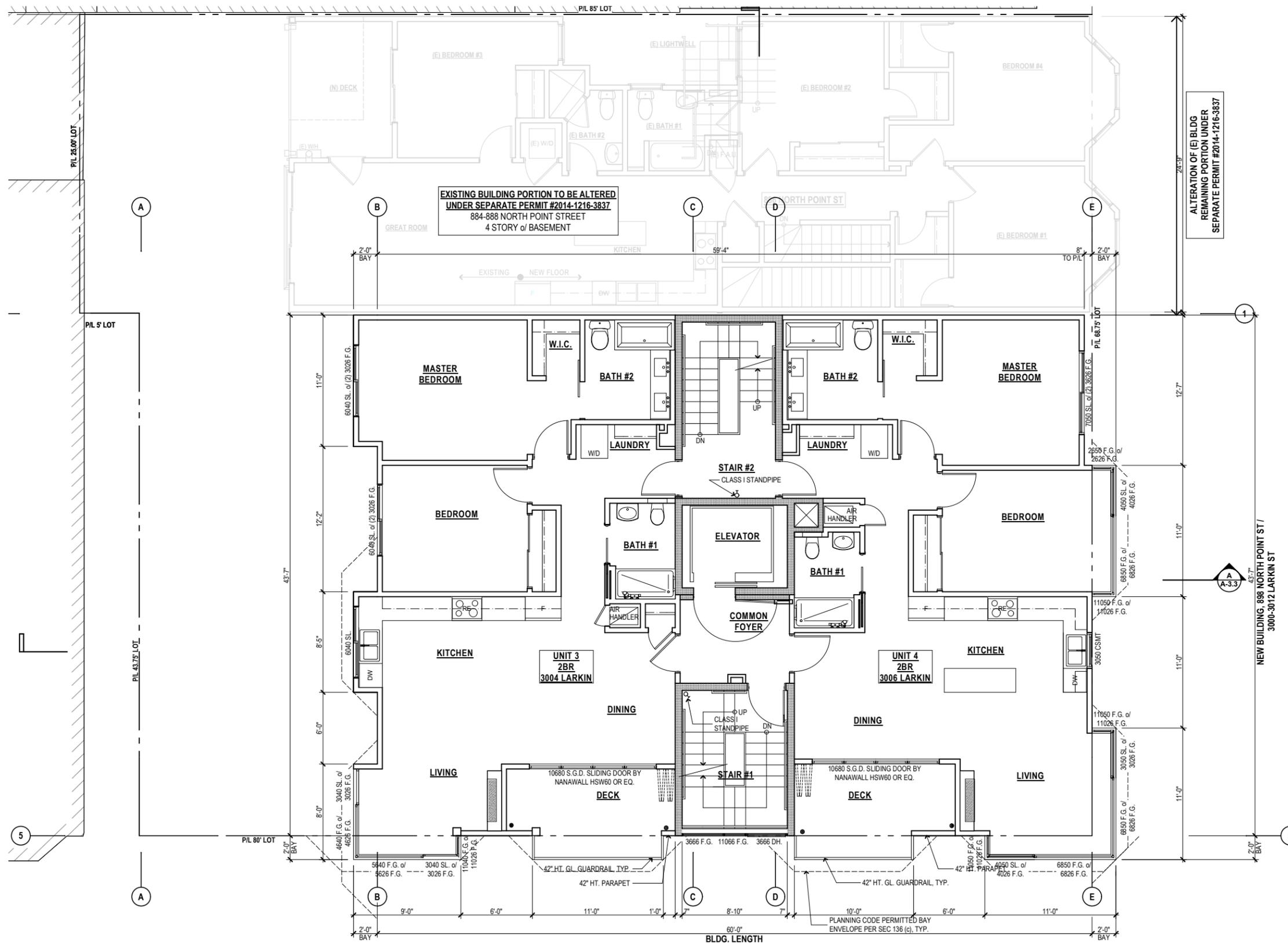


SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS



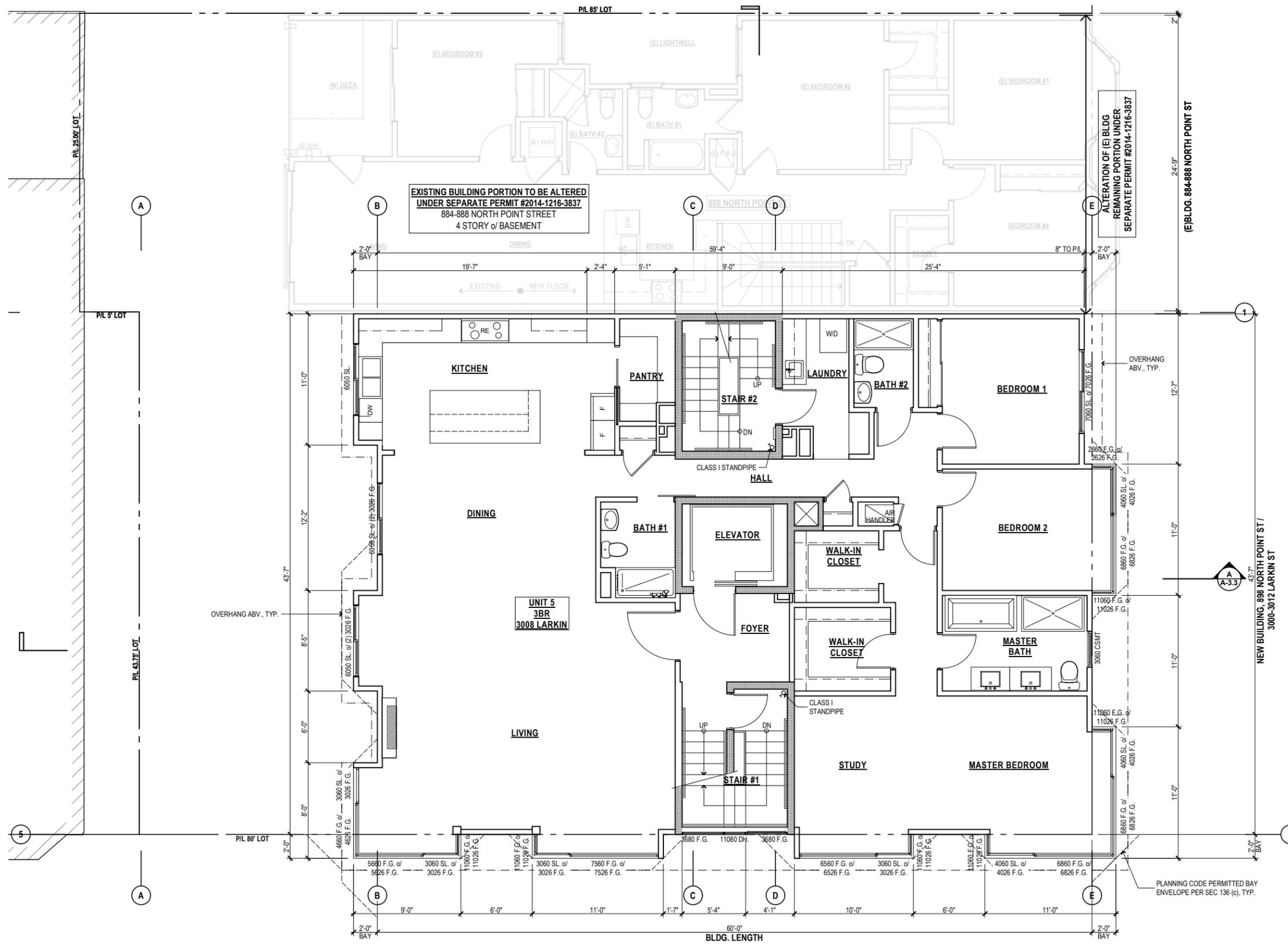
THIRD FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

LEGEND	
	CONCRETE WALL
	2 HOUR WALL
	1 HOUR WALL
	DOOR SCHEDULE SEE SHEET A-4.2
	WINDOW SCHEDULE SEE SHEET A-4.3
	WALL DETAIL SEE SHEET A-5.1

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS



FOURTH FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

LEGEND	
	CONCRETE WALL
	2 HOUR WALL
	1 HOUR WALL
	DOOR SCHEDULE SEE SHEET A-4.2
	WINDOW SCHEDULE SEE SHEET A-4.3
	WALL DETAIL SEE SHEET A-5.1

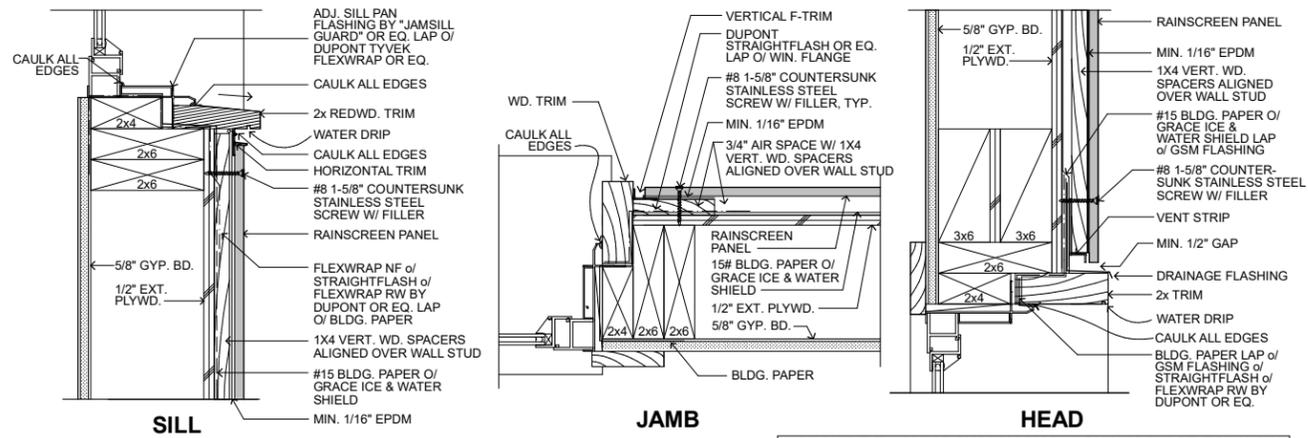
C:\Users\Jeremy\Work\Dropbox (GVA)\SLA\Projects\1\PROJECT_888_NorthPoint_Sf\888_NorthPoint_Sf.dwg 7:34:18 pm Last saved on Friday, August 31, 2018 by Jeremy Work

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet

A-3.0

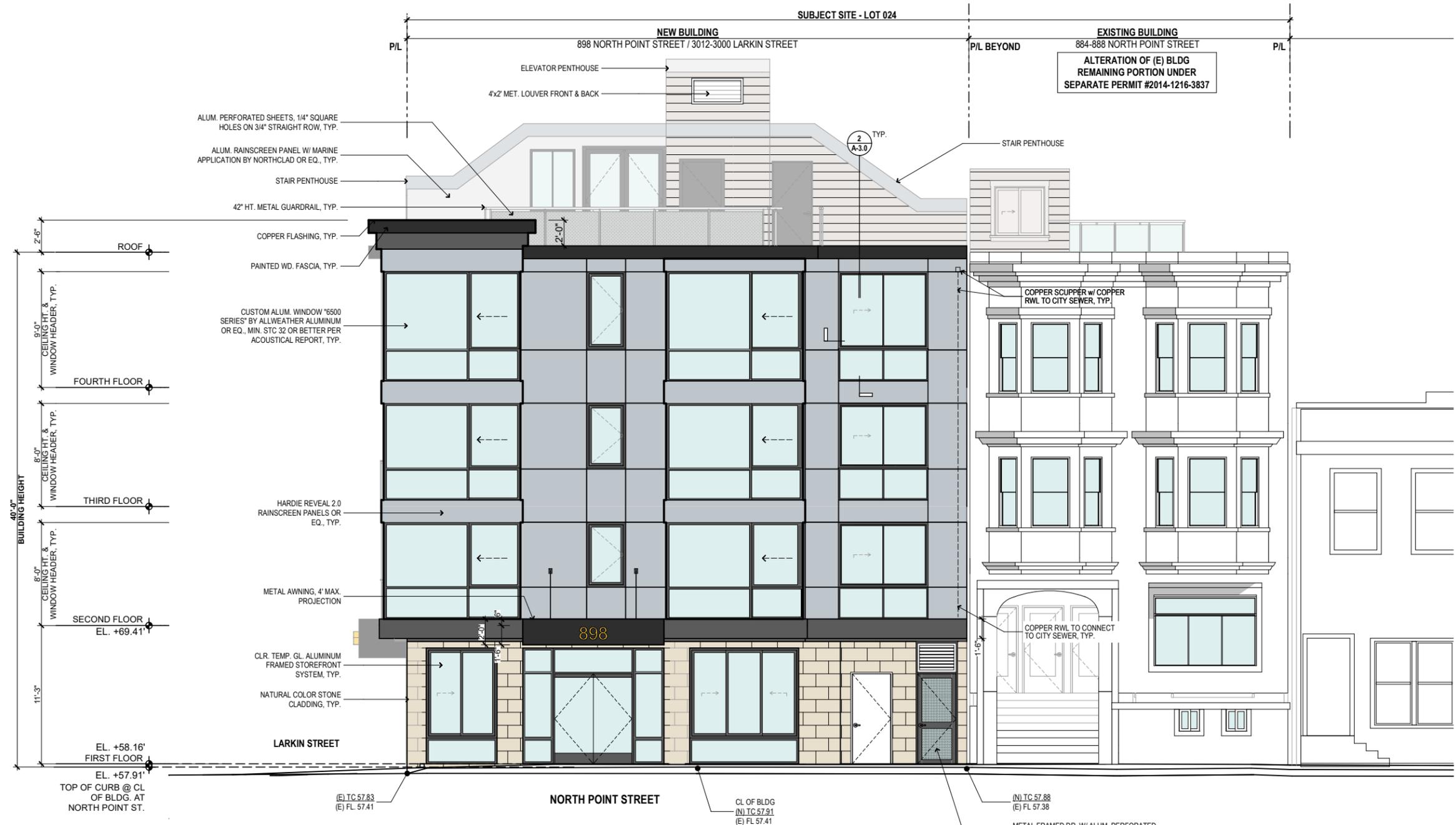


1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY BONELLI OR EQ., TYP.

2 WINDOW DETAIL - RAINSCREEN

SCALE 3" = 1'-0"

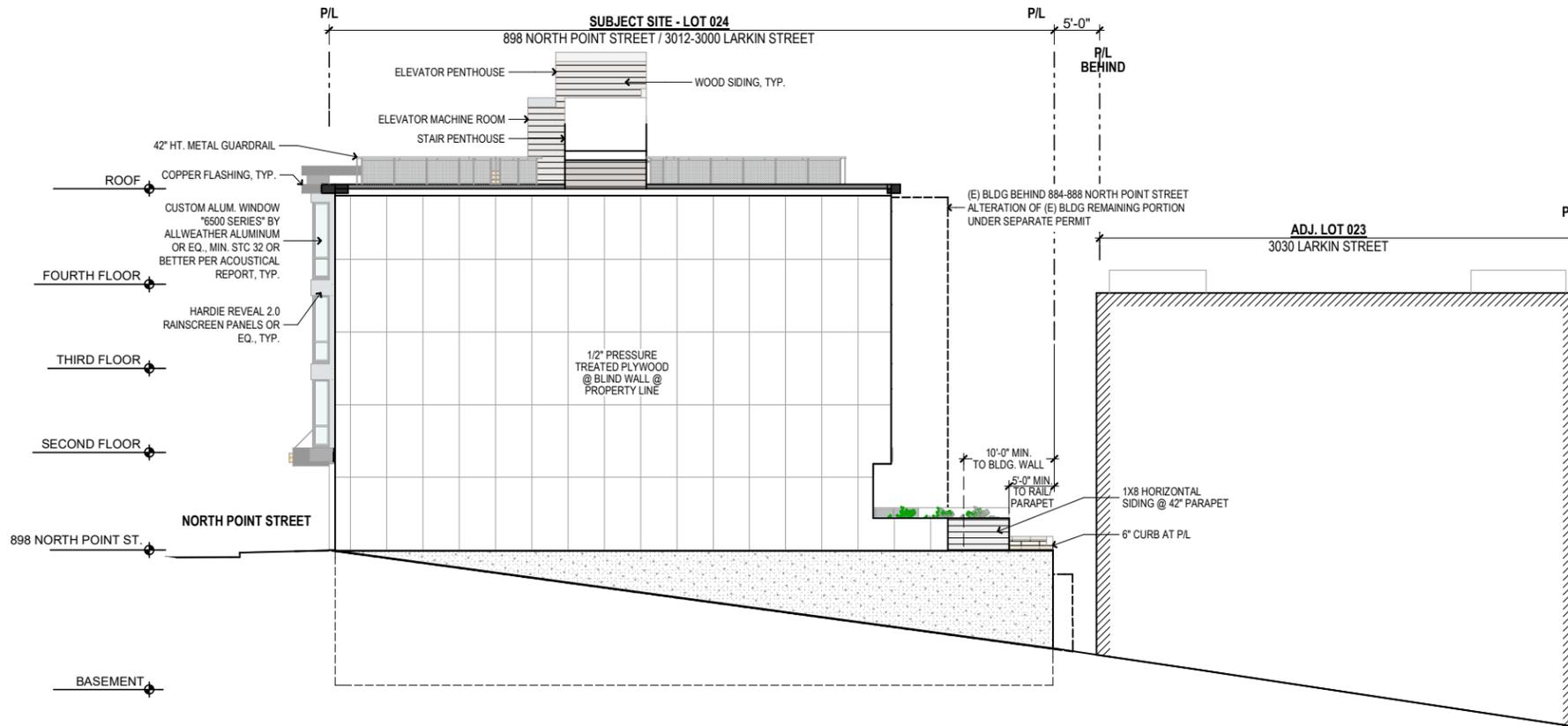


FRONT ELEVATION AT NORTH POINT ST. LOOKING NORTH

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/4" = 1'-0"

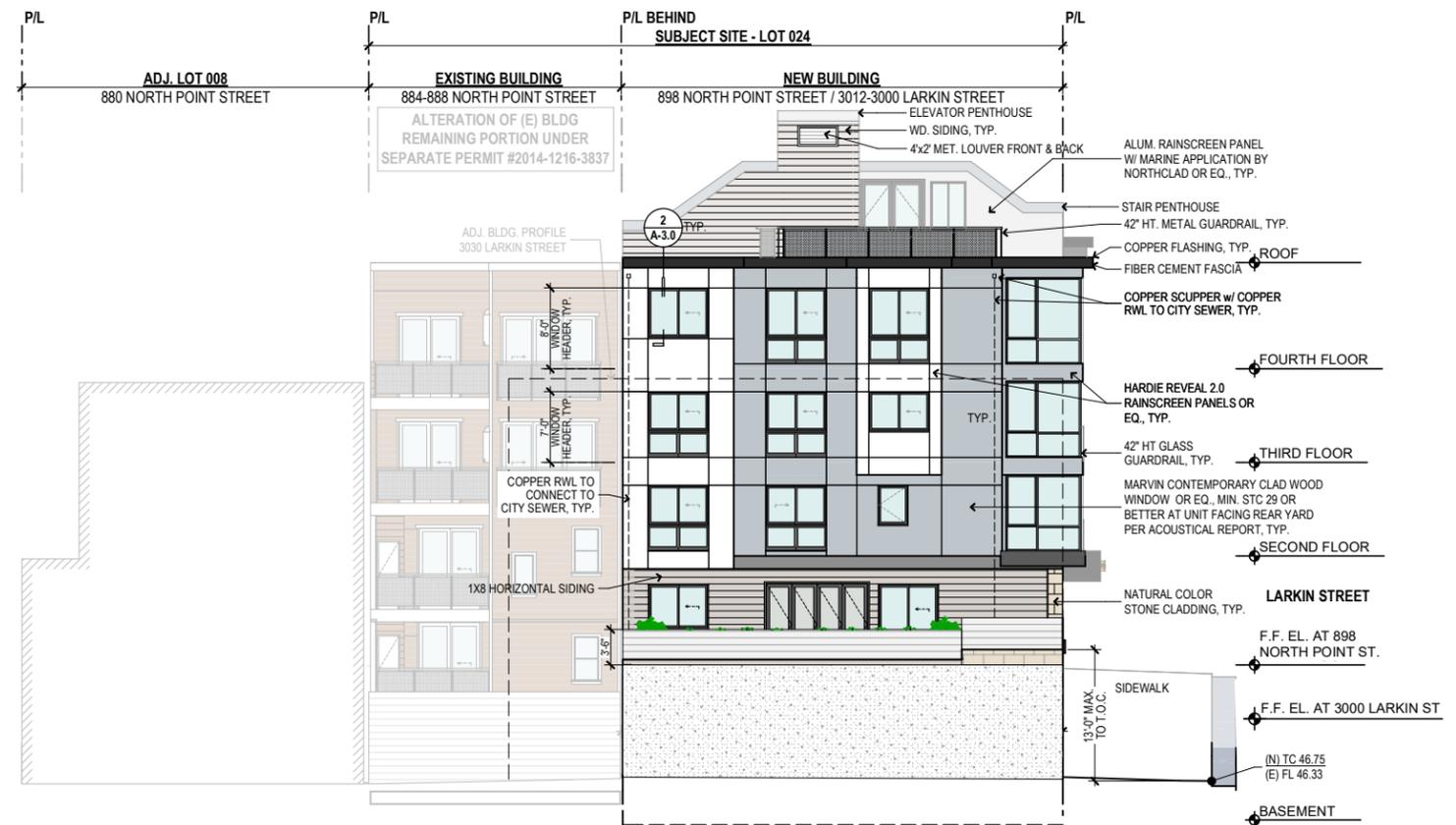
Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS



RIGHT ELEVATION LOOKING WEST

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

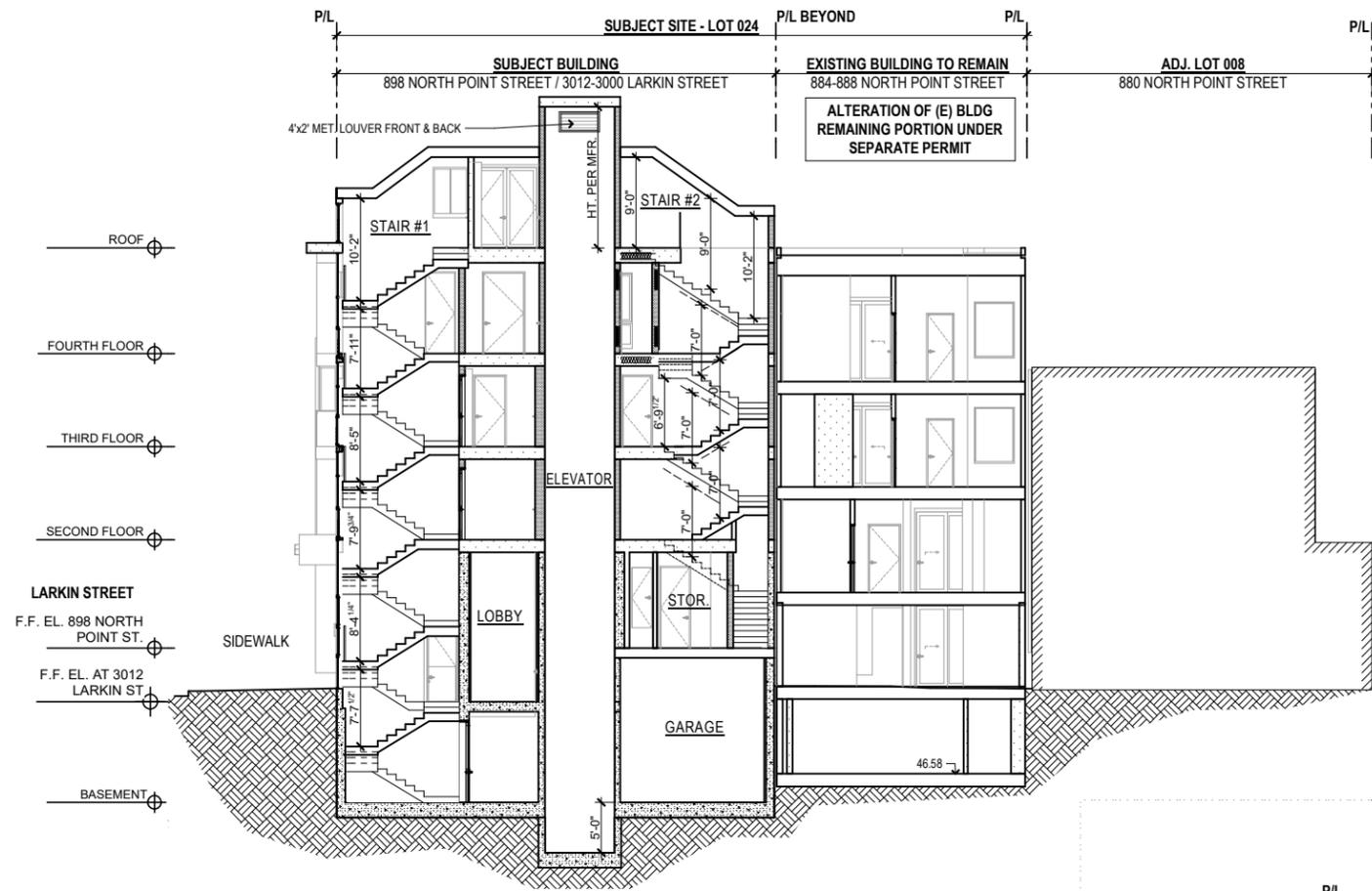
SCALE: 1/8" = 1'-0"



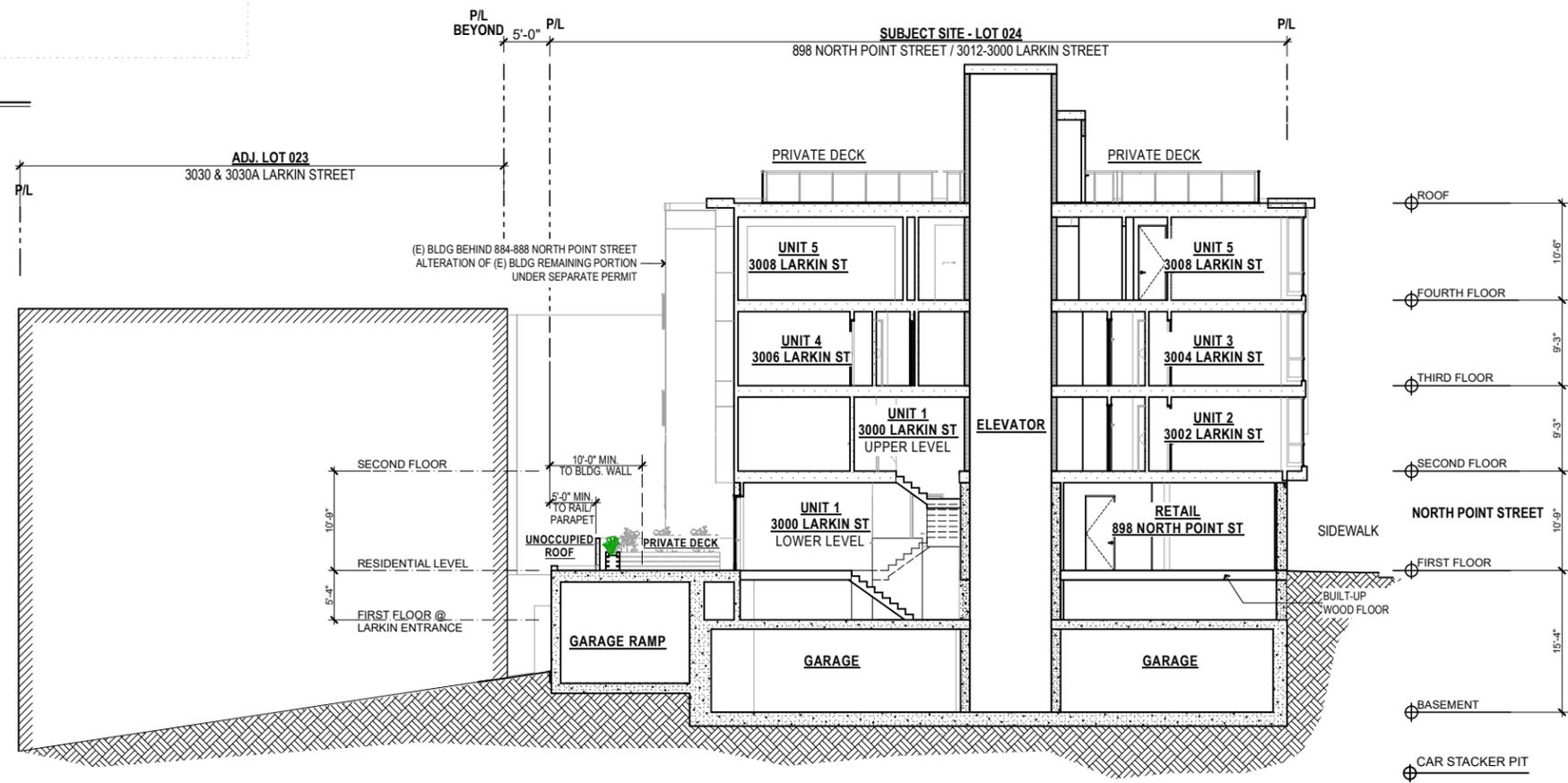
REAR ELEVATION LOOKING SOUTH

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"



B CROSS SECTION
1/8" = 1'-0"



A LONGITUDINAL SECTION A
1/8" = 1'-0"

SECTIONS

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet **A-3.3**

Exhibit E

Board of Appeals Notice of Decision & Order (November 14, 2018)

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
SERGE ETCHEVERRY & ETCHEVERRY LLC,
Appellant(s)
vs.
ZONING ADMINISTRATOR,
Respondent

Appeal No. 18-131

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 01, 2018, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE, on September 21, 2018 to Waterfront Management LLC, of a Variance Decision (Modification of Condition of Approval of Prior Variance Decision Case No. VZ70.61 by removing Condition No. 1 which required the portion of the subject property that was transferred from the adjacent lot through a lot line adjustment to "remain as open space in perpetuity"; New Condition: No building on subject property may be closer than 10 feet from northern property line (not applicable to first story development within the 10-foot setback, up to a maximum height of 13 feet); any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line) at 898 North Point Street

CASE NO. 2018-001289VAR

FOR HEARING ON November 14, 2018

Address of Appellant(s):

Address of Other Parties:

Serge Etcheverry & Etcheverry LLC, Appellants c/o Stephen Williams, Attorney for Appellant Law Offices of Stephen M. Williams 1934 Divisadero Street San Francisco, CA 94115	Waterfront Management LLC, Variance Holder c/o Jeremy Schaub, Agent for Variance Holder Schaub Ly Architects 1360 9th Avenue San Francisco, CA 94122
--	--

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on NOVEMBER 14, 2018.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **DENIES THE APPEAL AND ORDERS** that the GRANTING of the subject variance by the ZONING ADMINISTRATOR is **UPHELD** on the basis that that the five findings required under Planning Code Section 305(c) were met.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: November 26, 2018
Request for Rehearing: None
Rehearing: None
Notice Released: November 27, 2018



Frank Wong, President



Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.

From: [Peggy Berlese](#)
To: [BOS Legislation, \(BOS\)](#); [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [SHEN, ANDREW \(CAT\)](#); [MALAMUT, JOHN \(CAT\)](#); [Degrafrinried, Alaric \(DPW\)](#); [Storrs, Bruce \(DPW\)](#); [Ryan, James \(DPW\)](#); [Tse, Bernie \(DPW\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [VerHagen, Adrian \(DPW\)](#); [BOS-Supervisors](#); [bos-ligislative](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Jeremy Schaub](#); [Therese Hu](#); [Howard Hu](#)
Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Friday, May 29, 2020 10:09:37 AM
Attachments: [image001.png](#)
[Signed Variance Decision Letter with Exhibit A and B - 898 Northpoint Street - 2018-001289VAR \(ID 1032652\).pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors, City Attorneys, employees of the Department of Public Works and Planning and other interested parties,

I represent Waterfront Management LLC, the owner of the above properties. Howard and Therese Hu are two of the members of the LLC. On February 13, 2020 Waterfront submitted to the Department of Public Works, Bureau of Street-Use and Mapping, a vertical subdivision map to create four parcels at the site. Tentative map approval was granted on May 5, 2020.

Mr. Serge Etcheverry, the owner of the adjacent property at 3030 Larkin Street, appealed the tentative map approval because he is “opposed to the (building) plans because there is no need for parking and there is (a) variance in place (f)rom 1970”

It is true that the Planning Department issued a Decision Letter for Variance on December 18, 1970, and this Variance created open space in an area where the current approved building plans provide for parking. However the 1970 Variance was modified by the Variance Decision dated September 21, 2018. A copy of the later Variance Decision is attached. In the 2018 Variance Decision, the Planning Department found that:

1. there was no opportunity for Code-complying off-street accessory parking at the site (Finding 2.A. on page 4);
2. granting the Variance will allow the subject property to develop a residential building with the maximum density permitted by the Planning Code, while providing Code-required off-street accessory parking (Finding 3.A.); and
3. granting the Variance will allow a Code-complying project that maximizes density, is consistent with design guidelines and the General Plan, and is respectful of its surrounding (Finding 4.A.).

Mr. Etcheverry was represented by counsel during the 2018 Variance process and hearing. Again with the assistance of counsel, on October 1, 2018, he appealed the September 21, 2018 Variance Decision. On November 14, 2018 the Board of Appeals held a de novo hearing and once again

reconsidered all of the facts and circumstances of Waterfront's request for a modification of the December 18, 1970 Variance. The Board unanimously denied Mr. Etcheverry's appeal and affirmed the September 21, 2018 Variance Decision. **It seems that Mr. Etcheverry now is attempting again to appeal the September 21, 2018 Variance Decision by filing the appeal of the Tentative Map approval.**

What follows are the grounds to deny a Tentative Map under Government Code section 66474:

1. the map is not consistent with applicable general and specific plans;
 2. the design of the proposed subdivision is not consistent with applicable general and specific plans;
 3. the site is not physically suitable for the type of development;
 4. the site is not physically suitable for the proposed density of development;
 5. the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 6. the design of the subdivision or type of improvement is likely to cause serious public health problems; or
-
7. the design of the subdivision or the type of improvements will conflict with easements, acquired by the public, for access through or use of property within the proposed subdivision.

Mr. Etcheverry did not appeal the Tentative Map on any of the above grounds. There are no grounds to appeal the Map because the proposed project already underwent years of review by City agencies and its building plans are approved. Additionally, the 2018 Variance Decision found Waterfront's approved plans to be consistent with the General Plan. For all of these reasons, Mr. and Mrs. Hu respectfully request that the appeal of the Tentative Map be denied.

Thank you,

Peggy Berlese
Of Counsel
Law Offices of Herzig & Berlese
414 Gough Street, #5
San Francisco, CA 94102
(415) 861-8800

From: "BOS Legislation, (BOS)" <bos.legislation@sfgov.org>

Date: Thursday, May 21, 2020 at 10:50 AM

To: "BOS Legislation, (BOS)" <bos.legislation@sfgov.org>

Cc: ANNE PEARSON <Anne.Pearson@sfcityatty.org>, KATE STACY <Kate.Stacy@sfcityatty.org>, CHRISTOPHER TOM <Christopher.Tom@sfcityatty.org>, "SHEN, ANDREW (CAT)" <Andrew.Shen@sfcityatty.org>, JOHN MALAMUT

<John.Malamut@sfcityatty.org>, "Degrafinried, Alaric (DPW)"
<alaric.degrafinried@sfdpw.org>, "Storrs, Bruce (DPW)" <Bruce.Storrs@sfdpw.org>,
"Ryan, James (DPW)" <james.ryan@sfdpw.org>, "Tse, Bernie (DPW)"
<bernie.tse@sfdpw.org>, Dan Sider <dan.sider@sfgov.org>, Aaron Starr
<aaron.starr@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, Scott Sanchez
<scott.sanchez@sfgov.org>, "Gibson, Lisa (CPC)" <lisa.gibson@sfgov.org>, "Jain, Devyani
(CPC)" <devyani.jain@sfgov.org>, "Navarrete, Joy (CPC)" <joy.navarrete@sfgov.org>,
"Lynch, Laura (CPC)" <laura.lynch@sfgov.org>, "Varat, Adam (CPC)"
<adam.varat@sfgov.org>, AnMarie Rodgers <anmarie.rodgers@sfgov.org>, "VerHagen,
Adrian (DPW)" <Adrian.VerHagen@sfdpw.org>, BOS-Supervisors <bos-supervisors@sfgov.org>,
BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, Angela
Calvillo <angela.calvillo@sfgov.org>, "Somera, Alisa (BOS)" <alisa.somera@sfgov.org>,
"BOS Legislation, (BOS)" <bos.legislation@sfgov.org>

Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street -
Appeal Hearing on June 9, 2020

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **June 9, 2020, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3000-3012 Larkin Street and 898 North Point Street, and an informational letter from the Clerk of the Board.

[Tentative Map Appeal Letter - May 15, 2020](#)

[Clerk of the Board Letter - May 21, 2020](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: September 21, 2018
Case No.: **2018-001289VAR**
Project Address: **898 NORTH POINT STREET**
Zoning: C-2 (Community Business)
40-X Height and Bulk District
Block/Lots: 0025/024
Applicant: Jeremy Schaub
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Jeremy@gabrielngarchitects.com
Owner: Waterfront Management LLC
888 North Point Street
San Francisco, CA 94109
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION OF VARIANCE – MODIFICATION OF CONDITION OF APPROVAL OF PRIOR VARIANCE DECISION SOUGHT:

The Decision Letter for Variance Case No. VZ70.61 (Exhibit A) was issued on December 18, 1970, with multiple conditions to allow a property line adjustment involving the subject property and the adjacent property at 3030 Larkin Street. Condition No. 1 of that letter required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” The proposal is to modify that Decision Letter by removing Condition No. 1.

Planning Code Section 305(d) provides that any violation of any specification or condition so imposed by a variance decision shall constitute a violation of this Code and may constitute grounds for revocation of the variance. While the building proposed through Building Permit Application No. 201412163783 complies with the rear yard requirements for the subject lot, the new building would nonetheless encroach approximately 10 feet into the encumbered “open space” portion of the subject lot pursuant to Condition No. 1 of Variance Case No. VZ70.61.

Planning Code Section 174 states that “Every condition, stipulation, special restriction and other limitation imposed by administrative actions pursuant to this Code, whether such actions are discretionary or ministerial, shall be complied with in the development and use of land and structures. All such conditions, stipulations, special restrictions and other limitations shall become requirements of this Code, and failure to comply with any such condition, stipulation, special restriction or other limitation shall constitute a violation of the provisions of this Code.” Condition No. 1 of the Decision Letter issued for Variance Case No. VZ70.61 requires a 30-foot rear setback only on the subject property at 898 North Point Street. Pursuant to Planning Code Sections 174 and 305, this setback represents a quantitative control that may be varied pursuant to the variance procedures of Section 305. Therefore, a

new variance is required to modify the Decision Letter issued for Variance Case No. VZ70.61 to remove or replace Condition No. 1.

PROCEDURAL BACKGROUND:

1. The Decision Letter for Variance Case No. VZ70.61 was issued on December 18, 1970. At that time, the subject property at 898 North Point Street was Lot 010, and the property at 3030 Larkin Street was Lot 011. The Variance authorized a 30-foot adjustment of the shared lot line between these two properties to the north, such that Lot 011 required Variances from Planning Code requirements for lot coverage, usable open space, and density. Condition No. 1 of this decision letter stated "The transferred portion of the lot remain as open space in perpetuity."
2. Upon the lot line adjustment being approved, the property at 3030 Larkin Street changed from Lot 011 to Lot 023, which it remains today. At that time the subject property at 898 North Point Street changed from Lot 010 to Lot 022. However, Lot 022 was later merged with the adjacent Lot 009 at 882-888 North Point Street, creating Lot 024 as it exists today.
3. Building Permit Application No. 201412163783 for the new construction of a 4-story residential building with ground floor retail on the subject property was filed on December 16, 2014. This permit was not subject to neighborhood notification, but the Project Sponsor did hold a Pre-Application meeting for neighbors on November 11, 2014. The property owner and all tenants of the adjacent property at 3030 Larkin Street were invited to attend. However, the meeting sign-in sheet did not include the property owner or any tenants from 3030 Larkin Street.
4. The proposal to demolish the existing commercial building and newly construct a 4-story residential building with ground floor retail was granted a Class 1 and Class 3 Categorical Exemption from the California Environmental Quality Act ("CEQA") (Case No. 2014-003088ENV). Building Permit Application No. 201412163783 for the proposed new construction was approved by the Planning Department on October 16, 2015, and it was issued by the Department of Building Inspection on February 11, 2016.
5. The owner of the subject property filed an application with the Department of Public Works on February 9, 2016 to subdivide Lot 024 such that the former Lot 009 at 882-888 North Point Street would revert back to its original lot configuration. The referral for that subdivision was approved by the Planning Department on March 10, 2016. The Department of Public Works issued a Tentative Map approval of the subdivision on March 30, 2016. However, a Final Map has not yet been approved.
6. Variance Case No. VZ70.61 was not listed on the Planning Department's Property Information Map (PIM) on its website, and therefore did not initially come to the attention of the Planning Department. The Project Sponsor discovered Variance Case No. VZ70.61 and the associated Notice of Special Restrictions (NSR) recorded on the subject property after Building Permit Application No. 201412163783 was issued and the Tentative Map was approved, at which time they notified the Planning Department.

7. Variance Case No. 2018-001289VAR was filed on January 23, 2018. The Zoning Administrator held a public hearing on Variance Application No. 2018-001289VAR on February 28, 2018.
8. The Project Sponsor submitted plans (Exhibit B) to the Zoning Administrator on August 31, 2018 representing a proposed revision to the plans associated with Building Permit Application No. 201412163783. The revised proposal is consistent with this Decision Letter and all other relevant controls of the Planning Code.

DECISION:

GRANTED, to replace Condition No. 1 of the Decision Letter issued on December 18, 1970 for Variance Case No. VZ70.61 with the following condition:

New Condition: No building wall on Lot 024 may be closer than 10 feet from its northern property line shared with Lot 023. However, this does not apply to the first story of development within the 10-foot setback, up to a maximum height of 13 feet as measured from the top of the curb at the property line along Larkin Street. Any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line, and such railings may only be the minimum height required by the Building Code.

This decision is subject to the following additional conditions:

1. The authorization and rights vested by virtue of this decision letter are immediately operable upon issuance of this letter.
2. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for new construction on the subject property. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The Decision Letter issued for Variance Case No. VZ70.61 required the portion of the subject property that was transferred from the adjacent lot through the lot line adjustment to “remain as open space in perpetuity.” This area measures 30 feet in depth. The original variance anticipated that the subject lot would be developed with a commercial building. However, current proposal for the property is a 5-unit residential building with a small ground floor commercial space (see Exhibit B). The Planning Code requires new dwelling units at the subject property to provide off-street accessory parking, and the General Plan and Planning Department policy encourage curb cuts to be as far from intersections as possible to reduce potential conflicts.

The subject property has a shallow depth of only 80 feet, and it slopes down to north, creating an elevation difference of approximately 11 feet along the Larkin Street frontage. The property’s frontage along North Point Street is occupied by a MUNI bus stop with a red curb. As such, the Larkin Street frontage is the only viable location for a new curb cut, especially if the partially subterranean level is to be used as a parking garage. Additionally, due to the sloping nature of the site, it is physically necessary to place the curb cut and garage entrance as deep into the property as possible along Larkin Street to allow adequate access and maneuverability. These factors represent exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in little to no opportunity for Code-complying off-street accessory parking at the site unless it is accessed as far down-slope on the Larkin Street frontage as possible. Requiring a 30-foot rear setback at all levels of the subject property represents a greater rear yard than required by the Planning Code (i.e. 20 feet) and is an unnecessary hardship toward providing Code-complying off-street accessory parking, which is due to the context of the site’s topography and layout, and is not created by or attributed to the applicant or the owner of the property.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to develop a residential building with the maximum density permitted by the Planning Code, while providing Code-required off-street

accessory parking using generally the same location for its garage access along Larkin Street as is currently used for the site's rear parking lot. Developing a Code-complying project that maximizes density, is consistent with relevant design guidelines and the General Plan, and is respectful of its surroundings, is a substantial property right of the subject property possessed by other property in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting the variance will allow a Code-complying project that maximizes density, is consistent with design guidelines and the General Plan, and is respectful of its surroundings. The new condition to replace the original Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 ensures that no structure above the garage level will be within 10 feet of the property line to the north shared with 3030 Larkin Street. The adjacent 5-foot side setback on Lot 023 means that above the garage level there will be at least 15 feet between the 3030 Larkin Street building and any new structure developed on the subject property. As a matter of comparison, 15 feet is generally the minimum rear yard required by the Planning Code for a residential project. However, because the required rear yard of the subject property is 20 feet, the separation between the 3030 Larkin Street building and any new structure on the subject property will effectively be 25 feet above the garage level.
- B. The building at 3030 Larkin Street includes a central corridor on each residential level, so that each dwelling unit in the building fronts either on Larkin Street or the property's rear yard. The building includes a lightwell along its southern façade, facing the subject property, which is occupied by stairs. It is also covered by a semi-transparent material. As such, the lightwell does not actually provide any additional light to the dwelling units.

Each unit (one front, one rear) at 3030 Larkin Street along its southern façade has 3 windows on that façade. However, one such window is within a closet, and the other two windows provide light to a living room that also has windows fronting either Larkin Street or the rear yard. Therefore, none of the windows on the southern façade of 3030 Larkin Street are used for singular access to light in primary rooms. Additionally, this decision also requires any deck and railings above the garage level of the subject property to be set back at least 5 feet from shared property line.

This decision allows the garage level of the subject property to rise to a height of 13 feet with no rear setback, and requires at least a 10-foot rear setback above the garage level. However, it effectively creates a 25-foot separation between the building on Lot 023 and any future building on Lot 024 due to the 5-foot setback on Lot 023 and the subject property's 20 foot rear yard requirement. These setbacks represent standard development within the City and will not be materially detrimental to the public welfare or materially injurious to the property at 3030 Larkin Street or any other improvements in the vicinity.

- C. The Decision Letter for Variance Case No. VZ70.61 granted variances to the property at 3030 Larkin Street for lot coverage, useable open space, and density. Although the subject property at 898 North Point Street did not require or receive a variance due to the lot line adjustment, Condition No. 1 of that decision did restrict the lot by requiring a 30-foot open area setback at the rear of the property. Granting this new variance to replace Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61 will only affect the subject property, and will not affect any of the variances granted for lot coverage, open space, or density at Lot 023 (3030 Larkin Street).
- D. The Project Sponsor received no opposition when they conducted the Pre-Application meeting for the project in November 2014, or as part of any noticing required by the Department of Building Inspection for the issuance of Building Permit Application No. 201412163783. However, multiple speakers at the variance hearing on February 28, 2018 spoke in opposition to the proposal to completely remove the required setback pursuant to Condition No. 1 of the Decision Letter for Variance Case No. VZ70.61. The speakers included the property owner of 3030 Larkin Street, his counsel, his brother, and two separate tenants at 3030 Larkin Street.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 2. The proposed project will be in keeping with the existing housing and neighborhood character.
 3. The proposed project will have no effect on the City's supply of affordable housing.
 4. The proposed project does not adversely affect neighborhood parking or public transit.
 5. The project will have no effect on the City's industrial and service sectors.
 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
 7. The project will have no effect on the City's landmarks or historic buildings.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Corey A. Teague
Acting Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

EXHIBIT A:
Variance Decision Letter for
Case No. VZ70.61



CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

100 LARKIN STREET · CIVIC CENTER · SAN FRANCISCO 2, CALIFORNIA

Date of This Letter: December 18, 1970

Last Date for Filing Appeal: December 28, 1970

Mr. George Imperiale
655 Pine Street
San Francisco, California

Re: VZ70.61
3020 Larkin Street, east side 50 feet
north of North Point Street; Lot 11 in
Assessor's Block 25, in a C-2 (Community
Business) zoning district.

Dear Mr. Imperiale:

This is to notify you and other interested parties that your application under the City Planning Code for a variance pertaining to the above property and described as follows:

COVERAGE, USABLE OPEN SPACE AND DENSITY VARIANCES SOUGHT:

The proposal is to split lot 11 into 2 parcels: the southernmost vacant portion of the lot which has 30 feet of frontage on Larkin to be transferred to the abutting corner lot and the northern most portion which has 57.5 feet of frontage on Larkin and is developed with an apartment house. As a result of the proposed resubdivision, the apartment house lot would not meet City Planning Code standards for permitted lot coverage, usable open space or density.

which application was considered by the Zoning Administrator at a public hearing on November 18, 1970, has been decided as follows:

GRANTED, for the transfer of the southernmost vacant portion of lot 11, having 30 feet of frontage on Larkin Street and a depth of 43.75 feet, to lot 10 prior to the construction on lot 10 of a commercial building in general conformity with the land use indicated on the Schematic Site Plan by R. E. Onorato and Associates, marked "Exhibit A" and on file with this application. This variance shall be considered granted on the additional CONDITION that:

1. The transferred portion of the lot remain as open space in perpetuity and
2. A deed restriction to this effect approved as to form by the Zoning Administrator be filed with the Recorder of the City and County of San Francisco prior to the approval of any building permits on the resulting enlarged lot, and

3. The variance on the resulting reduced lot 11 shall apply only to the existing development, and upon demolition of the existing apartment building, any new construction must meet Planning Code standards.

I FINDINGS OF FACT

1. Assessor's lot 11 is an interior lot with 87.5 feet frontage on Larkin Street and a depth variously of 43.75 feet and 68.75 feet with an area of 5140.625 square feet.
2. Lot 11 is presently occupied by an 11 unit apartment building. Uncovered open space on the existing lot amounts to 2318.75 square feet. The apartment building covers approximately 55 per cent of the lot. Assessor's lot 10, adjacent to the south of lot 11 is vacant.
3. The proposal is to transfer the southernmost 30 feet of present lot 11 to lot 10, in order to provide additional open plaza area for a proposed commercial building on lot 10, leaving lot 11 with a total area of 3828.125 square feet far larger than the 2500 square foot minimum required by the City Planning Code.
4. The transferred area would remain as open space under the applicant's proposal.
5. Lot 11 is zoned C-2 and since 1964 has been subject to the density standard of one dwelling unit for each 600 square feet of lot area; the existing building, built prior to current zoning Code standards, exceeds the maximum density now permitted, with a ratio of lot area to dwelling units of approximately 467 square feet per unit. The proposed reduction in the size of lot 11 would reduce this figure to 348 square feet per dwelling unit, considerably less than required by the Code.
6. After transfer of the subject portion of lot 11, 1006.25 square feet of open space would remain on lot 11, or approximately 91.5 square feet per dwelling unit. The Code now requires at least 150 square feet of open space for each dwelling unit.
7. After transfer of the subject portion of lot 11, the apartment building would cover 73.7 per cent of the remaining lot. The Code limits lot coverage to a maximum of 65 per cent for an interior lot.
8. The apartment building on lot 11 is not developed in a manner using open space that would be transferred to lot 10 other than as light and air to windows on the south side of the building. This window exposure would be retained under the applicant's proposal to retain the subject area that would be transferred to lot 10 as open plaza area.

9. The Ghirardelli Square area is developing rapidly as an intense commercial area which attracts residents of the area and tourists.
10. The applicant proposes to include the open area in a development of open courtyards emphasizing the natural environment which is intended to link together with the open access Aquatic Park and Ghirardelli Square to the north and west.
11. The lots on the east side of Larkin Street, directly opposite Ghirardelli Square such as the subject lots 10 and 11 are logical sites for immediate and future expansion of the commercial area. Thus, a commercial development on lot 11 may be expected in the future.
12. In a C-2 district the rear yard, lot coverage and usable open space requirements of the Planning Code apply only from the window sill level of the lower story, if any, occupied as a dwelling.
13. No one appeared in opposition to the application at the public hearing.

II CONCLUSIONS BASED UPON THESE FINDINGS

The Charter and Section 305(c) of the Planning Code specify five requirements that must all be met if a variance is to be granted, and the Charter and Code also specify that this variance decision must set forth the findings upon which these requirements are deemed to be, or not to be, met in each case. The five requirements, therefore, are listed below and, on the basis of the findings herein set forth, they are deemed to be, ~~or~~ not to be, met in this case as indicated.

Requirement 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district:

REQUIREMENT MET because, as shown in the Findings, the intended use of the subject portion of Assessor's lot 11 that would be transferred to lot 10 will not change its basic nature as open space and will, indeed, guarantee that it remains as such when such a guarantee could not otherwise be made in a C-2 zoning district. It will do so in a manner which will benefit residents of the City as a whole and increase the usability and attractiveness of the existing area for tenants of the residential building.

Requirement 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of the City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property:

REQUIREMENT MET because the strict enforcement of the City Planning Code provisions in this case would call for the impractical and unreasonable alteration or destruction of the existing apartment building or prevent the applicant from realizing a well-conceived concept of open space development which will serve the tenants and visitors of lots 11 and 10 without any compensating public benefit.

Requirement 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district:

REQUIREMENT MET because the same class of district permits 100 per cent coverage of lots for commercial purposes, and other such lots in the area are so developed, adding none of the open space amenities to neighboring residences which granting a variance under the stated condition will guarantee. The applicant proposes to develop the rest of the newly enlarged corner lot to less than the maximum permitted coverage in the zoning district, and less than that of neighboring properties, in order to provide even more open area for the enjoyment of the public as well as commercial tenants.

Requirement 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET because granting the variance will allow a development of lots 11 and 10 that will add to the open space amenities now available to those two C-2 zoned lots in keeping with similar amenities available at Ghirardelli Square and Aquatic Park in this area of the City which is changing rapidly from an earlier industrial character to uses conducive to shopping, recreation and tourist attractions. The proposed development, including the open court on the portion of lot 11 under discussion, is designed to tie in with other development in the area and should be at the same time an attraction in itself for the public. Thus, the proposal actually adds to and strengthens existing amenities of neighboring properties.

Requirement 5. That the granting of such variance will be in harmony with the general purposes and intent of the City Planning Code and will not adversely affect the Master Plan.

REQUIREMENT MET because in considering the nature of this area and the purposes of open space provisions of the Planning Code and of the Master Plan in general, that open space may be considered even more desirable which can serve not only the needs of the tenants on one particular lot but in addition other citizens and neighbors. The proposed development.

Mr. George Imperiale

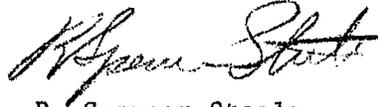
- 5 -

December 18, 1970

made possible by this variance strengthens the natural beauty of this neighborhood and adds to the beneficial attractions of the City as a whole while fulfilling intentions of the Master Plan. The variance allows development in the spirit of the intention of Code provisions and, thus, is both necessary and desirable.

This decision will become effective if no appeal from this decision has been filed as provided in Section 308.2 of the City Planning Code on or before the last date for filing as noted above.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Spencer Steele".

R. Spencer Steele
Zoning Administrator

RSS/RWP/en

EXHIBIT B:
Project Sponsor Plan Submittal
(August 31, 2018)

ABBREVIATIONS

&	AND
@	AT
○	CENTER LINE
○	DIAMETER
○	POUND OR NUMBER
#	PROPERTY LINE
⊥	
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CL.O.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D/W.	DISHWASHER
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT
G.S.M.	INTERFERE
G.S.M.	GALVANIZED
GA.	Gauge
GL.	GLASS
GND.	GROUND
GYP.	GYPSONIUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSOLETE
OPNG.	OPENING
P/L	PROPERTY LINE
PL	PLYWOOD
PLYWD.	PLYWOOD
PT	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL	SLIDER WINDOW
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
T.G.	TEMPERED GLASS
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W.	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



RENDERING LOOKING NORTH EAST AT SUBJECT SITE

NOTES

PROVIDE FIRE SPRINKLER SYSTEM AND STANDPIPES THROUGHOUT THE BLDG. AND UNDER SEPARATE PERMIT. FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.

PROVIDE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.

PROVIDE EMERGENCY LIGHTING PER SEC. 1008.3

PROVIDE EXIT SIGNS PER SEC. 1011

PROVIDE STAIR IDENTIFICATION WITH SIGN PER SEC. 1022.8.1

TWO HOUR STAIR ENCLOSURE FOR 4 OR MORE STORIES WITH 90 MIN. DOOR WITH CLOSER PER SEC. 1022.2

TWO HOUR SHAFT ENCLOSURE FOR ELEVATOR

PROVIDE ONE HOUR CONSTRUCTION W/ SOUND INSULATION BETWEEN UNIT AND PUBLIC AREA

PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2

PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.6

ALL FIREPLACES SHALL BE "UL LISTED"

PROVIDE TEMPERED (SAFETY) GLASS AT HAZARDOUS LOCATIONS PER SEC. 2408.4

ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER

TRASH ROOM COMPLY W/ SEC. 713.13

COMPLY W/ SECURITY REQUIREMENTS PER S.F.B.C. SEC. 1005A

EXIT ENCLOSURE VENTILATION PER S.F.B.C. SEC. 1022.6

PROVIDE GARAGE VENTILATION PER SEC. 408.6.2

PROVIDE FLOOR DRAIN AT GARAGE PER SEC. 408.4.5

ALL LIGHTS SHALL COMPLY WITH 2013 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS

UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.

STATE INDUSTRIAL SAFETY PERMIT IS REQUIRED

SEE SOIL REPORT PREPARED BY MICHELLECCI & ASSOCIATES, INC., DATED MARCH 13, 2015

ACCESSIBILITY STATEMENT

PER SEC. 1134A.2 - ONLY 1 BATHROOM IN EACH DWELLING UNIT NEEDS TO COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED, AND INDICATED AS "ACCESSIBLE" ON PLANS.

COMMERCIAL SPACE TO FULLY COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA ENERGY CODE - TITLE 24

2013 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

2010 NFPA 72 - FIRE ALARM CODE

2006 NFPA 101 - LIFE SAFETY CODE

SCOPE OF WORK

NEW MIXED-USE 4-STORY 5 DWELLINGS & GROUND FLOOR COMMERCIAL

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2014-1216-3783

BLOCK/LOT: 0025 / 024

ZONING: C-2 / S.U.D. WATERFRONT 2

OCCUPANCY: S-2 / M / R-2

NUMBER OF UNITS: 5 RESIDENTIAL & COMMERCIAL

NUMBER OF STORIES: 4 OVER BASEMENT

TYPE OF CONSTRUCTION: V-A (FULLY SPRINKLERED)

VICINITY MAP



GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY SCHAUB LY ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

DRAWING INDEX

A-0	PROJECT INFORMATION & RENDERING
A-1.0	SITE / ROOF PLAN
A-2.0	BASEMENT PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	FOURTH FLOOR PLAN
A-2.5	ROOF PLAN
A-3.0	ELEVATION ON NORTH POINT STREET
A-3.1	LEFT ELEVATION (LARKIN STREET)
A-3.2	REAR AND RIGHT ELEVATIONS
A-3.3	SECTIONS

SLA
SCHAUB LY
ARCHITECTS

SCHAUB LY
ARCHITECTS, INC.
1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 Fax 510-281-1359
www.slasf.com

NEW MIXED USE BUILDING
3000-08 LARKIN ST, 898 NORTHPOINT ST
BLOCK 0025, LOT 024
SAN FRANCISCO, CA 94109

PROJECT INFORMATION &
RENDERING

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/16/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
8/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet

A-0

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/16/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
8/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet

A-1.0

OF 12 Sheets

Area Calculation (In Square Feet):

	4th Floor	3rd Floor	2nd Floor	1st Floor	Basement	Total
Unit #3008*	2,362					2,362
Unit #3006*		1,024				1,024
Unit #3004*		1,032				1,032
Unit #3002*			1,024			1,024
Unit #3000*			1,030	924		1,954
Retail #898*				698		698
Common Area**	418	522	570	898	521	2,929
Garage					2,958	2,958
Total	2,780	2,578	2,624	2,520	3,479	13,981

Total Retail Area = 698 S.F.

Total Living Area for all Units = 7,396 S.F.

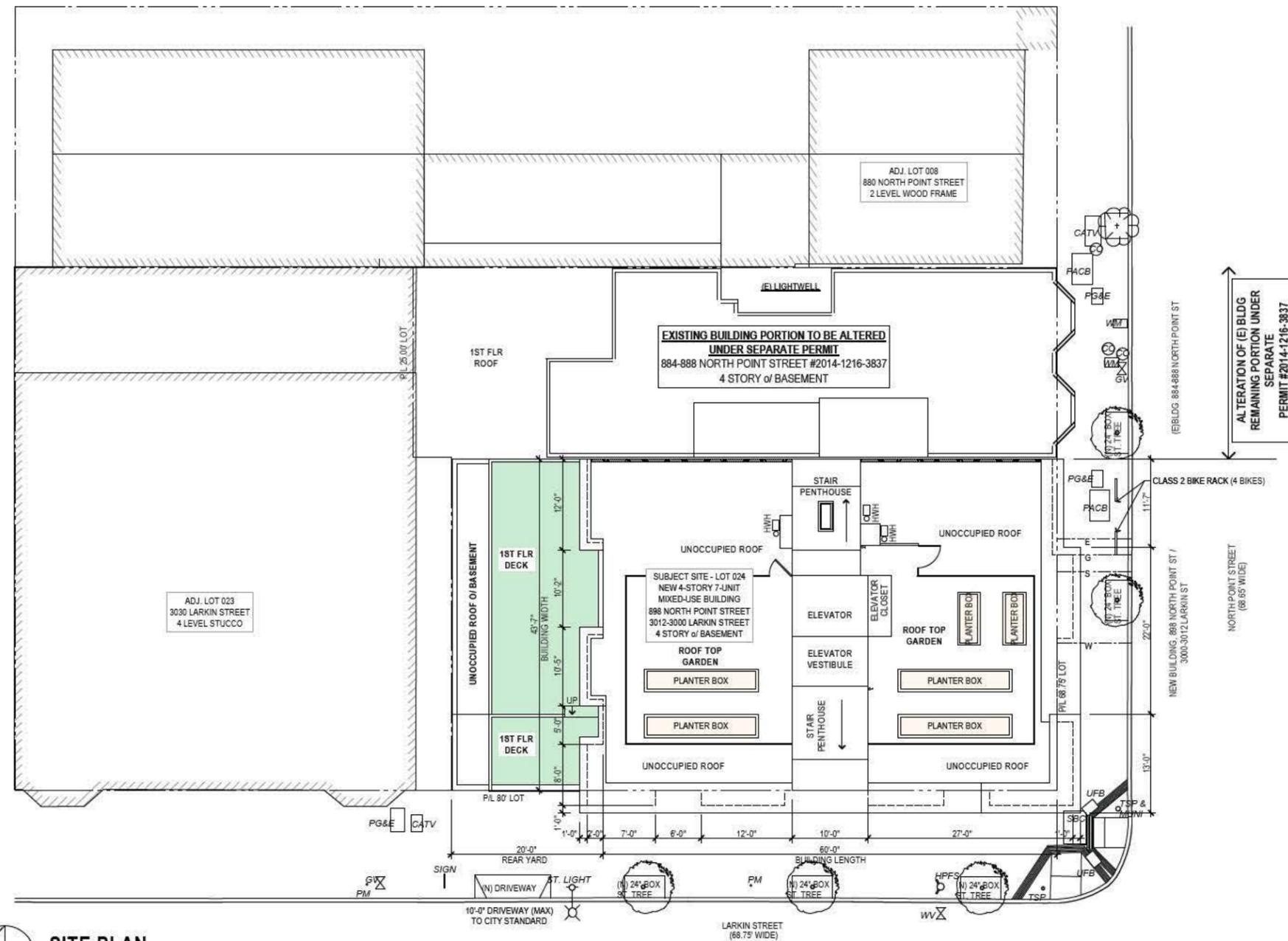
Total Garage & Common Area = 5,887 S.F.

Total Gross Area = 13,981 S.F.

Area Calculation as shown is intended for permit application purposes only and shall not be used for selling or leasing purposes. Final square footage and finished dimensions may vary from these plans due to construction variables.

* Unit area includes net area inside of unit only

** Common area includes all areas outside of unit (common stairs/hallway, exterior walls, etc.)



SITE PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

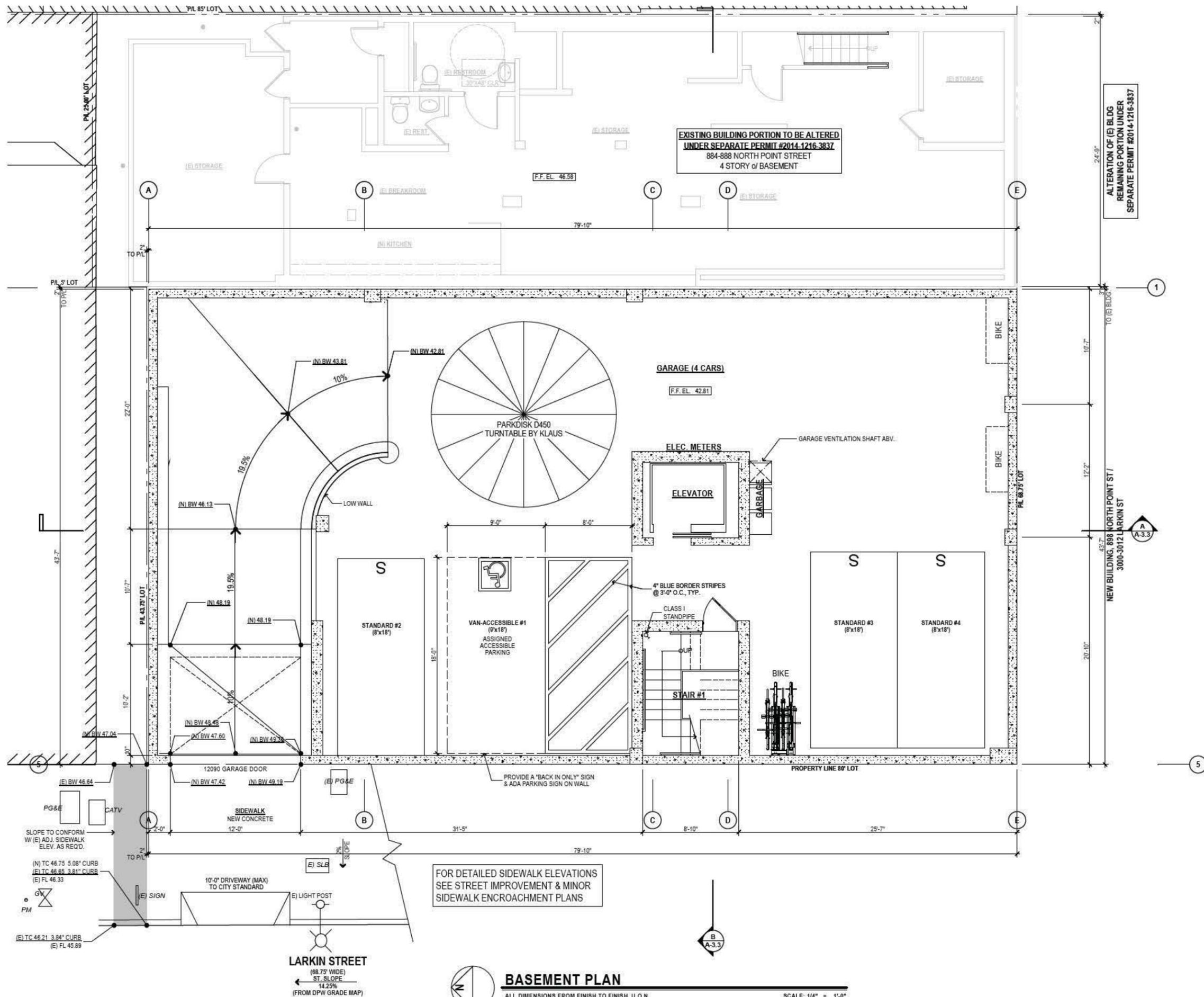
Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/16/15	PLANNING YIP
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Job 140410

Sheet

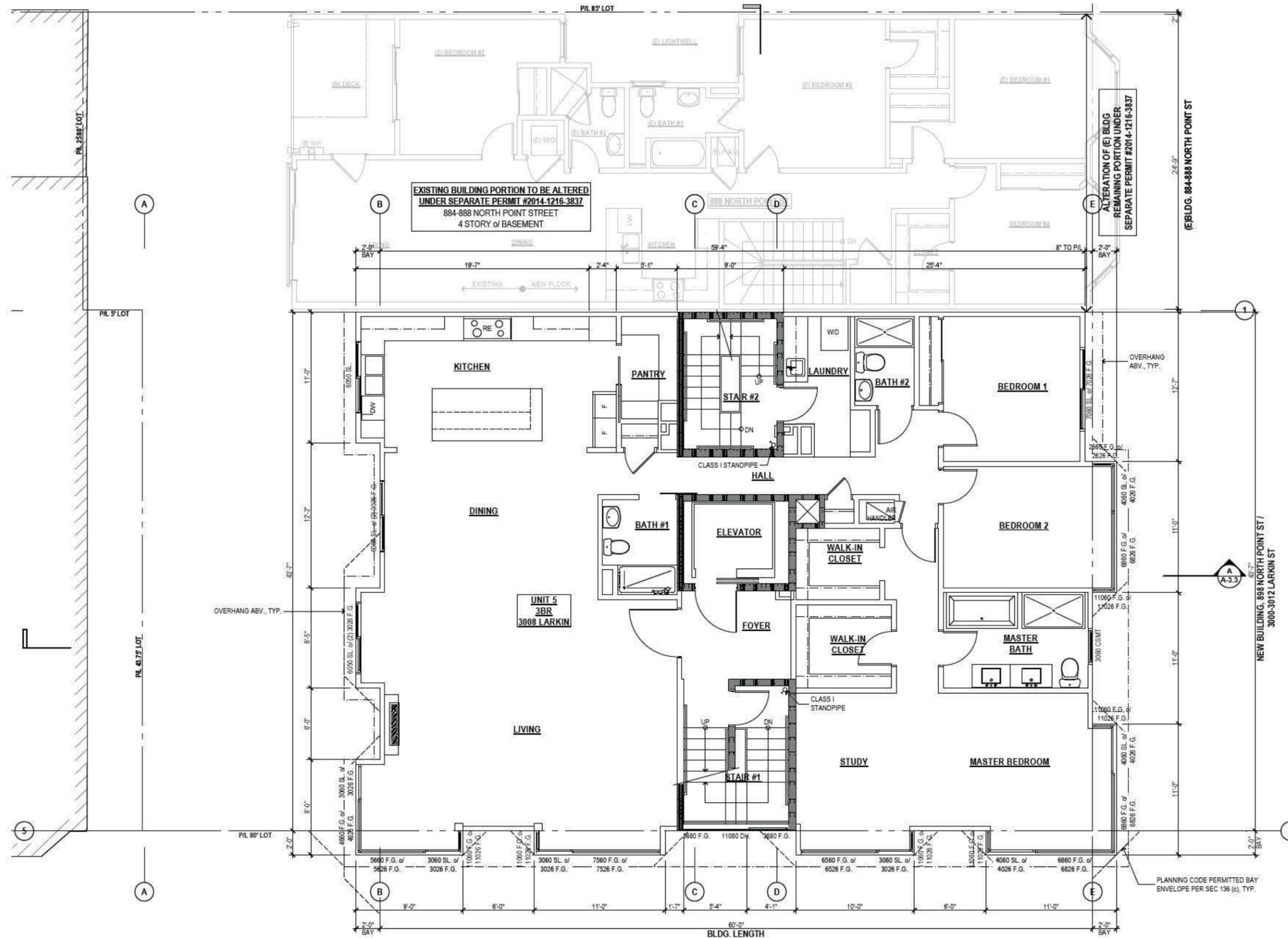
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Of 12 Sheets



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Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/16/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
8/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS



**EXISTING BUILDING PORTION TO BE ALTERED
UNDER SEPARATE PERMIT #2014-1216-3837
884-888 NORTH POINT STREET
4 STORY of BASEMENT**

**ALTERATION OF (E) BLDG
REMAINING PORTION UNDER
SEPARATE PERMIT #2014-1216-3837**

**UNIT 5
3BR
3008 LARKIN**

LEGEND			
	CONCRETE WALL		DOOR SCHEDULE SEE SHEET A-4.2
	2 HOUR WALL		WINDOW SCHEDULE SEE SHEET A-4.3
	1 HOUR WALL		WALL DETAIL SEE SHEET A-5.1



FOURTH FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

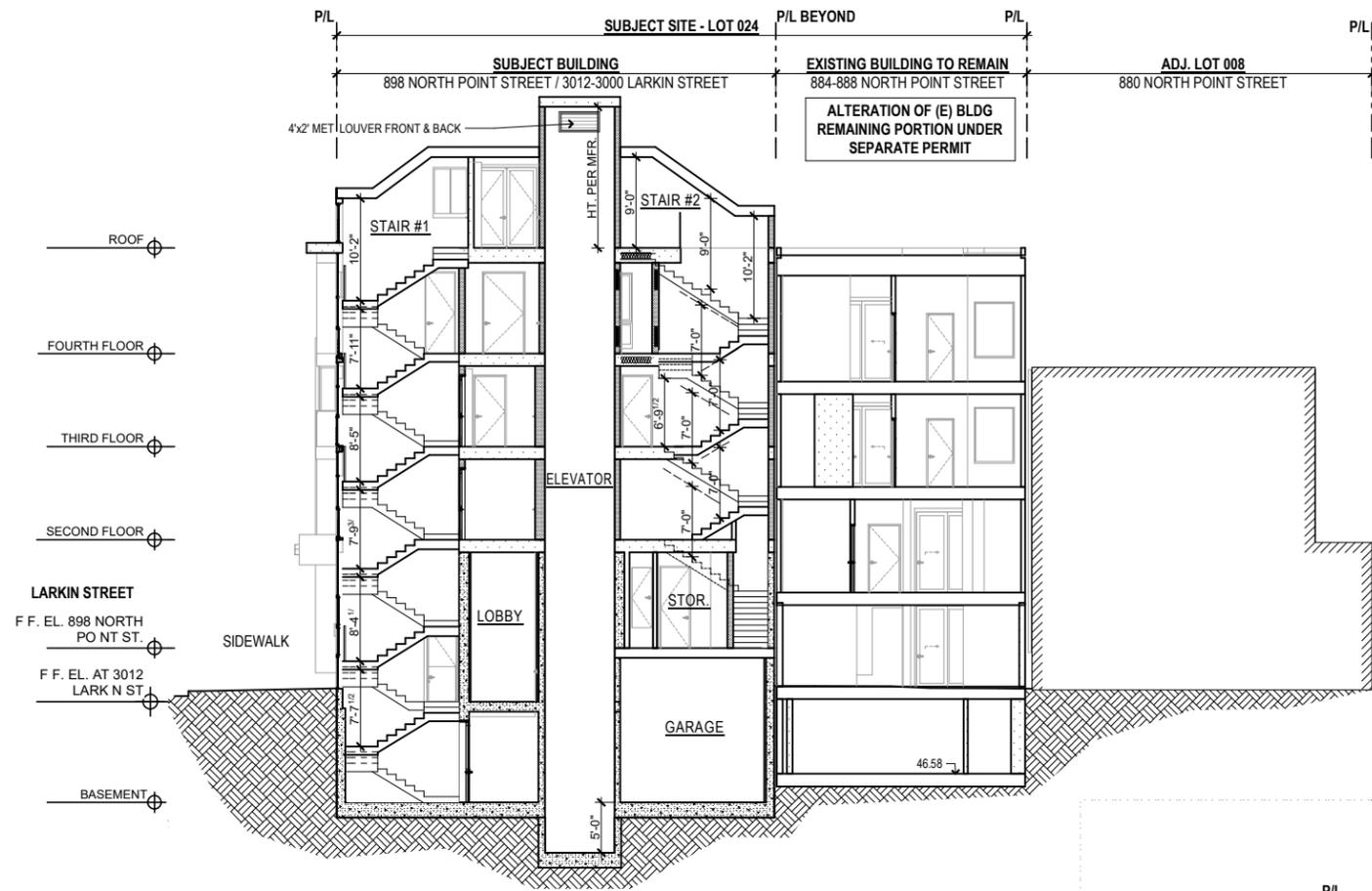
SCALE: 1/4" = 1'-0"

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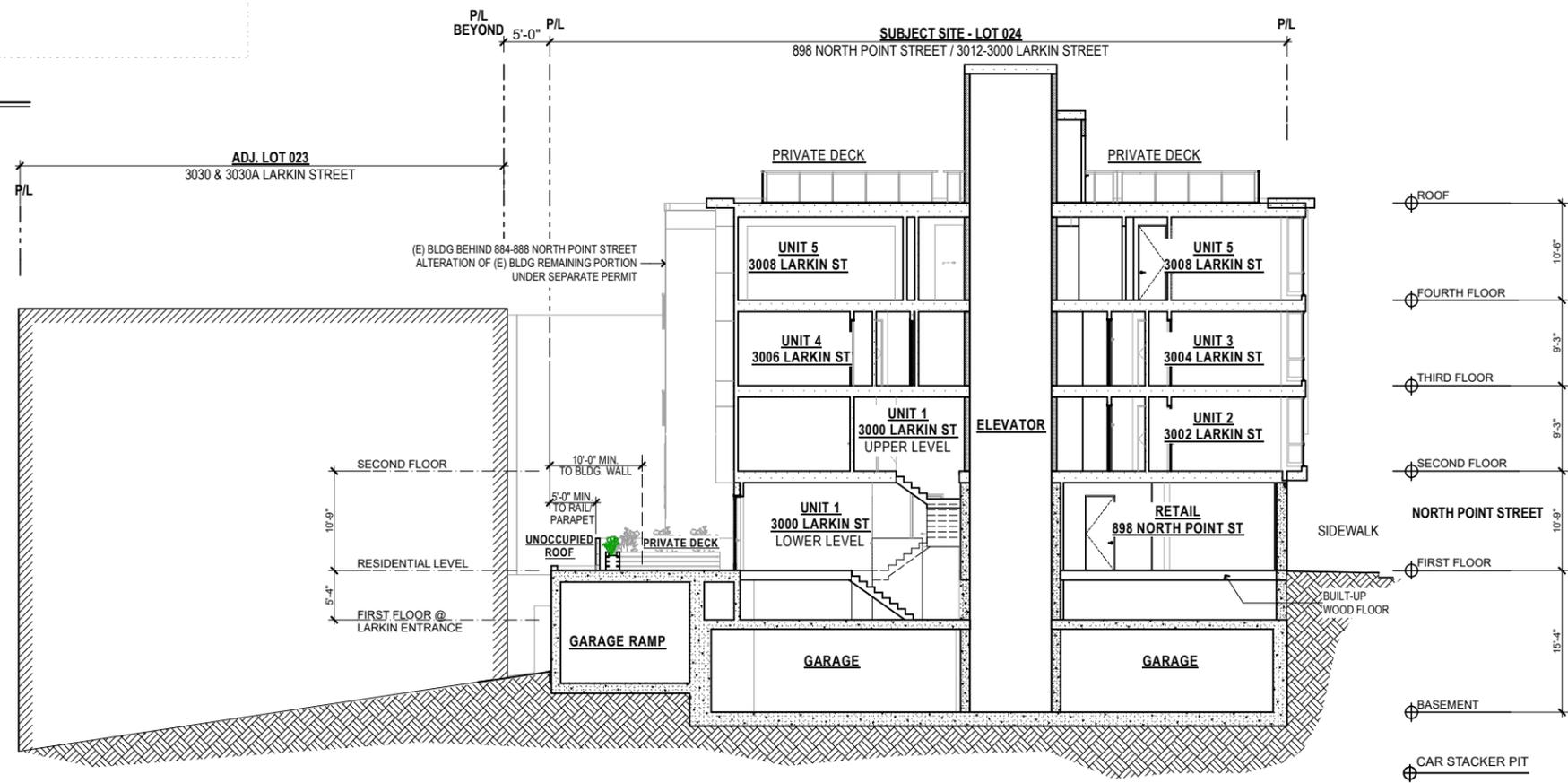


1 LEFT ELEVATION AT LARKIN ST. LOOKING EAST
1/4" = 1'-0"

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/21/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PAPARET JS



B CROSS SECTION
1/8" = 1'-0"



A LONGITUDINAL SECTION A
1/8" = 1'-0"

SECTIONS

Date	By
11/25/14	SITE PERMIT YIP
4/21/15	PLANNING YIP
8/19/15	PLANNING YIP
8/28/15	OWNER REVISION YIP
9/2/15	PLANNING YIP
6/16/16	WD MML
2/8/17	OWNER REV. MML
8/17/18	TOWNHOUSE UNIT MML
8/31/18	PARAPET JS

Job 140410

Sheet **A-3.3**

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, June 9, 2020

Time: 3:00 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: File No. 200503. Hearing of persons interested in or objecting to the decision of Public Works dated May 6, 2020, approving a Tentative Map for a four lot vertical subdivision with proposed Lot 1 being five new residential condominium units, proposed Lot 2 being one new commercial space, proposed Lot 3 being three new commercial condominium units, and proposed Lot 4 comprised of two existing residential apartments project at 3000-3012 Larkin Street and 898 North Point Street, Assessor's Parcel Block No. 0025, Lot No. 024. (District 2) (Appellant: Serge Etcheverry) (Filed May 15, 2020)

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN: <https://sfbos.org/remote-meeting-call>

As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 5, 2020.



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco



PUBLIC NOTICES

SAN MATEO COUNTY: 650-556-1556
E-mail: smlegals@sfmediaco.com

SAN FRANCISCO: 415-314-1835
E-mail: sflegals@sfmediaco.com

SAN FRANCISCO EXAMINER • DALY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER

GOVERNMENT

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE JUNE 1, 2020 - 1:30 PM

This meeting will be held remotely through videoconferencing. Public comment will be available via telephone at (415) 655-0001 / Access Code: 921 413 607. Visit www.sfgovtv.org to stream video of the live meeting or watch on SF Cable Channel 26. Visit www.sfbos.org/remote-meeting-call on the day of the meeting to retrieve an online link to watch the meeting, and to receive instructions for providing public comment via telephone. Visit www.sfbos.org for more information. The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-lrc> or by calling (415) 554-5184.

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE JUNE 1, 2020 - 10:00 AM

This meeting will be held remotely through videoconferencing. Public comment will be available via telephone at 1-415-655-0001 / Access Code: 921 413 607. Visit www.sfgovtv.org to stream video of the live meeting or watch on SF Cable Channel 26. Visit www.sfbos.org/remote-meeting-call on the day of the meeting to retrieve an online link to watch the meeting, and to receive instructions for providing public comment via telephone. Visit www.sfbos.org for more information. The agenda packet and legislative files are available for review at <https://sfbos.org/legislative-research-center-lrc> or by calling (415) 554-5184.

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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Watch: www.sfgovtv.org
Public Comment Call-In: <https://sfbos.org/remote-meeting-call>
Subject: File No. 200503. Hearing of persons interested in or objecting to the decision of Public Works dated May 6, 2020, approving a Tentative Map for a four lot vertical subdivision with proposed Lot 1 being five new residential condominium units, proposed Lot 2 being one new commercial space, proposed Lot 3 being three new commercial condominium units, and proposed Lot 4 comprised of two existing residential apartments project

at 3000-3012 Larkin Street and 898 North Point Street, Assessor's Parcel Block No. 0025, Lot No. 024, (District 2) (Appellant: Serge Etcheverry) (Filed May 15, 2020).

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CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 20CIV02171
Superior Court of California, County of San Mateo
Petition of: Troy Luciano for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Troy Luciano filed a petition with this court for a decree changing names as follows:
Troy Luciano to Gabriel Troy Luciano
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may

grant the petition without a hearing.

Notice of Hearing:
Date: 7/8/2020, Time: 9am, Dept.: FJ.
The address of the court is 400 County Center, Redwood City, CA 94063, Hall of Justice A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Examiner
Date: May 22, 2020
Jonathan E. Karesh
Judge of the Superior Court
5/29, 6/5, 6/12, 6/19/20
NPEN-3368330#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 284375
The following person(s) is (are) doing business as: ARRANGMENT BUSINESS SOLUTIONS, 478 Cherry Ave, San Bruno, CA 94066, County of San Mateo
Andrew McCloskey, 478 Cherry Ave, San Bruno, CA 94066
This business is conducted by an individual.

The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Andrew McCloskey
This statement was filed with the County Clerk of San Mateo County on May 12, 2020
Mark Church, County Clerk
Glenn S Changtin, Deputy Clerk
Original
5/29, 6/5, 6/12, 6/19/20
NPEN-3368242#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. 284402
The following person(s) is (are) doing business as: SpoonfulOne, 1160 Chestnut Street, Menlo Park, CA 94025, County of San Mateo
BEFORE Brands, Inc., 1160 Chestnut Street, Menlo Park, CA 94025
This business is conducted by a Corporation.
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Benson Thorander, Chief Financial Officer
This statement was filed with the County Clerk of San Mateo County on May 15, 2020
Mark Church, County Clerk
Glenn S. Changtin, Deputy Clerk
Original
5/29, 6/5, 6/12, 6/19/20
NPEN-3368240#

EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT

File No. A-0390610-00
Fictitious Business Name(s): Eloquent WOMAN MAGAZINE, 601 VAN NESS AVE, BLDG E3-335, SAN FRANCISCO, CA 94102, County of SAN FRANCISCO
Registered Owner(s): REYNA (aka SHANNON) LEE, 601 VAN NESS AVE BLDG E3-335, SAN FRANCISCO, CA 94102
The business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 07/23/2019

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
S/ REYNA LEE
This statement was filed with the San Francisco County Clerk on MAY 06, 2020

NOTICE- In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
5/22, 5/29, 6/5, 6/12/20
CNS-3367209#
SAN FRANCISCO EXAMINER

GOVERNMENT

Invitation for Bid 2020- 081 (Re-bid)

Cloud Hall Steam Line Shoring and Site Renovation
City College of San Francisco
Bids due Tuesday June 16, 2020 @ 1 PM
IFB #2020- 081 (Re-bid) : Cloud Hall Steam Line Shoring and Site Renovation Bid documents will be available on 05/29/2020 from https://www.ccsf.edu/en/about-city-college/administration/vcfa/facilities_planning/Facilities/construction.html. For questions, email facilities@ccsf.edu. Submit bids to the Office of Facilities Planning and Construction, 50 Frida Kahlo Way, Bungalow 606, San Francisco, CA 94112. Bids due 06/16/2020 at 1 PM. Required License - "A" or "B", Project Estimate \$65,000
This project is a public

works project subject to prevailing wage laws. Small/ local businesses welcome. Right to reject any/all bids. Advertising dates: 05/29/2020 and 06/05/2020.
5/29, 6/5/20
CNS-3368599#
SAN FRANCISCO EXAMINER

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ORDINANCE ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 10th day of June 2020 at 8:00 AM, in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference. Members of the public may dial (669) 900-6833 or (346) 248-7799 meeting ID 939 7722 0617 and will then be recognized by the Chair of the Board of Port Commissioners.

ORDINANCE ESTABLISHING SALARY PLAN FOR THE OFFICERS AND EMPLOYEES OF THE PORT OF REDWOOD CITY, AND REPEALING ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith. BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY AS FOLLOWS:

SECTION 1. The annual salary ranges for each position of employment with the Port of Redwood City are hereby established in accordance with the schedule shown below. The specific salary for the Port Manager ("Executive Director") shall be established as per Section 2 and the specific salary for all other positions shall be established as per Section 3.

POSITION SALARY RANGES
Port Manager (Executive Director) \$195,000 - \$254,000
Director of Operations \$150,000 - \$195,000
Manager of Operations & Programs \$80,000 - \$130,000
Director of Finance & Administration \$150,000 - \$195,000
Business Development Manager \$70,000 - \$100,000
Executive Assistant/Clerk of the Board \$60,000 - \$94,000
Accounting Clerk/Accountant \$55,000 - \$89,000
Executive Assistant Administration \$55,000 - \$79,000
Port Maintenance I \$41,000 - \$78,000
Facilities Supervisor \$50,000 - \$90,000

SECTION 2. The Board of Port Commissioners may specify additional terms and conditions of employment for the Executive Director pursuant to a written agreement. Said agreement shall state the compensation to be received by the Executive Director and shall specify his/her annual salary in an amount not to exceed the salary stated in Section 1.
SECTION 3. (a) The annual

salary for each position other than the position of Executive Director shall be established from time to time by the Executive Director within the salary range for each position as specified in Section 1. (b) Initial appointments shall normally be made at a salary equal to the lowest amount of applicable range. Such appointments may be made at a rate between the minimum and maximum of a salary range when justified upon consideration of: (1) difficulty of locating qualified personnel; and/or (2) an appointee's experience, education, knowledge of the particular duties required, and other criteria as may be related to such consideration on the basis of merit. (c) An employee may be eligible for a salary increase upon satisfactory completion of six (6) consecutive months of employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion. (d) An employee may be eligible for a salary increase upon satisfactory completion of a minimum period of one (1) year's employment and upon consideration of said employee's performance and other criteria related to awarding increased compensation on the basis of merit. Such adjustment, if any, shall be made by the Executive Director in the exercise of his/her sound discretion.

SECTION 4. The Port of Redwood City shall pay the employer contribution to the California Public Employees Retirement System (CalPERS). In addition, for and on behalf of its employees enrolled in CalPERS on or prior to October 13, 2011, the Port of Redwood City shall also pay to CalPERS, 3% of Tier-1 employees and 2% of Tier-2 employees of the 8% contribution otherwise payable by the employee.
SECTION 5. The Executive Director is hereby authorized to employ such part-time or temporary personnel as are necessary to carry out the normal operations of the Port, provided however, that (1) compensation is limited to no more than \$10,000 during any fourteen (14) day period; and (2) funds shall have been appropriated for such purposes during the Fiscal Year for which such employment is retained. All such part-time or temporary personnel shall be subject to dismissal by the Executive Director without notice at any time and without cause.
SECTION 6. This Ordinance shall be effective thirty (30) days after its adoption.
SECTION 7. All ordinances and portions of ordinances in conflict herewith, to the extent of such conflict, are hereby repealed. * * * * * Introduced on the 13th day of May, 2020.
5/29/20
SPEN-3368561#
EXAMINER - REDWOOD CITY TRIBUNE

SECTION 1. GENERAL. The estimated revenues of the Port of Redwood City for Fiscal Year July 1, 2020 - June 30, 2021, and all unexpended and unencumbered monies remaining in the Port funds at the close of Fiscal Year July 1, 2019 - June 30, 2020 are hereby allocated and appropriated as hereinafter provided.

SECTION 2. OPERATING EXPENSES - OPERATIONS. The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the operation of the Port of Redwood City during Fiscal Year July 1, 2020 - June 30, 2021, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1. Marine Terminal \$2,146,231
Line Item 2. Recreational Boating \$608,333
Line Item 3. Commercial \$349,937
Line Item 4. Infrastructure \$798,304
Line Item 5. General Maintenance \$270,632
Total-Operations \$4,173,437
SECTION 3. OPERATING EXPENSES - ADMINISTRATION. The sums hereinafter specified are hereby appropriated from general Port funds for

the payment of operating expenses in connection with the administration of the Port of Redwood City during Fiscal Year July 1, 2020 - June 30, 2021, and the expenditure of said sums for the purposes stated herein is hereby authorized:
Line Item 1. Admin Salaries, Taxes & Benefits \$970,253
Line Item 2. Office & Administrative Expenses \$154,642
Line Item 3. Professional Services \$336,800
Line Item 4. Promotion & Marketing \$245,800
Line Item 5. Depreciation (Admin only) \$26,019
Total-Administration \$1,733,514
SECTION 4. SUBVENTION. The sum of Five Hundred Forty One Thousand and Six Hundred Forty Two dollars (\$541,642) for voluntary Subvention to the City of Redwood City is hereby appropriated from general Port funds (derived from sources other than State granted lands) should the Board of Port Commissioners deem such funds as surplus and provided such payment does not violate Revenue Bond covenants and applicable state and federal laws.
SECTION 5. REVENUE BONDS SERIES 2015 INTEREST. For purposes of this Ordinance, "Revenue Bonds Series 2015" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2267 entitled "Resolution of the Board of Port Commissioners of the City of Redwood City Authorizing the Issuance of Revenue Bonds, Approving an Official Statement, Authorizing the Execution and Delivery of a Third Supplemental Indenture, and Escrow Deposit and Trust Agreement and a Bond Purchase Agreement and Authorizing Certain Related Matters."

The sum of One Hundred Seventy Three Thousand and Five Hundred Twenty Six dollars (\$173,526) is hereby appropriated from general Port funds for the payment of interest on the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2020 - June 30, 2021, and the expenditure of said sum for such purpose is hereby authorized.
SECTION 6. REVENUE BONDS SERIES 2015-PRINCIPAL. The sum of Four Hundred Thirty Five Thousand and Eight Hundred Thirty Three dollars (\$435,833) is hereby appropriated from general Port funds for the payment of principal of the Revenue Bonds Series 2015 during the Fiscal Year July 1, 2020 - June 30, 2021, and the expenditure of said sum for such purpose is hereby authorized.
SECTION 7. REVENUE BONDS SERIES 2012 INTEREST. For purposes of this Ordinance, "Revenue Bonds Series 2012" refers to those bonds authorized, issued and outstanding pursuant to Resolution No. P-2178 entitled "Resolution of the Board of Port Commissioners of the City of Redwood City Authorizing

AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2020-JUNE 30, 2021 will be considered for adoption by the Board of Port Commissioners of the City of Redwood City at its regularly scheduled meeting on the 10th day of June 2020 at 8:00 AM in the Board's Meeting Room, Port Administration Building, 675 Seaport Blvd, Redwood City, CA. 94063. The public hearing on the adoption of the ordinance will be open to members of the public via teleconference. Members of the public may dial (669) 900-6833 or (346) 248-7799 meeting ID 939 7722 0617 and will then be recognized by the Chair of the Board of Port Commissioners.

ORDINANCE APPROPRIATING ANTICIPATED REVENUES AND OTHER GENERAL FUNDS OF THE PORT OF REDWOOD CITY FOR THE FISCAL YEAR JULY 1, 2020 - JUNE 30, 2021.

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS: WHEREAS, an annual budget containing an estimate of the revenues and expenses of the Port of Redwood City for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021, has been presented to and approved by the Board of Port Commissioners of the Port of Redwood City; and WHEREAS, said Board desires and intends to appropriate and authorize the expenditure of said anticipated revenues in accordance with the above-mentioned budget;

NOW THEREFORE; BE IT ORDAINED BY THE PORT OF REDWOOD CITY BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

SECTION 1. GENERAL. The estimated revenues of the Port of Redwood City for Fiscal Year July 1, 2020 - June 30, 2021, and all unexpended and unencumbered monies remaining in the Port funds at the close of Fiscal Year July 1, 2019 - June 30, 2020 are hereby allocated and appropriated as hereinafter provided.

SECTION 2. OPERATING EXPENSES - OPERATIONS. The sums hereinafter specified are hereby appropriated from general Port funds for the payment of operating expenses in connection with the operation of the Port of Redwood City during Fiscal Year July 1, 2020 - June 30, 2021, and the expenditure of said sums for the purposes stated herein is hereby authorized:

Line Item 1. Marine Terminal \$2,146,231
Line Item 2. Recreational Boating \$608,333
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Total-Operations \$4,173,437
SECTION 3. OPERATING EXPENSES - ADMINISTRATION. The sums hereinafter specified are hereby appropriated from general Port funds for

CALIFORNIA NEWSPAPER SERVICE BUREAU

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JOCELYN WONG
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3368447

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JW - 200503 - Tentative Map Appeal - 3000-3012 Larkin Street and 898 North Point Street - Hearing Notice

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/29/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$378.00
Total	\$378.00

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows at which time all interested parties may attend and be heard:

Date: Tuesday, June 9, 2020
Time: 3:00 p.m.
Location: REMOTE MEETING VIA VIDEOCONFERENCE
Watch: www.sfgovtv.org
Public Comment Call-In: <https://sfbos.org/remotemeeting-call>

Subject: File No. 200503. Hearing of persons interested in or objecting to the decision of Public Works dated May 6, 2020, approving a Tentative Map for a four lot vertical subdivision with proposed Lot 1 being five new residential condominium units, proposed Lot 2 being one new commercial space, proposed Lot 3 being three new commercial condominium units, and proposed Lot 4 comprised of two existing residential apartments project at 3000-3012 Larkin Street and 898 North Point Street, Assessor's Parcel Block No. 0025, Lot No. 024. (District 2) (Appellant: Serge Etcheverry) (Filed May 15, 2020)

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directives - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand. PUBLIC COMMENT CALL-IN: <https://sfbos.org/remotemeeting-call> As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current

situation as it affects the legislative process and the Board of Supervisors. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 5, 2020. Angela Calvillo Clerk of the Board



* A 0 0 0 0 0 5 4 2 2 3 5 4 *

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

PROOF OF MAILING

Legislative File No. 200503

Description of Items: Hearing - Appeal of Tentative Subdivision Map - 3000-3012 Larkin and 898 North Point Street - 87 Notices Mailed

I, Brent Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: May 26, 2020

Time: 12:30 pm

USPS Location: Repro Drop-off Box (Rm 8)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Serge Etcheverry
2324 Divisadero Street
San Francisco, CA 94115**

2. Article Number (Transfer from) **7014 1200 0001 1499 9914**

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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7014 1200 0001 1499 9914

7014 1200 0001 1499 9914

PS Form 3800, August 2006

See Reverse for Instructions

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Fax No. 554-5163
TDD/TTY No. 554-5227

May 21, 2020

Serge Etcheverry
2324 Divisadero Street
San Francisco, CA 94115

Subject: Tentative Map Appeal - 3000-3012 Larkin Street and 898 North Point Street

Dear Mr. Etcheverry:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, June 9, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting to be held by a remote public hearing, concerning approval of the subject Tentative Map for properties located at:

3000-3012 Larkin Street and 898 North Point Street,
Assessor's Parcel Block No. 0025, Lot No. 024.

Since the Shelter-in-Place Order was put into effect in mid-March, the Office of the Clerk of the Board have been conducting public meetings remotely by videoconferencing. In order to facilitate this process, your contact information (phone number and email address) is needed prior to the hearing, as this was not provided in the appeal letter. Please send the Clerk's office your contact information to bos.legislation@sfgov.org upon receipt of this letter.

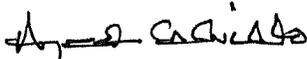
Please also provide to the Clerk's Office:

- 14 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
- 8 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org).

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, Brent Jalipa at (415) 554 7712.

Sincerely,



Angela Calvillo
Clerk of the Board

- c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Andrew Shen, Deputy City Attorney
Alaric Degrafinried, Interim Director, Public Works
Bruce Storrs, Public Works
James Ryan, Public Works
Bernie Tse, Public Works-Bureau of Street Use and Mapping
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
AnMarie Rodgers, Legislative Affairs, Planning Department
Adrian Verhagen, Staff Contact, Public Works

BOARD of SUPERVISORS



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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, June 9, 2020

Time: 3:00 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

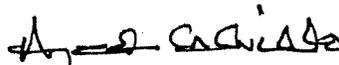
Subject: File No. 200503. Hearing of persons interested in or objecting to the decision of Public Works dated May 6, 2020, approving a Tentative Map for a four lot vertical subdivision with proposed Lot 1 being five new residential condominium units, proposed Lot 2 being one new commercial space, proposed Lot 3 being three new commercial condominium units, and proposed Lot 4 comprised of two existing residential apartments project at 3000-3012 Larkin Street and 898 North Point Street, Assessor's Parcel Block No. 0025, Lot No. 024. (District 2) (Appellant: Serge Etcheverry) (Filed May 15, 2020)

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment; therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN: <https://sfbos.org/remote-meeting-call>

As the COVID-19 disease progresses, please visit the Board's website regularly to be updated on the current situation as it affects the legislative process and the Board of Supervisors.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, June 5, 2020.



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

Lew, Lisa (BOS)

From: BOS Legislation, (BOS)
Sent: Thursday, May 21, 2020 10:50 AM
To: BOS Legislation, (BOS)
Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020

Categories: 200503

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **June 9, 2020, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3000-3012 Larkin Street and 898 North Point Street, and an informational letter from the Clerk of the Board.

[Tentative Map Appeal Letter - May 15, 2020](#)

[Clerk of the Board Letter - May 21, 2020](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

Mr. Etcheverry,

Please contact our office as soon as possible to provide us with your email address (if available) and your phone number so we can communicate more efficiently. You can reach our office by either email at bos.legislation@sfgov.org or by phone at 415-554-5184. Thank you.

Office of the Clerk of
the Board

From: [BOS Legislation, \(BOS\)](#)
To: [Docs, SF \(LIB\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: HEARING NOTICE: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Friday, May 29, 2020 1:12:35 PM
Attachments: [image001.png](#)

Good afternoon,

Please post the following notice. Thank you.

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Friday, May 29, 2020 1:08 PM
To: pberlese@hbcondolaw.com; Therese@waterfrontcontainer.com; jeremy@slasf.com;
rick@sflandsurveyor.com; michelle@sflandsurveyor.com
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT)
<Kate.Stacy@sfcityatty.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; SHEN,

ANDREW (CAT) <Andrew.Shen@sfcityatty.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>; Degrafinried, Alaric (DPW) <alaric.degrafinried@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: HEARING NOTICE: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on June 9, 2020, at 3:00 p.m., to hear an appeal of a tentative map for the proposed project at 3000-3012 Larkin Street and 898 North Point Street.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - May 29, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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From: [Peggy Berlese](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Jeremy Schaub](#); [Therese Hu](#)
Subject: appeal of tentative map approval, Board of Supervisors file #200503
Date: Thursday, May 28, 2020 11:35:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Calvillo,

I am the attorney for the owners of the property whose tentative map approval has been appealed. Jeremy Schaub, copied on this email, is the architect. Therese and Howard Hu, also copied on this email, are the owners of the property. All three of us wish to be notified of the date, time and other information regarding the hearing. The hearing tentatively is scheduled for June 9 at 3:00, but we have been warned that the hearing may be delayed. I will send you the owners' response to the appeal in the next day or two.

Thank you,

Peggy Berlese
(415) 861-8800
pberlese@hbcondolaw.com

Jeremy Schaub
(415) 682-8060 x 103
jeremy@slasf.com

Howard and Therese Hu
(415) 812-7298
therese@waterfrontcontainer.com

From: [BOS Legislation, \(BOS\)](#)
To: Therese@waterfrontcontainer.com; rick@sflandsurveyor.com; michelle@sflandsurveyor.com
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Wednesday, May 27, 2020 2:28:55 PM
Attachments: [image001.png](#)

Good afternoon,

Please see the message below for an appeal of a Tentative Map for a proposed project at 3000-3012 Larkin Street and 898 North Point Street scheduled for June 9, 2020, at 3:00 p.m. Thank you.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org



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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Thursday, May 21, 2020 10:50 AM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; SHEN, ANDREW (CAT) <Andrew.Shen@sfcityatty.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>; Degrafinried, Alaric (DPW) <alaric.degrafinried@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC)

<laura.lynch@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **June 9, 2020, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3000-3012 Larkin Street and 898 North Point Street, and an informational letter from the Clerk of the Board.

[Tentative Map Appeal Letter - May 15, 2020](#)

[Clerk of the Board Letter - May 21, 2020](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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From: [BOS Legislation. \(BOS\)](#)
To: [Mapping, Subdivision \(DPW\); VerHagen, Adrian \(DPW\)](#)
Cc: [Storrs, Bruce \(DPW\); Ryan, James \(DPW\); BOS Legislation. \(BOS\); BOS-Operations](#)
Subject: REQUEST FOR SUBDIVISION APPLICATION - MAILING LIST - APPEAL CHECK PICKUP: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Thursday, May 21, 2020 11:36:40 AM
Attachments: [image001.png](#)

Good morning,

Pertaining to the Tentative Map Appeal for the proposed property at 3000-3012 Larkin Street and 898 North Point Street, we are requesting the following:

1. Copy of the entire subdivision application and any relevant documents your office may have pertaining to 3000-3012 Larkin Street and 898 North Point Street as soon as possible for completeness of our file
2. Mailing list within a 300-foot radius of the appealed property, and names and addresses of interested parties to be notified of the hearing, in an excel spreadsheet format by Tuesday, May 26, 2020
3. Filing check for the appeal is available for pickup at the Clerk's Office. Although our office is closed to the public, I have looped in our Operations team, so that you can coordinate for pick up.

Please do not hesitate to contact our office if there are any questions or concerns. Thank you in advance.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Thursday, May 21, 2020 10:50 AM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; TOM, CHRISTOPHER (CAT) <Christopher.Tom@sfcityatty.org>; SHEN, ANDREW (CAT) <Andrew.Shen@sfcityatty.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>; Degrafinried, Alaric (DPW) <alaric.degrafinried@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020

Greetings,

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[Clerk of the Board Letter - May 21, 2020](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

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To: [BOS Legislation. \(BOS\)](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [SHEN, ANDREW \(CAT\)](#); [MALAMUT, JOHN \(CAT\)](#); [Degrafinried, Alaric \(DPW\)](#); [Storrs, Bruce \(DPW\)](#); [Ryan, James \(DPW\)](#); [Tse, Bernie \(DPW\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [VerHagen, Adrian \(DPW\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Appeal of Tentative Map - 3000-3012 Larkin Street and 898 North Point Street - Appeal Hearing on June 9, 2020
Date: Thursday, May 21, 2020 10:50:06 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **June 9, 2020, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 3000-3012 Larkin Street and 898 North Point Street, and an informational letter from the Clerk of the Board.

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[Board of Supervisors File No. 200503](#)

Best regards,

Jocelyn Wong

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 21, 2020

Serge Etcheverry
2324 Divisadero Street
San Francisco, CA 94115

Subject: Tentative Map Appeal - 3000-3012 Larkin Street and 898 North Point Street

Dear Mr. Etcheverry:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, June 9, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting to be held by a remote public hearing, concerning approval of the subject Tentative Map for properties located at:

3000-3012 Larkin Street and 898 North Point Street,
Assessor's Parcel Block No. 0025, Lot No. 024.

Since the Shelter-in-Place Order was put into effect in mid-March, the Office of the Clerk of the Board have been conducting public meetings remotely by videoconferencing. In order to facilitate this process, your contact information (phone number and email address) is needed prior to the hearing, as this was not provided in the appeal letter. Please send the Clerk's office your contact information to bos.legislation@sfgov.org upon receipt of this letter.

Please also provide to the Clerk's Office:

14 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org).

Continues on next page

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, Brent Jalipa at (415) 554 7712.

Sincerely,



Angela Calvillo
Clerk of the Board

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Andrew Shen, Deputy City Attorney
Alaric Degrafinried, Interim Director, Public Works
Bruce Storrs, Public Works
James Ryan, Public Works
Bernie Tse, Public Works-Bureau of Street Use and Mapping
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
AnMarie Rodgers, Legislative Affairs, Planning Department
Adrian Verhagen, Staff Contact, Public Works

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only