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BOARD OF SUPERVISORS  
SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

2019 OCT -7 PM 3: 12

BY BJ

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 3333 California Street (Block 1032, Lot 003)

September 5, 2019

Date of City Planning Commission Action  
(Attach a Copy of Planning Commission's Decision)

October 7, 2019

Appeal Filing Date

The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2015-014028CUA.

The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

The approval of Conditional Use Authorization / PUD No. 2015-014028CUA including <sup>recommended</sup> increased heights and non-residential uses as set forth in accompanying letter of Laurel Heights Improvement Association.

b) Set forth the reasons in support of your appeal:

As set forth in the accompanying letter of Laurel Heights Improvement Association, the project fails to meet the City's conditional use requirements and the recommended height limit increases are not a minor discrepancy.

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Laurel Heights Improvement Assn.

Laurel Heights Improvement Assn.

Kathryn Devincenzi, President  
Name

By: Kathryn Devincenzi, President  
Name

22 Iris Avenue  
San Francisco, CA 94118  
Address

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Address

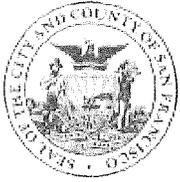
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Laurel Heights Imp. Assn.  
By: Kathryn Devincenzi, President  
Signature of Appellant or  
Authorized Agent



SAN FRANCISCO  
**PLANNING DEPARTMENT**

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3: 12

BY BA

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

**Planning Commission Motion No. 20516**

HEARING DATE: SEPTEMBER 5, 2019

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Record No.:* 2015-014028CUA  
*Project Address:* 3333 California Street  
*Zoning:* RM-1 (Residential – Mixed, Low Density)  
3333 California Street Special Use District  
40-X, 67-X, 80-X, and 92-X Height and Bulk Districts  
*Block/Lot:* 1032 / 003  
*Project Sponsor:* Laurel Heights Partners, LLC  
c/o: PSKS  
150 Post Street, Suite 320  
San Francisco, CA 94108  
*Property Owner:* Laurel Heights Partners, LLC  
c/o: PSKS  
150 Post Street, Suite 320  
San Francisco, CA 94108  
*Staff Contact:* Nicholas Foster, AICP, LEED GA – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION AND PLANNED UNIT DEVELOPMENT THAT WOULD ALLOW STRUCTURES TO EXCEED 40 FEET IN HEIGHT WITHIN AN RM ZONING DISTRICT AND 3333 CALIFORNIA STREET SPECIAL USE DISTRICT AND FOR AN EXISTING CHILD CARE FACILITY TO CHANGE OF USE TO RESIDENTIAL USE, PURSUANT TO SECTIONS 253, 303, AND 304 OF THE PLANNING CODE MODIFICATIONS TO THE REAR YARD REQUIREMENTS (SECTION 134), PERMITTED OBSTRUCTIONS (SECTION 136), DWELLING UNIT EXPOSURE (SECTION 140), GENERAL STANDARDS FOR OFF-STREET PARKING, FREIGHT LOADING, AND SERVICE VEHICLE FACILITIES (SECTION 155); DWELLING UNIT DENSITY (SECTION 207), AND MEASUREMENT OF HEIGHT (SECTION 260) AT 3333 CALIFORNIA STREET (ASSESSOR'S BLOCK 1032, LOT 003) WITHIN THE RM-1 ZONING DISTRICT AND A 40-X, 67-X, 80-X, AND 92-X HEIGHT AND BULK DISTRICT, AND TO MAKE FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**PREAMBLE**

On March 29, 2016, Don Bragg on behalf of Laurel Heights Partners, LLC (hereinafter "Project Sponsor") filed an Environmental Evaluation Application with the San Francisco Planning Department (hereinafter "Department") for the 3333 California Street Mixed-Use Project (hereinafter "Project") located at 3333 California Street within the RM-1 (Residential – Mixed, Low Density) and 40-X Height and Bulk District. On June 30, 2017, the Project Sponsor filed an application for Conditional Use Authorization and Planned Unit Development.

The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Code. Regs. Title 14, section 15000 *et seq.*, hereinafter "CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

The Department determined that an environmental impact report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on September 20, 2017. The Department held a public scoping meeting on October 16, 2017 in order to solicit public comment on the scope of the project's environmental review.

On April 25, 2018, the Department published an initial study and provided public notice in a newspaper of general circulation of the availability of the initial study for public review and comment; this notice was mailed to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on April 25, 2018.

On November 7, 2018, the Department published the draft EIR (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment, and of the date and time of the Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice, and to property owners and occupants within a 300-foot radius of the site on November 7, 2018. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the Site on November 7, 2018.

On November 7, 2018, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on November 7, 2018.

The Historic Preservation Commission held a duly advertised hearing on said DEIR on December 5, 2018 at which the Historic Preservation Commission formulated its comments on the DEIR.

The Commission held a duly advertised public hearing on said DEIR on December 13, 2018 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on January 8, 2019.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 62-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a response to comments document, published on August 22, 2019, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

The Department prepared a final EIR (hereinafter "FEIR") consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the responses to comments document, all as required by law.

On July 30, 2019, Supervisor Catherine Stefani introduced at the Board of Supervisors: (1) the Planning Code and Zoning Map amendments in Board File No. 190844, which amends the Planning Code to create the 3333 California Street Special Use District and amend the Height and Bulk Districts applicable to the Site; and (2) the Development Agreement in Board File No. 190845.

On August 19, 2019, the Project Sponsor submitted a letter amending its application for Conditional Use Authorization and Planned Unit Development to request authorization to construct the Variant to the proposed Project.

On September 5, 2019, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

On September 5, 2019, in Motion No. 20513, the Commission approved findings required by CEQA, including a statement of overriding considerations and adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2015-014028CUA, for approval of the Project, which findings are found in Attachment X to this Resolution No. 20516 and incorporated by reference as though fully set forth herein.

On September 5, 2019, the Commission conducted a duly notice public hearing at a regularly scheduled meeting and adopted: (1) Resolution No. 20514, recommending that the Board of Supervisors approve the requested Planning Code Text and Map Amendments set forth in Board File No. 190844; and (2) Resolution No. 20515 recommending that the Board of Supervisors approve the draft Development Agreement in Board File No. 190845.

The Planning Department Commission Secretary is the Custodian of Records, located in the File for Case No. 2015-014028CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On September 5, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-014028CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-014028CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project would redevelop the subject property with a mix of residential, retail, child care, open space, and parking uses. The existing 14,000 gross-square-foot (gsf) annex building, surface parking lots and ramp structures would be demolished, and the existing 455,000 gsf office building ("Center Office Building"), would be partially demolished and adaptively reused for residential uses (as two separate buildings, "Center Building A" and "Center Building B") with up to three stories added to each. The Project would also construct thirteen new buildings, ranging from 4-story duplex townhouses to 6-story apartment buildings, as residential-only buildings ("Masonic"; "Euclid"; "Mayfair"; and the seven "Laurel Duplex" buildings), and mixed-use buildings ("Plaza A"; "Plaza B"; and "Walnut") containing non-residential uses on the ground and second floors. Overall, the Project includes a total of approximately 1,428,000 gsf of new and rehabilitated floor area, comprising: approximately 978,000 gsf of residential floor area (include 744 dwelling units); approximately 35,000 gsf of retail floor area; an approximately 15,000 gsf childcare facility (accommodating approximately 175 children); approximately 400,000 gsf devoted to off-street parking with 857 parking spaces (including approximately 10 car share spaces); and 839 bicycle spaces.

A total of 25% of the Project's dwelling units will be deed-restricted, on-site affordable units designated for low-income senior households. These affordable units will be located in the proposed Walnut Building on California Street and consist of 185 studio and 1-bedroom units for seniors plus 1 on-site manager's unit.

The Project would provide 52 percent of the overall lot area (approximately 233,000 square feet) as grade-level open area, some of which would be public open space and some of which would be private open space exclusively for residents. The Project would include a total of approximately 125,000 square feet (or roughly 2.88 acres) of publicly-accessible landscaped open space with multi-purpose plazas, lawns, and pathways. New public pedestrian walkways would cross the property in a north-south direction between California Street and the intersection of Masonic and Euclid avenues approximately along the line of Walnut Street and in an east-west direction between Laurel Street and Presidio Avenue along the line of Mayfair Drive. The Project would also include streetscape improvements to enhance the safety of, and strengthen the network of, existing sidewalks and street crossings that abut the Site. These physical improvements to the Site are in service of meeting the goals and objectives of the Better Streets Plan. Specifically, the Project would include the following streetscape and pedestrian improvements: a new at-grade street crossing; sidewalk expansion; enhanced paving; installation of new street trees and street lighting on various public rights-of-way. Some of these improvements require a major encroachment permit from the Department of Public Works and are subject to Board of Supervisors approval.

The proposed scope of work before the Commission was analyzed in the EIR as the "Project Variant" (or just "Variant"). The primary difference between the base project and the Variant is that the Variant includes 185 senior affordable dwelling units plus 1 on-site manager's unit instead

of office use within the Walnut Building. Under the Variant, the Walnut Building would also contain four additional floors (22 feet taller) to accommodate the residential uses. On August 19, 2019, the Project Sponsor submitted a letter to the Department requesting Conditional Use Authorization of the Variant.

3. **Site Description and Present Use.** The Project Site ("Site") is 447,361-square-foot, or 10.25-acre, single parcel located on Lot 003 on Assessor's Block 1032. The irregularly shaped parcel is bounded by California Street to the north, Presidio Avenue to the east, Masonic Avenue to southeast, Euclid Avenue to the south, and Laurel Street/Mayfair Drive to the west. The two-story building that houses the SF Fire Credit Union, located on a triangular-shaped lot at the northeast corner of Assessor's Block 1032 (corner of California Street and Presidio Avenue), is on a separate parcel and is not part of the Site. The Site, which serves as the University of California, San Francisco (UCSF) Laurel Heights Campus, is developed with a four-story, 455,000 gsf office building (including a 93,000 gsf, three-level, partially below-grade parking garage) at the center of the site; a one-story, 14,000 gsf annex building at the corner of California and Laurel Streets; three surface parking lots; and landscaping or landscaped open space. Approximately 63 percent of the Site is covered by buildings or other impermeable surfaces (e.g., internal roadways and surface parking lots) and 37 percent is landscaping or landscaped open space. Current uses on the Site are office, research, laboratory, child care, and parking. UCSF is in the process of shifting its uses to other campus locations in the city. The Site has been identified as being individually eligible for listing in the California Register of Historical Resources under Criterion 1 (events), and Criterion 3 (design/construction). The Site is eligible under Criterion 1 for its association with the broad pattern of development in San Francisco as a corporate campus adapted to an urban environment. The subject property represents an important and new approach to corporate office planning as a unique adaptation of the suburban corporate campus property type. The Site is also eligible under Criterion 3 for its overall Midcentury Modern architecture designed by Edward B. Page, set within a Midcentury Modern landscape designed by Eckbo, Royston & Williams.
  
4. **Surrounding Properties and Neighborhood.** The Site is located within the Laurel Heights area of San Francisco's Presidio Heights neighborhood. It is adjacent to the Pacific Heights and Western Addition neighborhoods (to the east) and just north of the Anza Vista area of the Inner Richmond neighborhood. The parcel is located within an RM-1 Zoning District and a 40-X Height and Bulk District. Low- to mid-rise residential uses surround the Site to the north, east, south, and west across California Street, Presidio Avenue, Euclid Avenue, and Laurel Street. Other land uses near the Site include the SF Fire Credit Union, at the southwest corner of California Street and Presidio Avenue, adjacent to the Site; the Jewish Community Center of San Francisco (JCCSF), at the northwest corner of California Street and Presidio Avenue, across the street from the Site; San Francisco Fire Station No. 10, across Masonic Avenue southeast of the Site; the San Francisco Municipal Railway's (Muni) Presidio Division and Yard at 875 Presidio Avenue (a bus storage, maintenance depot, and administration building, across Euclid and Masonic avenues south of the Site); and the Laurel Village Shopping Center along California Street, across Laurel Street west of the Site.

5. **Public Outreach and Comments.** To date, the Department has received one letter in opposition to the proposed Project prior to the official 20-day neighborhood notification period. The Project Sponsor held over 150 community meetings since 2015.
6. **CEQA Findings.** On September 5, 2019, by Motion No. 20512, the Commission certified as adequate, accurate and complete the FEIR for the 3333 California Mixed-Use Project. A copy of Commission Motion No. 20512 is in the file for Case No. 2015-014028ENV. Also, on September 5, 2019, by Motion No. 20513, in Attachment A to said Motion, the Commission adopted findings, including a statement of overriding considerations and an MMRP, pursuant to CEQA. In accordance with the actions contemplated herein, the Commission has reviewed the FEIR and adopts and incorporates by reference as though fully set forth herein the findings, including the statement of overriding considerations, pursuant to CEQA, adopted by the Commission on September 5, 2019 in Motion No. 20513. Attachment A.
7. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use (Sections 202.2(f)(1), 209.2, 249.86, and 713).** Planning Code Sections 209.2 (RM-1), 249.86 (3333 California Street SUD), and 713 (NC-S) list allowable land uses, including residential and non-residential uses as either principally permitted, conditionally permitted, or not permitted.

*The Project proposes residential uses throughout the Site, and both residential and non-residential uses within buildings with frontage on California Street. The underlying zoning district (RM-1) permits residential uses, including Senior Housing, and the 3333 California Street SUD (Planning Code section 249.86 (Board File No. 190844) allows certain non-residential uses as principally permitted within the ground and second floor of all buildings with frontage along California Street, including Flexible Retail Uses; Social Service or Philanthropic Facilities; and non-residential uses, subject to the use controls of the NC-S Zoning District. In addition to residential uses, the Project also includes a replacement Child Care Facility, which, is a principally permitted use in the RM-1 and 3333 California Street SUD Zoning Districts. Therefore, the uses at the Project would comply with the Planning Code.*

- B. **Use Size (Sections 121.2, 713).** The Planning Code permits non-residential uses up to 5,999 square feet and requires Conditional Use Authorization for 6,000 square feet or above within the NC-S Zoning District.

*The Project proposes non-residential uses within buildings with frontage on California Street, as allowed in the 3333 California Street Special Use District (Planning Code Text and Map Amendment Ordinance (Board File No. 190884). At the time of entitlement, specific sizes for non-residential uses are unknown. However, under the 3333 California Street SUD, (Planning Code Text Amendment and Map Ordinance in Board File No. 190844), use size controls for non-residential uses would be subject to the use controls of the NC-S Zoning District, with conditional use authorization required to establish any non-residential use above 6,000 square feet.*

- C. **Floor Area Ratio (Sections 123, 124, and 713).** The Planning Code establishes a basic floor area ratio (FAR) of 1.8:1 for non-residential uses within the NC-S Zoning District.

*The Site is 447,361 square feet in size. Therefore, up to 805,250 gsf of non-residential uses is permitted under the basic FAR limit. The Project proposes 34,496 gsf of non-residential uses within buildings with frontage on California Street, resulting in an FAR of 0.08:1, well below the maximum allowable FAR of 1.8:1. Therefore, the Project complies with Sections 123, 124 and 713.*

- D. **Front Setback Areas (Section 132).** The Planning Code requires that new developments in RM-1 Districts provide front setbacks where one or both of the buildings adjacent to the subject property have front setbacks along a street or alley. If situated on a corner lot, the owner may elect which street or alley to designate as the front of the property.

*As a corner lot, as defined by the Code, the Project Sponsor elects Laurel Street as the front of the Site, for purposes of establishing the Front Setback Area. (Of the Site's five street frontages, Laurel Street represents the longest linear frontage.) Given there are no adjacent buildings along the Laurel Street frontage separated from the subject lot, the Project is therefore not subject to the Front Setback requirements of the Code.*

- E. **Rear Yard (Section 134(a)(2)).** The Planning Code requires that the Project provide a rear yard equal to 45 percent of the lot depth, or, the average of adjacent properties. If averaged, no less than 25 percent of lot depth or 15 feet, whichever is greater.

*The Project does not provide a rear yard conforming to the strict requirements specified in the Code, and is therefore seeking a modification of section 134(a)(2) through the Planned Unit Development (PUD) process, pursuant to Section 304 (see Section No. 8 for additional findings).*

- F. **Useable Open Space (Section 135).** The Planning Code requires that a minimum of 100 square feet of private usable open space, or 133 square feet of common usable open space be provided for Dwelling Units in RM-1 Zoning Districts. The area counting as usable open space must meet minimum requirements for area, horizontal dimensions, and exposure.

*In the 3333 California Street SUD, Planning Code Section 249.86, useable open space has been designated on an SUD-wide basis (Planning Code Text and Map Ordinance (Board File No. 190844).) Accordingly, compliance with usable open space requirements for any building in the SUD shall be evaluated on a project-wide basis and for consistency with the terms of the Development Agreement (Board File No. 190845).*

*The Project would provide private useable open space for 117 of the 744 Dwelling Units, therefore 11,700 square feet (sf) of private open space and 83,391 sf of common open space would be required. The Project satisfies this requirement by providing 11,700 sf of private usable open and 29,570 sf of common useable open space within the eight of the proposed buildings. The Project provides 54,470 sf of additional*

*common useable open space: Cypress Square + Eastern Mayfair Walk (24,780 sf); Lower Walnut Walk (14,950 sf); California Plaza (4,290 sf); and The Overlook (10,450 sf). This additional common useable open space fully satisfies the total amount of common usable open space required by Code. Additionally, the Project provides 70,756 sf of privately-owned, publicly-accessible open space that provides a benefit to both future residents of the Project as well as the General Public. On the whole, the Project provides a combination of private and common useable open space that meets the requirements of the Code. Therefore, the Project complies with Sections 135 and 249.86.*

- G. Permitted Obstructions (Section 136).** The Planning Code outlines the requirements for features, which may be permitted over street, alleys, setbacks, yards or useable open space.

*The Project includes bay windows that exceed the dimensional limits allowed per Code and is therefore seeking a modification of section 136 through the Planned Unit Development (PUD) process, pursuant to Section 304 (see Section No. 8 for additional findings).*

- H. Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires that additions of Gross Floor Area equal to 20 percent or more to an existing building provide streetscape improvements consistent with the Better Streets Plan.

*The Project would include streetscape improvements to enhance the safety of, and strengthen the network of, existing sidewalks and street crossings that abut the Site including Presidio, Masonic, and Euclid Avenues, as well as Laurel Street, and Mayfair Drive. These physical improvements meet the goals and objectives of the Better Streets Plan. Specifically, the Project would include the following streetscape and pedestrian improvements: a new at-grade street crossing; sidewalk widening; enhanced paving; installation of new street trees and street lighting on various adjacent public rights-of-way.*

*A key element of the Project's public improvements includes the reconfiguration of existing traffic slip lanes at the intersections of Presidio Avenue and Pine Street/Masonic Avenue and at Masonic and Euclid Avenues. These public improvements consist of bulb outs and other sidewalk improvements where two separate slip lanes are currently located. With the public improvements, the slip lane areas will remain publicly accessible, but will no longer be accessible to motorized vehicles. The Project public improvements that would be constructed in the expanded public sidewalk would require a sidewalk width change approval from the Department of Public Works. Installation of both the slip lane reconfiguration and the sidewalk expansion would be subject to a Street Improvement Permit issued by the Department of Public Works, all of these actions would be implemented through the major encroachment permit described below*

*Certain Project streetscape improvements include enhanced paving and landscaping where the Project's pedestrian pathways meet the public sidewalk. These improvements require a major encroachment permit from the Department of Public Works that is subject to Board of Supervisors approval. The encroachment permit imposes long-term maintenance responsibility and liability for these improvements on the Project Sponsor.*

*Related to encroachments onto or over sidewalks, the Project proposes a total of 6 curb cuts, or vehicular access points (ingress and/or egress) to the Site (5 driveways accessing the Site from public rights-of-way and the privately-owned Walnut Street extension, extending southerly from California Street). The vehicular access plan was carefully reviewed by City staff, including, but not limited to, representatives from Planning, Public Works, and the Municipal Transportation Agency. All of the off-street parking and freight loading locations are completely enclosed and the driveway widths were reduced to minimum amounts required to accommodate safe and efficient vehicle circulation so as to preserve the pedestrian character of the district. Therefore, the Project is consistent with the Better Streets Plan and complies with Section 138.1*

- I. **Standards for Bird-Safe Buildings (Section 139).** The Planning Code outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

*The Site is not located in close proximity to an Urban Bird Refuge as defined in Section 139. As such, the Project will include feature-related standards. Therefore, the Project complies with Section 139.*

- J. **Dwelling Unit Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

*The Project includes Dwelling Units that do not face onto an open area as defined by the Code, and is therefore seeking a modification through the Planned Unit Development (PUD) process, pursuant to Section 304 (see Section No. 8 for additional findings).*

- K. **Street Frontages (Section 144).** The Planning Code restricts entrances to off-street parking to no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is set back from any such lot line; but in no case less than 10 feet or more than 20 feet. Where two or more separate entrances are provided there shall be a minimum separation between such entrances of six feet.

*The Project proposes a total of seven entrances to off-street parking, with entrances ranging between 12-feet and 20-feet wide, as allowed by Code. Along the Presidio Avenue frontage, the Project provides a 15-foot entrance for off-street parking, and a 20-foot entrance for off-street freight loading, separated by seven feet, as allowed by Code. Therefore, the Project complies with Section 144.*

- L. **Moderation of Street Fronts (Section 144.1).** The Planning Code requires that new dwellings within the RM-1 and RM-2 Districts be compatible with the established mixture of houses and apartment buildings in terms of apparent building width, requiring that on wider lots the front of the building be divided visually into narrower segments, according to the predominant existing scale in such areas.

*As a corner lot, as defined by the Code, the Project Sponsor elects Laurel Street as the front of the Site. As such, the Project's Laurel Street frontage is subject to the provisions of Section 144.1. The Project includes three sets of buildings fronting Laurel Street: The Plaza A building, the Mayfair building, and the seven Laurel Duplex buildings. Each of the three sets of buildings provide variations in the horizontal depth of the front building walls by creating an organized rhythm of projections and notches ranging between 2 feet and 13 feet along the front building walls of each of the buildings, at intervals of not more than 35 feet. Therefore, the Project complies with Section 144.1.*

- M. Off-Street Parking (Section 151.1).** The Planning Code does not require off-street parking spaces be provided, but instead provides maximum parking amounts, permitted as accessory, based on land use type.

*The Project would provide a total 847 off-street accessory parking spaces. For residential uses, up to 1.5 spaces per Dwelling Unit is permitted as accessory. With 744 Dwelling Units, up to 1,116 parking spaces would be allowed per Code. The Project proposes 744 parking spaces (a ratio of 1 parking space per Dwelling Unit), which, is within the maximum amount permitted by Code. For non-residential uses, the Planning Code permits off-street parking as accessory in the following amounts: up to 53 spaces would for Retail Sales and Service Uses; 78 spaces for Eating and Drinking Uses (food and beverage retail uses); and 11 spaces for Child Care Facility Use.*

*The DEIR (p. 4.C.80) identifies a required Mitigation Measure ("M-TR-2: Reduce Retail Parking Supply") to lessen the impact of the proposed Project's or Project Variant's parking supply for retail uses to less-than-significant levels. The Mitigation Measure limits parking for Retail Sales and Service Uses to 2.14 spaces per 1,000 gross square feet. Pursuant to Mitigation Measure M-TR-2, the Project is limited to a total of 74 off-street parking spaces for all retail uses. The Project proposes a total of 74 spaces for all retail uses.*

*For Child Care Facility Use, the Project proposes 29 spaces where 11 are permitted by Code as accessory. Therefore, the Project requires legislation to permit parking for Child Care Facility Use in an amount greater than is otherwise permitted by Code. Through a Planning Code Text and Map Ordinance (Board File No. 190844), the Planning Code would be amended to add Section 249.86, creating the 3333 California Street Special Use District. The Ordinance would allow off-street parking for any Child Care Facility Use at a rate of 1.5 spaces for each 9 children who could be accommodated in the Child Care Facility under the applicable child care licensing requirements at any one time. The Project proposes 29 off-street spaces for the Child Care Facility where 29 would be allowed under the Ordinance. Therefore, the Project complies with Section 151.1.*

- N. Off-Street Freight Loading (Section 152).** The Planning Code requires certain amounts of off-street freight loading space based on the type and size of uses in a project.

*The Project would provide a total of six off-street loading spaces where five are required by Code (the additional space provide as accessory). Three of the loading spaces would be located within the Walnut*

*Building (accessible from Presidio Avenue), and the other three loading spaces would be located within the Masonic Building (accessible from Masonic Avenue). Therefore, the Project complies with Section 152.*

- O. **General Standards of Off-Street Parking, Freight Loading, and Service Vehicle Facilities (Section 155).** The Planning Code establishes general standards as to location and arrangement for required off-street parking and freight loading facilities.

*The Project would include both off-street parking and freight loading spaces not necessarily on the same lot as the use served after the proposed subdivisions of the Site, and is therefore seeking a modification through the Planned Unit Development (PUD) process, pursuant to Section 304 (see Section No. 8 for additional findings).*

- P. **Bicycle Parking (Sections 155.1, 155.2).** The Planning Code establishes bicycle parking requirements for new developments, depending on use. A Class 1 space is located in a secure, weather-protected facility and intended for long-term use by residents and employees. A Class 2 space is located in a publicly-accessible and visible location, and intended for use by visitors, guests, and patrons.

*The Project includes 762 Class 1 and 77 Class 2 bicycle parking spaces (where 274 Class 1 and 69 Class 2 spaces are required by Code). The Class 1 bicycle parking spaces will be provided within each building, located within a secure, weather-projected facility, with independent access meeting the dimensional requirements of the Code. The Class 2 bicycle parking spaces would be located along each of the five street frontages encompassing the Site, near all main pedestrian entries to the uses (residential or non-residential) to which they are accessory. Therefore, the Project complies with Sections 155.1 and 155.2.*

- Q. **Shower Facilities and Lockers (Section 155.4).** The Planning Code requires shower facilities and lockers for Non-Retail Sales and Service Uses in the following amounts: two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet, and four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet.

*The Project includes less than 50,000 square feet of non-residential uses and thus a total of 2 showers 12 lockers are required per Code. The Project would provide one shower and six lockers within each of the Plaza B and Walnut buildings. Therefore, the Project complies with Section 155.4.*

- R. **Car Sharing (Section 166).** The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet.

*The Project includes 10 car share spaces on the Site for both the residential and non-residential uses where 10 are required by Code. Therefore, the Project complies with Section 166.*

- S. **Unbundled Parking (Section 167).** The Planning Code requires all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more, or in new conversions of non-residential buildings to residential use of 10 dwelling units or more, shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.

*The Project will lease or sell all accessory off-street parking spaces separately from the rental or purchase fees for dwelling units for the life of the Dwelling Units. Therefore, the Project complies with Section 167.*

- T. **Transportation Demand Management (TDM) Plan (Section 169).** The Planning Code requires applicable projects to finalize a TDM Plan prior Planning Department approval of the first building permit or site permit.

*The Project Sponsor submitted a completed Environmental Evaluation Application prior to July 14, 2016. Therefore, under Planning Code section 169, the Project must achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 39 points (50% of 78).*

*The Developer shall implement a site-specific Transportation Demand Management Plan included as part of a Development Agreement (Board File No. 190845). While the Project would be subject to Planning Code Section 169.3(e)(1) and required to implement a minimum of 50% of the applicable target points, the Project Sponsor commits through the Development Agreement, to be subject to Planning Code Section 169.3(e)(2) and to implement 75% of applicable target points, resulting in a target of 59 points (75% of 78). Otherwise, the Project remains subject to all of the provisions of Planning Code Section 169 et seq. Therefore, the Project complies with Section 169.*

*As currently proposed, the Project will achieve 59 points through the following TDM measures:*

- Improve Walking Conditions (Option A)
- Bicycle Parking (Option C)
- Showers and Lockers
- Bicycle Repair Station
- Bicycle Maintenance Services
- Fleet of Bicycles
- Car Share Parking (Option B)
- Delivery Supportive Amenities
- Provide Delivery Services
- Family TDM Amenities (Options A + B)
- On-site Childcare
- Multimodal Wayfinding Signage
- Real Time Transportation Information Displays
- Tailored Transportation Marketing Services (Option C)
- On-site Affordable Housing (Option B)
- Unbundled Parking (Option D)

- Parking Pricing

- U. **Compliance with Special Restrictions (Section 174).** In 1952, the Commission adopted Resolution 4109 which approved a rezoning of the subject property to a First Residential District and included additional stipulations subject to future development of the Site. The Site has subsequently undergone additional rezoning, as it is now within an RM-1 District. However, the stipulations of future development as outlined in Resolution 4109 continue to apply, absent modification per Planning Code Section 174.

*Through a proposed Planning Code Text and Map Ordinance (Board File No. 190844), Commission Resolution No. 4109, and all related conditions, stipulations, special restrictions, and other limitations imposed in connection with Resolution No. 4109 will no longer apply and will be extinguished effective the date of the Ordinance.*

- V. **Residential Density (Sections 207, 209.2, 304).** The Planning Code regulates residential density by zoning district. Within the RM-1 Zoning District, up to 3 units per lot or up to one dwelling unit per 800 square feet of lot area is permitted.

*The Project proposes a residential density that exceeds what is permitted within the RM-1 Zoning District. Therefore, the Project seeks a modification through the Planned Unit Development (PUD) process, pursuant to Section 304 (see Section No. 8 for additional findings).*

- W. **Dwelling Unit Mix (Section 207.7).** The Planning Code requires that no less than 25% of the total number of proposed dwelling units shall contain at least two bedrooms and that no less than 10% of the total number of proposed dwelling units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units and units counted towards the three-bedroom requirement may also count towards the requirement for units with two or more bedrooms

*The Project would meet the dwelling unit mix requirement on a site-wide basis, as opposed to an individual building basis, with one-bedroom, two-bedroom, and three-bedroom units distributed across the Site, while the Plaza A building would contain the majority of the studio units, and the Laurel Duplexes would contain the majority of the four-bedroom units. The Project will provide the following dwelling unit mix: 27 studio units (3%); 392 one-bedroom units (53%), 195 two-bedroom units (26%), 103 three-bedroom units (14%); and 27 four-bedroom units (4%). With 44% of the dwelling units containing at least two bedrooms, the Project exceeds the dwelling unit mix requirement. Therefore, the Project complies with Section 207.7.*

- X. **Height (Sections 260 and 261).** Planning Code requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height.

*Given the Project proposes both new structures and alterations to an existing legal, nonconforming building that would otherwise exceed the heights established by the underlying Height and Bulk District, the Project requires relief from the Code. Through a proposed Planning Code Text and Map Ordinance (Board File No. 190844), the Site's underlying Height and Bulk District is 40-X, 45-X, 67-X, 80-X, and 92-X, accommodating the maximum height of each of the 13 buildings, as proposed by the Project. The Project seeks a modification through the Planned Unit Development (PUD) process, pursuant to Section 304, for minor deviations from the provisions for measurement of height in Sections 260 and 261 (see Section No. 8 for additional findings).*

- Y. Shadows on Parks (Section 295).** The Planning Code requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

*The Planning Department prepared an initial shadow fan that indicated the proposed Project may cast a shadow on either Laurel Hill Playground, or Presidio Heights Playground, both of which are properties under the jurisdiction of the San Francisco Recreation and Park Department ("Recreation and Park Department"). A detailed shadow analysis was performed by a qualified consultant that indicated the Project would not cast any new shadow on either Laurel Hill Playground or Presidio Heights Playground, nor any other open space under the jurisdiction of Section 295. As such, a No Impact Letter was issued on August 7, 2019.*

- Z. Transportation Sustainability Fee (TSF) (Section 411A).** Section 411a requires projects that result in more than twenty new dwelling units or new construction of a non-residential use exceeding 800 square feet to pay the TSF to help meet the demands imposed on the City's transportation system by new developments, funding transit capital maintenance, transit capital facilities and fleet, and pedestrian and bicycle infrastructure.

*The Project will comply with Section 411A.*

- AA. Jobs Housing Linkage Fee (Section 413).** Section 413 shall apply to any project that increases by 25,000 or more gross square feet the total amount of any combination of the following uses; entertainment, hotel, Integrated PDR, office, research and development, retail, and/or Small Enterprise Workspace.

*The Project will comply with Section 413.*

- BB. Child Care Requirement for Residential Projects (Section 414A).** Section 414A shall apply to any residential development project that results in at least one net new residential unit.

*Under the requirements of section 249.86 (3333 California Street Special Use District, Board File No. 190844), the provisions of Section 414A do not apply to the Project so long as the Development Agreement is in effect. Instead, the Development Agreement (Board File No. 190845) stipulates that the Project provide a 14,665 square-foot child care facility, including an outdoor activity area, capable*

*of accommodating at least 175 children, with 10% of the maximum number of permitted slots to be provided to children in low-income households.*

**CC. Inclusionary Affordable Housing Program (Section 415).** The Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units.

*Under the provisions of Planning Code Section 249.86, (3333 California Street Special Use District, Board File No. 190844), the provisions of Section 415 do not apply to the Project for as long as the Development Agreement is in effect. The Development Agreement (Board File No. 190845) outlines terms for the Project's affordable inclusionary housing provisions. At buildout, 25% of the Project's units will be deed restricted, on-site affordable units designated for low-income senior households with incomes below 80% of Area Median Income (AMI), with an overall average of not more than 59% of AMI, as established by the Mayor's Office of Housing and Community Development (MOHCD). These affordable units will be located within the Walnut Building and consist of 185 studio and 1-bedroom units for seniors plus 1 on-site manager's unit.*

8. **Planning Code Section 303** establishes criteria for the Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
  - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project is necessary and desirable in that it will create a new mixed-used infill development within the Laurel Heights neighborhood at a scale that appropriately preserves the diversity and vitality of the neighborhood, while also maintaining and contributing to the important aspects of the existing neighborhood, such as providing new housing opportunities with no displacement of any existing residential uses. The size and intensity of the proposed development is consistent with the policies and objectives of the General Plan and is necessary and desirable for this neighborhood and the surrounding community because it will provide new opportunities for housing and add new site amenities, including privately-owned, publicly-accessible open space, retail uses, and a child care facility, that will contribute to the character of the surrounding neighborhood. The pedestrian pathways (Mayfair and Walnut Walk) will open and connect the Site to the surrounding community by extending the neighborhood urban pattern and surrounding street grid into the Site. The Project would revitalize an underutilized development lot that is predominately occupied by surface parking lots, driveways, and a large, existing legal nonconforming structure containing existing non-complying non-residential uses (office use). The Project would introduce new residential uses across the entirety of the Site, with retail and childcare uses contained within structures fronting California Street. The influx of new residents will contribute to the economic vitality of the existing neighborhood by adding new patrons for the nearby retail uses.*

*Above all, housing is a top priority for the City and County of San Francisco and the Project would maximize residential density on the Site through approvals as a Planned Unit Development (PUD).*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project is an infill development that replaces existing buildings and surface parking lots with a new mixed-use development that is on balance consistent with the General Plan. The Site is substantial in size at approximately 447,000 square feet (or roughly 10.25 acres). The Project maximizes residential density while also introducing new pedestrian connections, hard- and soft scape open space, and allowing for a scale of development that is consistent with existing and proposed development in the area. The overall site plan, along with the design of each building, has been carefully crafted to allow for a consistent street wall and active ground floor spaces along California Street, with an appropriate variation in building design, texture and scale. The arrangement and sculpting of buildings is also designed to frame the network of pedestrian and visual pathways through the site and to its major open spaces, creating a sense of permeability and connectivity with the surrounding neighborhood.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project has been designed to provide improved pedestrian and vehicular connections to the Site, as well as new pedestrian connections through the Site. Sufficient off-street parking, including for both the retail uses and child care facility, would be provided in underground parking garages, which would be appropriately accessed from the Walnut Street extension, Presidio Avenue, and Laurel Street.*

*The Project includes a total of six off-street loading spaces, two on-street commercial loading zones (on California Street), three on-street passenger loading zones (on Masonic Avenue, Euclid Avenue, and Laurel Street), and approximately 74 on-street public parking spaces. On-street freight and passenger loading zones are strategically placed nearest building entrances, with freight loading supporting the retail and non-residential uses along California Street.*

*The proposed Project also includes a TDM program in compliance with the TDM Ordinance and TDM Program Standards, and includes 10 car share parking spaces as required by Planning Code Section 166, as well as ample bicycle parking. Accessibility and traffic patterns, the type and volume of traffic, and the proposed off-street parking and loading are all discussed in additional detail in*

*Project's Transportation Impact Study and other Project CEQA documents on file with the Planning Department. The Project is in close proximity to numerous public transit options, with various bus routes along California Street, and nearby along both the Geary Avenue and Sacramento Street commercial corridors.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project is primarily a residential development and therefore is not anticipated to create any noxious or offensive emissions or odors. The Project sponsor will comply with the City's standard construction-related conditions designed to minimize temporary dust impacts during the construction period. All potential Project impacts on noise, glare, and dust are discussed in the Project's FEIR, including the MMRP. In light of the nature of the development, applicable Code requirements and standard conditions of approval, and the conclusions reached in the Project's FEIR on file with the Planning Department, no noxious or offensive emissions such as noise, glare, dust, and odor are expected.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The Project will create a series of privately-owned, publicly-accessible new north/south and east/west pedestrian connections across the Site, including substantial new landscaping around and throughout the Site, and major new privately-owned, publicly-accessible open space. The open space plan and landscape design includes features such as plaza and garden elements, and over 300 new trees (including new and replacement trees). Lighting and signage will be incorporated as the Project design progresses, and will comply with applicable Code requirements. These and other Project elements will be consistent with the City's Better Streets Program.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project will generally comply with the provisions of the Planning Code, as amended in Board File No. 190844 and with the Development Agreement (Board File No. 190845). The Project will be, on balance, consistent with the General Plan, particularly with plans and policies related to locating dwelling unit density near transportation, creating new housing, including affordable/supportive housing, providing new publicly-accessible private open space, creating new pedestrian connections to and through the neighborhood, and implementing streetscape improvements. Further, the Project seeks a number of modifications to the requirements of the Code through the PUD process. The purpose of the PUD process is to allow well-designed development on larger sites to request modifications from the strict requirements of the Planning Code, provided that the project generally meets the intent of these Planning Code requirements and will not adversely affect the General Plan. The requested modifications,*

*and compliance with the PUD criteria and consistency with the General Plan are discussed under Section No. 8 and incorporated here by reference.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

*The Project is consistent with the stated purpose of RM-1 Zoning District and the 3333 California Street Special Use District. RM-1 Zoning Districts, as described in Section 209.2, contain a mixture of the dwelling types that broaden the range of unit sizes and the variety of structures, outdoor space at ground and upper levels regardless of form of structures, and non-residential uses to provide for the needs of residents. Shopping facilities and transit lines may be found within a short distance of these districts. On balance, the Project provides a range of unit sizes within a variety of structures, privately-owned, publicly-accessible open space, and retail uses to provide for the needs of residents. The site is located on and within walking distance of existing transit lines and located within walking distance of existing shopping facilities. The Project will include residential uses, and non-residential uses in a size that provides for the needs of residents.*

- E. The use or feature satisfies any criteria specific to the use or feature in Subsections (g), *et seq.* of this Section.

*On February 26, 2019, a resolution (Board File No. 190230) was introduced, imposing interim zoning controls for 18 months to require a Conditional Use Authorization for a change of use from a Child Care Facility to another use. Any consideration of a Conditional Use Authorization for a change of use from a Child Care Facility to another use shall take into account the following factors:*

- i. Any findings by the Office of Early Care and Education regarding the capacity of the existing Child Care Facility Use, the population served, and the nature and quality of services provided;

*The childcare facility currently located on the Site is operated by Bright Horizons, a national provider of childcare services. According to information on file with the Office of Early Care and Education, the existing facility is licensed for a total of 129 children, with an infant license for 42 children and a preschool license for 87 children. In addition, the Office believes that the existing facility has what is known as a 'Toddler Option' in order to also serve toddlers. However, the toddler license does not increase the total licensed capacity of 129. The existing facility is a National Association for the Education of Young Children (NAEYC) accredited program, which, is a nationally-recognized measure of early education quality.*

- ii. The impact of the change of use on the neighborhood and community;

*The Project proposes to replace the existing childcare facility with a new childcare facility with capacity to serve approximately 175 children under current licensing requirements. While there*

*may be a period of time during which the existing facility has ceased operations and the new facility is under construction, the Development Agreement (Board File No. 190845) requires the facility to be built as part of construction of the Walnut Building.*

*In addition, Bright Horizons will be opening a new childcare facility in the City Center project on Geary and Masonic that will accommodate the children who are enrolled at the existing facility. Because it is located on what is currently a UCSF campus property, the existing Bright Horizons facility gives preference to UCSF families, regardless of whether they live in the neighborhood. Pursuant to the Development Agreement (Board File No. 190845), the new childcare facility will be open to the general public. As such, it will result in expanded access to childcare for the neighborhood.*

- iii. Whether there are sufficient licensed child care slots available within a one-mile radius of the site; and

*According to the Office of Early Care and Education, there are 19 licensed child care centers and 26 Family Child Care homes in the 94118 Zip Code's geographic area.*

- iv. Whether the Child Care Facility Use to be converted will be relocated or replaced.

*The Project proposes to provide a new childcare facility with capacity to serve approximately 175 children under current licensing requirements. Bright Horizons, which operates the existing facility, anticipates opening a new childcare facility in the City Center project on Geary and Masonic.*

- 9. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

- i. **Rear Yard (Section 134):** *The Project does not provide a code-complying rear yard. As such, the Project is seeking a modification of the rear yard requirement defined in Planning Code Section 134. The Commission finds this modification warranted, since the Project provides for a comparable amount of open space accessible to residents of the development, in lieu of the required rear yard.*

*The Site encompasses nearly the entirety of Block 1032, fronting several streets, with no existing pattern of mid-block open space since the majority of the Site is currently occupied by existing buildings and surface parking lots. As such, the Site is not configured in a manner that adheres to (or necessarily benefits from) the traditional rear yard requirements of the Code. The Project would improve existing conditions by creating new connections to the surrounding street grid and providing new open space through a series of private and public open spaces and landscaped areas, including private usable open space (residential), common usable open space, privately-owned, publicly-accessible open space, private open space for the child care facility, and other open areas (e.g., inner and outer courtyards).*

*On the whole, the Project would provide 52 percent of the overall lot area (approximately 233,000 square feet) as grade-level open area, some of which would be privately-owned, publicly-accessible public open space and some of which would be private open space exclusively for residents. The Project would include streetscape improvements and a total of approximately 125,000 square feet (or roughly 2.88 acres) of privately-owned, publicly-accessible landscaped open space with multi-purpose plazas, lawns, and pathways.*

- ii. **Permitted Obstructions (Section 136):** *The Project includes bay windows that exceed the dimensional limits allowed per Code. As such, the Project is seeking a modification of the permitted obstructions requirements defined in Planning Code Section 136. The Commission finds this modification warranted, since the Project, in an attempt to improve the overall visual interest of the buildings, provides a varied bay window design within each of the buildings.*

*The Project includes bay windows within the Plaza B building on floors 1 through 4 that would not meet the strict requirements of the Code Sectioning governing permitted obstructions. The Project, in an attempt to improve the overall visual interest of the building through a varied bay window design, is providing five bay windows, ranging between 12'-0" to 19'-8", all of which exceed the nine-foot linear allowance per Code.*

- iii. **Dwelling Unit Exposure (Section 140):** *The Project includes Dwelling Units that do not face onto an open area as defined by the Code. As such, the Project is seeking a modification of the dwelling unit exposure requirements defined in Planning Code Section 140. The Commission finds this modification warranted, since the Project has been designed in a manner that the majority of the units (97%) meet the requirements for dwelling unit exposure.*

*The Project has been designed to maximize dwelling unit exposure along street frontages, inner courts and/or open spaces between buildings that meet the strict requirements of the Code. Of the 744 Dwelling Units proposed, only 21 Dwelling Units (or approximately 3 percent of the total unit count) would not comply with the strict dimensional requirements of the Code.*

- iv. **General Standards of Off-Street Parking, Freight Loading, and Service Vehicle Facilities (Section 155). (Sections 155):** *The Project would include both off-street parking and*

*freight loading spaces not necessarily on the same lot as the use served after the proposed subdivisions of the Site. As such, the Project is seeking a modification of the general standards of off-street parking and freight loading requirements defined in Planning Code Section 155. The Commission finds this modification warranted, since the Project provides sufficient off-street parking and freight loading for the uses served within enclosed garages with the minimum number of access points as is necessary as to reduce the total number of curb cuts on the Site.*

*Pursuant to Section 155(a), required off-street parking and freight loading shall be located on the same lot as the use(s) served. While the Project is compliant with the amount of provided accessory off-street parking and required freight loading, the locations of both the off-street parking and freight loading spaces would not necessarily be provided on the same lot as the use served after the proposed subdivisions of the Site. The proposed site plan for four below-grade garages allows connection between garages, thereby reducing unnecessary on-street vehicular circulation around the Site.*

- v. **Dwelling Unit Density (Sections 207, 209.3):** *The Project includes residential uses with a total of 744 Dwelling Units, exceeding the number of units permitted within the RM-1 Zoning District. As such, the Project is seeking a modification of the dwelling unit density limits as defined in Planning Code Sections 207 and 209.3. The Commission finds this modification warranted, since the Project would provide much-needed housing, with a range of unit types, including the provision of senior affordable housing units.*
  
- vi. **Measurement of Height (Section 260):** *The Project includes proposed amendments to the underlying Height and Bulk Districts of 40-X, 45-X, 67-X, 80-X, and 92-X, as amended in the Zoning Map Ordinance (Board File No. 190844). The Project proposes both new structures and alterations to an existing nonconforming building that would otherwise exceed the heights established by the underlying Height and Bulk District. As such, the Project is seeking minor deviations from the provisions for measurement of height in Sections 260 and 261 for each of the proposed new and adapted buildings on the Site. The Commission finds this modification warranted, given the Site's unique configuration and the desire to maximize residential density at the Site. With the proposed height and bulk district amendments in Board File No. 190844, and the deviations from the provisions for measuring height, the maximum height of each of the 13 buildings would be accommodated.*

*The Site's topography varies significantly across the Site generally upsloping from east to west, and from north to south, with an approximately 67 foot total difference in elevation across the Site. The Site contains two existing buildings, the largest of which (Center Office Building), at 52'-10" tall, is deemed a legal, noncomplying structure pursuant to Code Section 180. The Project proposes an adaptive reuse of the Center Office Building, and the construction of 13 new buildings on the Site. The proposed heights of each of the buildings contained within the Project are as follows: the Mayfair, Laurel Duplexes (seven individual buildings), Euclid, and Masonic buildings, each reaching a maximum height of 40 feet; the Plaza A and Plaza B Buildings, each reaching a maximum*

height of 45 feet; the Walnut Building reaching a maximum height of 67 feet; the Center Building A reaching a maximum height of 80 feet, and the Center Building B reaching a height of 92 feet. The Project proposed minor deviations from the provisions for measurement of height in Sections 260 and 261 for each of the proposed new and adapted buildings on the Site as follows:

Plaza A Building: The Plaza A Building fronts both Laurel Street and California Street. As such, the Project utilizes Laurel Street for the purposes of measuring height, pursuant to Section 260(a)(1)(D). Laurel Street has a slope of less than 5% and thus is measured at the midpoint of the frontage at existing curb. The measurement from Laurel Street is down-sloping and is carried to the line equidistant between Laurel Street and the Walnut Street Extension. The measurement is taken to 45 feet, to allow an additional 5 feet to accommodate adequate retail floor-to-floor heights.

Plaza B Building: The majority of the Plaza B Building is measured from the Walnut Street Extension per Section 260(a)(1)(B). A small portion of the NW corner is measured in the same manner as the Plaza A Building. The slope of Walnut Street varies, with the southern portion under 5% and the portion closer to California requiring stepping. Pursuant to Section 260(a)(3), the portion closer to California Street is measured in 55-ft segments. Measuring from the Walnut Street Extension is up-sloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of the segment at new curb, thereafter measured at the average of new grades on either side of the section. The measurement is taken to 45 feet, to allow an additional 5 feet to accommodate adequate retail floor-to-floor heights.

Walnut Building: The Walnut Building fronts California Street, Walnut Street Extension and Presidio Streets. For the western portions of the building the Project elects to measure down-sloping from the Walnut Street Extension per Section 260(a)(1)(D). The slope of the Walnut Street Extension varies, with the southern portion under 5% and the portion closer to California Street requiring stepping. Per Table 260 the portion closer to California Street is measured in 55-foot segments. The measurement from the Walnut Street Extension is down-sloping and is carried to the line equidistant between Walnut Street and Presidio Avenue. The eastern portions of the Walnut building is measured up-sloping from Presidio Avenue per Section 260(a)(1)(B). The slope of Presidio Avenue is less than 5% and is therefore measured at the midpoint of the frontage. Measuring from Presidio Avenue is up-sloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of frontage at existing curb, thereafter measured from the average of new grades on either side of the building. The measurement is taken to 67 feet, to accommodate adequate retail floor-to-floor heights, in addition to the additional floors accommodating the affordable housing building that will have 185 senior units and 1 on-site manager's unit, as proposed under the EIR Variant.

Euclid Building: The Euclid Building fronts onto Euclid Avenue and Walnut Walk. This area is measured from Euclid Avenue per Section 260(a)(1)(D). This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Euclid Avenue slopes at 10%, the allowable height is measured at multiple cross-sections perpendicular to the building, taken at a maximum of 65-foot

increments per Table 260. Each of the given reference points is derived from the existing grade at each cross-section, to arrive at the allowable height for points along that cross section.

Laurel Duplexes: The Laurel Duplexes front onto Laurel Street, and the heights of the buildings are measured from Laurel Street. This area of the Site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Laurel Street slopes at 7%, the allowable height is measured at a cross-section perpendicular to the building, taken at the centerline of each duplex and no more than 65-foot apart per Table 260. Each of the given reference points is derived from the existing grade at each cross-section to arrive at the allowable height for points along that cross section.

Mayfair Building: The Mayfair Building fronts onto Laurel Street, and the height of the building is measured from Laurel Street. This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Laurel Street slopes at 7%, the allowable height is measured at a cross-section perpendicular to the building, taken at the centerline of each building step and no more than 65-foot apart per Table 260. Each of the given reference points is derived from the existing grade at each cross-section, to arrive at the allowable height for points along that cross section.

Center Buildings A and B: The measurement of height for the adapted Center Buildings A and B is the same process as the measurement of height of the existing, single Center Office Building, as taken from Laurel Street. As measured from Laurel Street, the existing Center Office Building is 52'-10" tall; as such, the structure is deemed an existing legal, noncomplying structure pursuant to Section 180. The Project would include the adaptive reuse of the Center Office Building for residential uses (as two separate buildings: Center Building A and Center Building B, linked by an above-grade pedestrian passage). For the adapted Center Building A, the measurement is taken to 80 feet, and for the adapted Center Building B, the measurement is taken to 92 feet, adding two and three floors to each building, respectively. The additional floors are necessary to accommodate the addition of 190 dwelling units between the two buildings, completing the adaptive reuse from a former office building into repurposed residential building.

B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

*The Project promotes many of the objectives and policies of the various Elements of the General Plan, as discussed in greater detail below and incorporated here by reference.*

- 2) Provides off-street parking adequate for the occupancy proposes.

*The Project would provide sufficient off-street parking to adequately serve the residential and non-residential uses, with a maximum of 857 off-street vehicle parking spaces, inclusive of 10 car share spaces, which will accommodate the 744 residential units (including 185 senior housing units) as well as the retail and child care uses proposed.*

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

*The Project would contain approximately 52 percent of the overall lot area (approximately 233,000 square feet – excluding green roofs) as open area, with portions to be developed with a combination of privately-owned, publicly-accessible open space, common open space (some of which would be open to the public) and private open space for residents. The Project would include a total of 125,226 square feet (or 2.88 acres) of publicly-accessible landscaped open space with multi-purpose plazas, lawns, and pathways. The Project would provide 71,405 square feet of open space in excess of that required under Section 135 of the Code.*

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

*As the Site is located within the RM-1 Zoning District, the Site would be limited to a residential density equal to one fewer unit than what is permitted within the RM-2 Zoning District. With a modification of residential density as a PUD, with a site area of 447,361 square feet, the residential density on the Site would be limited to a maximum of 745 Dwelling Units. The Project proposes a total of 744 Dwelling Units, below the maximum allowed residential density as a PUD.*

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

*The Project would contain commercial uses along California Street that would serve residents of the immediate vicinity and would be subject to commercial use size and Formula Retail controls in the NC-S zoning district, as specified in section 249.86, the 3333 California Special Use District. SUD (Planning Code Text and Map Ordinance (Board File No. 190844)). Because each of the buildings along California Street would include commercial uses that are less than 6,000 feet, the retail uses would be smaller in scale and would therefore serve the immediate vicinity, and would not be expected to attract customers on a regional level.*

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

*The Project proposes both new structures and alterations to an existing nonconforming building that would otherwise exceed the heights established by the underlying Height and Bulk District, as modified by the Planning Code map ordinance in Board File No. 190844. As such, the Project is seeking minor deviations from the provisions for measurement of height in Sections 260 and 261 for each of the proposed new and adapted buildings on the Site.*

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of the Code;

*Through a proposed Planning Code Text and Map Ordinance (Board File No. 190844), the Planning Code would be amended to add Section 249.86, creating the 3333 California Street Special Use District. However, the Site would remain within the RM-1 Zoning District. As such, the Site is not located within an NC Zoning District, as defined within Article 7 of the Code.*

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

*Not applicable since the Site is located within a RM-1 Zoning District.*

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

*Not applicable since the Site is located within a RM-1 Zoning District.*

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

*In total, the Project would provide 88 street trees. The Project would replace the existing 15 street trees along California Street, with 31 new street trees along California Street. Along the Laurel Street, Euclid Avenue, and Masonic Avenue frontages, up to 57*

*additional new street trees would be planted. The Project would pay the in-lieu fee for any required street trees that could not be planted. If any underground utilities or other barriers prevent a street tree from being planted, the proposed Project would be consistent with the requirements of Section 138.1(c)(2)(C)(iii). Additionally, eleven (11) key trees located on the Site would be preserved.*

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the Project would provide new streetscape elements, including new street trees, new landscape areas and new sidewalk paving adjacent to the Site.*

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan for the reasons as set forth below:

#### **GENERAL PLAN: HOUSING ELEMENT**

##### **Objectives and Policies**

##### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

##### **Policy 1.1**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

##### **Policy 1.8**

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

##### **Policy 1.10**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

##### **OBJECTIVE 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

##### **Policy 4.1**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

**Policy 4.4**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 4.5**

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

**OBJECTIVE 11:**

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

**Policy 11.1**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**Policy 11.4:**

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

**Policy 11.6**

Foster a sense of community through architectural design, using features that promote community interaction.

**Policy 11.8**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**Policy 12.1**

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

**Policy 12.2**

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

**Policy 12.3**

Ensure new housing is sustainably supported by the City's public infrastructure systems.

**OBJECTIVE 13**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.1**

Support "smart" regional growth that located new housing close to jobs and transit.

**Policy 13.3**

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

**GENERAL PLAN: COMMERCE AND INDUSTRY**

**OBJECTIVE 1**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

**OBJECTIVE 3**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.2**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

## GENERAL PLAN: TRANSPORTATION

### OBJECTIVE 2

USE THE EXISTING TRANSPORTATION INFRASTRUCTURE AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development and coordinate new facilities with public and private development.

#### Policy 2.5

Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

### OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

#### Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

## GENERAL PLAN: URBAN DESIGN ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

#### Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

#### Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

## GENERAL PLAN: RECREATION AND OPEN SPACE ELEMENT

### Objectives and Policies

**OBJECTIVE 1:**

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

**Policy 1.1**

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

*The Project would provide a mixed-used development with residential (including substantial new affordable housing), retail, and open space uses, leveraging the Site's location along transit corridors and allowing people to work and live within close proximity to transit, consistent with numerous Housing Element and Transportation Element policies that encourage residential and mixed-use development near transit. Furthermore, as detailed in the Development Agreement (Board File No. 190845), the Project exceeds the Planning Code's inclusionary affordable housing requirements, and will provide a 25% level of on-site affordable housing at Project buildout, fulfilling the Housing Element's objective of encouraging affordable housing.*

*The Site is located in a transit-rich location, within close proximity to various bus lines. Future residents can walk, bike, or access MUNI, or regional bus service from the Site. The Project includes a detailed, TDM program tailored to the Project uses, with various performance measures, monitoring and enforcement measures designed to incentivize use of transit and other alternatives to single occupancy vehicle trips. In addition, the Project's streetscape design would enhance vehicular, bicycle, and pedestrian access and connectivity through the site. The Project would be easily accessed by bicyclists and pedestrians. These Project attributes are consistent with numerous General Plan policies encouraging development that includes environmentally sustainable patterns of movement.*

*The Project would remove portions of—and re-develop the remainder of—a large-scale building and rest of the site with a series of smaller state-of-the-art buildings designed to be consistent with the neighborhood character and scale. The Project's high-quality architectural and landscape design encourages variety, compatibility with the surrounding context, and strong urban design with prominent corners. The Project would incorporate varying heights, massing, and scale, creating a strong, consistent streetwall along the various street frontages, consistent with the Urban Design Element's objective to emphasize the characteristic pattern which gives to the City and its neighborhoods an image, a sense of purpose, and a means of orientation. The Project has been designed to promote community interaction, both within the Project through common residential open space and with the broader community, through access to the privately-owned, publicly-accessible open space on the Site. The Project would also create new connections to the surrounding street grid, including new pedestrian connections, and other street and streetscape improvements.*

*The Project is located in an area that is well-served by retail and other neighborhood services, and would provide additional neighborhood-serving retail space along California Street. The Project would help meet the job creation goals, consistent with the Commerce and Industry Element, and as established in the City's Economic Development Strategy by generating new employment opportunities, and by providing expanded employment opportunities for City residents at varying employment levels both during and after construction. The*

*Development Agreement's community benefit programs include commitments to construction and operations workforce first source hiring, as well as local business enterprise requirements for construction and end use jobs.*

*The Project would include streetscape improvements to enhance the safety of, and strengthen the network of, existing sidewalks and street crossings that abut the Site including Presidio, Masonic, and Euclid Avenues, as well as Laurel Street, and Mayfair Drive, consistent with the Urban Design Element's goal to recognize, protect and reinforce the existing street pattern. These physical improvements also meet the goals and objectives of the Better Streets Plan. Specifically, the Project would include the following streetscape and pedestrian improvements: a new at-grade street crossing; sidewalk widening; enhanced paving; installation of new street trees and street lighting on various adjacent public rights-of-way. These improvements require a major encroachment permit from the Department of Public Works that is subject to Board of Supervisors approval. The encroachment permit imposes long-term maintenance responsibility and liability for these improvements on the Project Sponsor.*

*On the whole, the Project would add a significant amount of housing to a site that is currently underutilized, well-served by existing and future transit, and is within walking distance of substantial goods and services. The Project would create appropriate residential density at a location that is well served by transit and would include substantial new on-site open space to support and activate the new active ground floor and open space uses in the proposed Project and to serve the broader neighborhood. The Project balances significant housing production with new and improved infrastructure and related public benefits, including an on-site child care facility.*

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project would have a positive effect on existing neighborhood-serving retail uses because it would bring additional residents to the neighborhood, thus increasing the customer base of existing neighborhood-serving retail.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The Project would not negatively affect the existing housing and neighborhood character. The Project would not displace any housing given the existing building contains only non-residential uses (primarily office use). Like the neighborhoods surrounding the Site, which includes a variety of uses, such as single family homes, multi-unit apartment buildings, the Jewish Community Center, the Laurel Village Shopping Center, and the Muni bus storage yard, the Project is mixed-use and mixed-income, and would provide a range of improvements, housing, and services that would preserve the neighborhood's cultural*

*and economic diversity. It would include approximately 744 units, 185 units of which would be affordable units for seniors with 1 on-site manager's unit. The remaining (market rate) units would consist of a range of unit sizes to accommodate a diverse set of residents.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project would enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement (Board File No. 190845), which will result in a total of 25% on-site affordable housing units.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project would not impede MUNI transit service or overburden streets and neighborhood parking. The Project is at a location well-served by transit and future residents and employees of the Project could access the Site via existing MUNI transit service. The Project does not include any commercial office uses that would generate commuter traffic, and the Project includes sufficient off-street parking and a robust transportation program with an on-site Transportation Demand Management (TDM) program.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project does not include commercial office development, and does not displace any industrial or service uses. In addition, the proposed retail uses and other non-residential uses would provide future opportunities for resident employment and ownership in the service sector.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project includes substantial investment in upgrades to an existing building and construction of new buildings to comply with all current structure and seismic requirements under the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*There are no existing landmarked buildings on the Site. However, the Site, which is considered an historic resource for CEQA purposes and is listed in the California Register of Historic Resources, will be re-developed to include reuse of the existing Center Building and construction of 13 new buildings to accommodate 744 dwelling units, retail, child-care and parking along with significant landscaping and open space. The Project will comply with Mitigation Measure M-CR-1a, Documentation of Historical Resource, which requires the documenting and presenting of the site's history and character. In addition,*

*the Project will comply with Mitigation Measure M-CR-1b, Interpretation of the Historical Resource, which requires the sponsor to develop an interpretive program focused on the history of the Site.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Site does not currently contain public parks or open spaces, and the Project would create major new privately-owned, publicly accessible open spaces. The Project would not affect any of the City's existing parks or open space or their access to sunlight and vistas. The shadow diagrams prepared as part of the Project's CEQA review demonstrate that the Project would not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission. The location, orientation and massing of structures on the Site has been designed to maximize solar access to the Project's open spaces, including the major new privately-owned, publicly-accessible open space. The current open space at the corner of Euclid Avenue and Mayfair Street will remain as part of the Project.*

12. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a first addendum to the site permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The First Source Hiring Program requirements are set forth in the Development Agreement. The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will comply with the applicable First Source Hiring Program requirements of the Development Agreement (Board File No. 190845).*

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

### DECISION

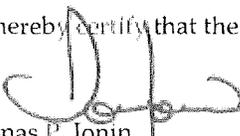
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2015-014028CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 20, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**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.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 5, 2019.

  
Jonas P. Ionin  
Commission Secretary

AYES: Fung, Hillis, Koppel, Johnson, Melgar, Moore, Richards

NAYS: None

ABSENT: None

ADOPTED: September 5, 2019



*Laurel Heights Improvement Association of San Francisco, Inc.*

BY HAND

October 7, 2019

San Francisco Board of Supervisors  
c/o Clerk of the Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
San Francisco, CA 94102

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 OCT -7 PM 3:12  
BY *[Signature]*

Re: 3333 California Street, San Francisco, CA  
Record Number: 2015-014028CUA  
Appeal of Planning Commission's Approval of Conditional Use/ Planned Unit Development

As President of Laurel Heights Improvement Association of San Francisco, Inc. (LHIA), I am authorized to file this Notice of Appeal and the accompanying appeal from the conditional use authorization and planned unit development authorization approved by the San Francisco Planning Commission on September 5, 2019 for 3333 California Street, Case No. 2015-014028CUA. I am authorized to act as agent of LHIA for all purposes of this appeal.

Appellant LHIA and its officers submitted comments objecting to these approvals to the Planning Commission both orally and in writing at the public hearings on the approvals.

Members of LHIA reside in properties that are within 300 feet of the 3333 California Street site on Laurel Street and Euclid Avenue as shown in the approximate annotations I have made on the map attached as Exhibit A to LHIA's accompanying letter of appeal, and other LHIA members reside in properties nearby the 3333 California Street site. Members of LHIA will be affected by the construction and operational noise, traffic, air emissions, impairment of the historical resource, excavation, destruction of trees and other impacts caused by the proposed project.

Attached are declarations of subscribers to this Notice of Appeal by owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

Laurel Heights Improvement Association of SF, Inc.

*Kathryn Devincenzi*

By: Kathryn Devincenzi, President

ATTACHED SIGNATURES

94118

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:12

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 411 LAUREL	1019-002	JAMES LEE PAULA LEE	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	Ben Lee Sandy Lee	Ben Lee Sandy Lee
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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18. _____	_____	_____	_____
19. _____	_____	_____	_____
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22. _____	_____	_____	_____

94132

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:13

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. [REDACTED]	1019-007	SHER FAMILY TRUST	[Signature]
2. [REDACTED]			
3. 3400 CALIFORNIA ST			
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
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19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Please make corrections.



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

DONALD L. FEURZEIG, ESQ.  
Titchell, Maltzman, Mark & Ohleyer, P.C.  
650 California Street, 25th Floor  
San Francisco, CA 94108

San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2001-G990984-00

Check Number 2107  
Thursday, AUG 02, 2001 11:23:21  
Tel Pd \$12.00 Nbr-0001057785

REEL H943 IMAGE 0346  
ear/TD/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ -0-

Computed on the consideration or value of property conveyed OR  
Computed on the consideration or value less liens or encumbrances remaining at time of sale

*Donald L. Feurzeig*  
Signature of Declarant or Agent determining tax - First Name

FOR NO CONSIDERATION

Y. CLEMENT SHEK and LISA T. SHEK, his wife, in joint tenancy,

hereby GRANT to

Y. CLEMENT SHEK and LISA T. SHEK, husband and wife, as community property,

that certain real property in the City and County of San Francisco, State of California, described on

Attached "Exhibit A" hereby referred to and made a part hereof.

AP#: Block 1019, Lot 007

Dated: July 7, 2001

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO ) ss

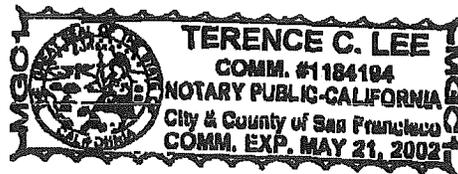
*Y. Clement Shek*  
Y. CLEMENT SHEK

On July 7<sup>th</sup>, 2001, before me, TERENCE C. LEE Notary Public, personally appeared Y. CLEMENT SHEK and LISA T. SHEK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

*Lisa T. Shek*  
LISA T. SHEK

WITNESS my hand and official seal.

Signature *Terence C. Lee*  
Notary Public



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE:

Mr. and Mrs. Y. Clement Shek 57 Beauchmont Drive San Francisco, California 94132  
Name Address City, State, Zip

Exhibit A

6990984

**BEGINNING** at a point formed by the intersection of the northerly line of California Street with the westerly line of Laurel Street; running thence northerly along said westerly line of Laurel Street 32 feet 7-1/8 inches; thence at a right angle westerly 87 feet, 6 inches; thence at a right angle southerly 32 feet, 7-1/8 inches to the northerly line of California Street; thence easterly along said line of California Street 87 feet 6 inches to the said westerly line of Laurel Street and the point of beginning.

**BEING** a portion of Western Addition Block No. 817.

**AP#:** Block 1019, Lot 007



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record		Image	Document Type	Grantor	Name
		Date	Reel			Grantee	
2001	G990985-00	08/02/2001	H943	0347	DEED	R	SHEK LISA T
						R	SHEK Y CLEMENT
						E	SHEK FAMILY TRUST
						E	SHEK LISA T
						E	SHEK Y CLEMENT



94118

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:13 City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3519 SACRAMENTO STREET	1019-034	DONALD E MITCHELL	
2.			APPLICABLE TRUST	Trustee -
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25

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224027481-CB  
APN: Lot 034; Block 1019

When Recorded Mail Document and Tax Statements to:

Donald E. Mitchell Revocable Trust dated October 10, 2002  
PO Box 11116  
Lahaina, HI 96761



San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
DOC- 2012-J563079-00

Acct 4-OLD REPUBLIC Title Company  
Friday, DEC 14, 2012 08:00:00  
Ttl Pd \$6,218.00 Rcpt # 0004574405  
REEL K793 IMAGE 0258  
ofa/AB/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$6,188.00

- computed on full value of property conveyed, or
- computed on full value less of liens and encumbrances remaining at time of sale.
- Unincorporated area:  City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Hans Martin Senn and Kimberly S. Senn, husband and wife

hereby GRANT(S) to  
Donald E. Mitchell, Trustee of Donald E. Mitchell Revocable Trust dated October 10, 2002

that property in City of San Francisco, San Francisco County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof. Property: 3519 Sacramento Street, San Francisco \*

Date: December 11, 2012

Hans Martin Senn  
Hans Martin Senn

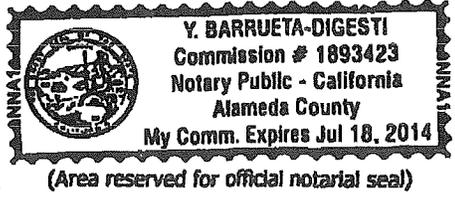
Kimberly S. Senn  
Kimberly S. Senn

State of California  
County of San Francisco

On December 12, 2012 before me, Y. Barraqueta-Digesti, a Notary Public, personally appeared Hans Martin Senn and Kimberly S. Senn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature Y. Barraqueta-Digesti  
Name \_\_\_\_\_  
(typed or printed)



## EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Condominium Unit No. 3519, Lot No. 34, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3515, 3517, 3519 Sacramento Street, a Condominium Project" which was filed for record on July 31, 1995 in Condominium Map Book 47, at pages 18 - 19, inclusive in the Office of the Recorder of the city and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants Conditions and Restrictions recorded on August 3, 1995 in Book G437, Page 70 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit. Also excepting therefrom:

(a) Easements through said Unit, appurtenant to the Common Area and all other Units, for support and repair of the common area and all other units.

(b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by otiose portions of the common area located within the Unit,

### Parcel II:

An undivided 37.0474% Interest In and to the Common Area as shown and defined on the Map, excepting therefrom the following:

(a) Exclusive easements, other than Parcel III, as designated on the Map and reserved by the Grantor to units for use as designated in the Declaration; and

(b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

### Parcel III:

The following easements appurtenant to Parcel I above as set forth and defined in the Declaration:

(a) The exclusive easement to use the Parking area(s) designated as P-1 on the Map.

(b) The exclusive easement to use the Storage area(s) designated as S-1 on the Map.

### Parcel IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for Ingress and egress through the Common Area in accordance with California Civil Code Section 1361(a).

Parcel V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

Assessor's Lot 034; Block 1019



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2012	J563079-00	12/14/2012	K793	0258	DEED	R	SENN HANS MARTIN
						R	SENN KIMBERLY S
						E	DONALD E MITCHELL REVOCABLE TRUST
						E	MITCHELL DONALD E



Walnut Street LLC  
 521 Iris Ln.  
 San Ramon, CA 94583

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 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 City Planning Commission  
 Case No. 2015-014028CUA

2015 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	441 Walnut	1020005	Walnut Street LLC	Franklee
2.				
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Zhubin Fardis & Shannon Fong  
 436 Laurel St.  
 SF, CA 94118

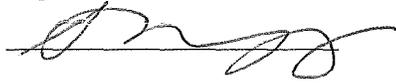
RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO

City Planning Commission  
 Case No. 2015-014028CUA

2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

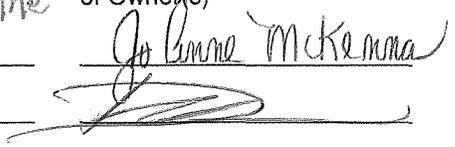
Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 436 Laurel St.	1020016	Zhubin Fardis & Shannon Fong	
2. _____	_____	Zhubin Fardis	
3. _____	_____	Shannon Fong	
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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22. _____	_____	_____	_____

Dennis A. & Jo Anne McKenna  
 2201 Sacramento St. Apt. 403  
 SF, CA 94115

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 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 City Planning Commission  
 Case No. 2015-014028GUA7  
 2015 OCT 7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 420-424 Laurel St.	1020017A	Dennis A. & Jo Anne McKenna	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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 BOARD OF SUPERVISORS  
 SAN FRANCISCO

City Planning Commission

Case No. 2015-014028 CHA

2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 1438 LAUREL ST.	1020-042	DAN LAWLER MARY KEATINGE	[Signature: Dan Lawler] [Signature: Mary Keatinge]
2. _____	_____	_____	_____
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19. _____	_____	_____	_____
20. _____	_____	_____	_____
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22. _____	_____	_____	_____

Please correct any discrepancies  
 Mx Dick Frisbie

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SAN FRANCISCO

City Planning Commission  
Case No. 2015-01402 ACUA  
2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3328 CALIFORNIA ST	1020-056	<del>PHILIP &amp; MARY GUYON TRS</del>	
2. #4			
3.		Philip H Paul and	Philip H Paul, trustee
4.		Mary F Guyon Living Trust	Mary F Guyon, trustee
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Please correct any discrepancies  
Mr Dick Frisbie



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2017-K544892-00

Check Number 8083  
Tuesday, DEC 05, 2017 07 42 10  
Ttl Pd \$27.00 Rpt # 0005719944  
oes/ES/1-4

Recording Requested By  
Leland, Parachini, et al

When Recorded Mail To

Paul A Weiss, Esq  
c/o Leland, Parachini, et al  
199 Fremont Street, 21<sup>st</sup> Floor  
San Francisco, CA 94105-2171

**TRUST TRANSFER DEED**

The undersigned grantor declares Documentary transfer tax is NONE  
[Transfer of Grantor's interest into a revocable living trust,  
which is not a sale, and is exempt per Rev & TC Sec 11930]  
FOR NO MONETARY CONSIDERATION,

MARY E GWYNN AND PHILLIP H PAUL, wife and husband, as community property  
with right of survivorship, Grantors

hereby GRANT to PHILLIP H PAUL AND MARY E GWYNN, AS TRUSTEES OF THE  
PHILLIP H PAUL AND MARY E GWYNN LIVING TRUST AGREEMENT dated November  
10, 2017, all of GRANTORS' interest in and to the following described real property in the City and  
County of San Francisco, State of California

*See legal description attached hereto as Exhibit "A" and made a part hereof  
Property Address 3328 California Street, #4, San Francisco, California 94118  
APN lot 056 block 1020*

Dated Nov 10, 2017

  
\_\_\_\_\_  
MARY E GWYNN

Dated Nov 10, 2017

  
\_\_\_\_\_  
PHILLIP H PAUL

Mail Tax Statement to

Mary E Gwynn and Phillip H Paul, 3328 California Street #4, San Francisco CA 94118

ACKNOWLEDGMENT

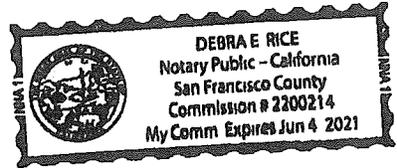
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California )  
County of San Francisco )

On Nov 19, 2017, 2017, before me, Debra E Rice, a Notary Public, personally appeared MARY E GWYNN and PHILLIP H PAUL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature *Debra E Rice*



**EXHIBIT "A"**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS**

**PARCEL I**

**CONDOMINIUM UNIT NO 4, LOT 56, AS SHOWN UPON THE CONDOMINIUM MAP AND DIAGRAMMATIC FLOOR PLAN ENTITLED, "PARCEL MAP OF 3328 CALIFORNIA STREET, A RESIDENTIAL CONDOMINIUM PROJECT", WHICH WAS FILED FOR RECORD ON APRIL 25, 2001 IN CONDOMINIUM MAP BOOK 67 AT PAGES 107 TO 110, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS THE MAP"), AND AS FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 26, 2001, SERIES NO 2001-G938351-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION")**

**EXCEPTING THEREFROM ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT**

**ALSO EXCEPTING THEREFROM**

**(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS**

**(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT**

**PARCEL II**

**AN UNDIVIDED 28 50% INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE MAP, EXCEPTING THEREFROM THE FOLLOWING**

**(A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III, AS DESIGNATED ON THE MAP AND RESERVED TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION, AND**

**(B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE**

**PARCEL III**

**(A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA DESIGNATED P-4 ON THE MAP**

(B) THE EXCLUSIVE EASEMENT TO USE THE DECK AREA DESIGNATED D-4 ON THE MAP

(C) THE EXCLUSIVE EASEMENT TO USE THE STORAGE AREA DESIGNATED S-L ON THE MAP

PARCEL IV

A NONEXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361(A)

PARCEL V

ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION

APN LOT 056, BLOCK 1020



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2017	K544892-00	12/05/2017			DEED	R R E E E	GWYNN MARY E PAUL PHILLIP H GWYNN MARY E PAUL PHILLIP H PHILLIP H PAUL & MARY E GWYNN LVG TR 201



PEPPERCORN 057

3318 + 3326

ROBERT M. PEPPERCORN  
JUDY S. PEPPERCORN

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3326 CALIFORNIA ST.	1020-057	<del>ROBERT PEPPERCORN</del> TRUST	Robert M Pepper Mrs. Trustee Judy Pepper
2. _____	_____	_____	_____
3318 CALIFORNIA ST.	1020-066	Peppercorn Revocable Trust of 1993 owns both properties	Robert M Pepper Mrs. Trustee Judy Pepper
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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SAN FRANCISCO  
2019 OCT -7 PM 3:13

Please make corrections

Recording Requested By

North American Title Company, Inc.  
File No. 56605-1448904-16

20169K31500800003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K315008-00  
Acct 5001-North American Title Company  
Monday, AUG 29, 2016 09:15:55  
Ttl Pd \$9,406.00 Nbr-0005443059  
tn2/RE/1-3

AND WHEN RECORDED MAIL TO:

Name: The Peppercorn Revocable Trust of  
1993  
Street Address 3326 California Street #1  
City & State San Francisco, CA 94118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

- ✓ Property Address: **3326 California Street #1, San Francisco, CA 94118**
- ✓ Lot Number: **057** Block Number: **1020** APN: **07-1020-057-01**

File No.: 56605-1448904-16

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$9,375.00; CITY TRANSFER TAX \$NONE;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Erin S. Gore, an unmarried woman**

hereby GRANTS to **Robert Michael Peppercorn and Judy Sommer Peppercorn, Trustees of The Peppercorn Revocable Trust of 1993**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**

Dated: **August 23, 2016**



Erin S. Gore

**EXHIBIT A**

**PARCEL I:**

**CONDOMINIUM UNIT NO. 1, LOT 57, AS SHOWN UPON THE CONDOMINIUM MAP AND DIAGRAMMATIC FLOOR PLAN ENTITLED "PARCEL MAP OF 3326 CALIFORNIA STREET, A RESIDENTIAL CONDOMINIUM PROJECT" WHICH WAS FILED FOR RECORD ON APRIL 25, 2001 IN CONDOMINIUM MAP BOOK 67, AT PAGES 121 THROUGH 124, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE MAP"), AND AS FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF OWNERSHIP FOR 3326 CALIFORNIA STREET RECORDED ON APRIL 26, 2001 AS DOCUMENT NO. 2001-G938350-00, IN BOOK H875 PAGE 364 AND FOLLOWING, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION").**

**EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.**

**RESERVING THEREFROM:**

**(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA ALL OTHER UNITS FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.**

**(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.**

**PARCEL II:**

**AN UNDIVIDED 16.51% INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE MAP, RESERVING THEREFROM THE FOLLOWING:**

**(A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III, AS DESIGNATED ON THE MAP AND RESERVED BY GRANTOR TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION; AND**

**(B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.**

**PARCEL III:**

**(A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA(S) DESIGNATED P- 1 ON THE MAP.**

**PARCEL IV:**

**A NONEXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A).**

**PARCEL V:**

**ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.**

A.P.N.: 07-1020-057-01

File No.: 56605-1448904-16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA )SS

COUNTY OF SF )

On 8/24/16, before me, E. Glazener, Notary Public, personally appeared Evan S. Gore

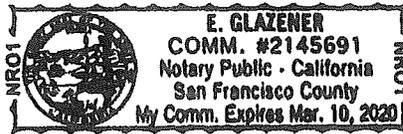
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

E. Glazener



*This area for official notarial seal*



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

---

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2016	K315008-00	08/29/2016			DEED	R E E E	GORE ERIN S PEPPERCORN JUDY SOMMER PEPPERCORN REVOC TRUST OF 1993 PEPPERCORN ROBERT MICHAEL



FWPN-3551900328  
Recording Requested by:

CHICAGO TITLE COMPANY

When Recorded Mail to:

The Peppercorn Revocable Trust of 1993  
668 Gabriel Avenue  
Yuba City, CA 95993

20199K75413200005  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2019-K754132-00  
Acct 2001-Chicago Title Company Concord  
Monday, APR 15, 2019 11:43:44  
Ttl Pd\$13,873.50 Nbr-0005981340  
ofa/RE/1-5

Assessor Parcel Number (APN): Block 1020 Lot 066

Street Address: 3318 California St. #2 SF CA 94118

**Grant Deed**

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information  
(additional recording fee applies)

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**

The Peppercorn Revocable Trust of 1993  
668 Gabriel Avenue  
Yuba City, CA 95993

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FWPN-3551900328

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to  
the imposition of documentary transfer tax.

**Property Address:** 3318 California Street, #2,  
San Francisco, CA 94118

**APN/Parcel ID(s):** Lot 066, Block 1020

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$13,837.50 and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the City of San Francisco.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David C. Bercovich, a married man who acquired title as a single man**

**hereby GRANT(S) to Robert M. Peppercorn and Judy Sommer Peppercorn, as Trustees of the Peppercorn Revocable Trust of 1993**

**the following described real property in the City of San Francisco, County of San Francisco, State of California:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED  
(continued)

APN/Parcel ID(s): Lot 066, Block 1020

Dated: April 10, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
David C. Bercovich

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of SAN FRANCISCO

On 4/12/19 before me, DAVID LAU, Notary Public,  
(here insert name and title of the officer)

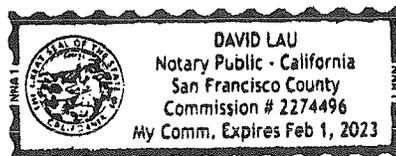
personally appeared DAVID C BERCOVICH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 066, Block 1020**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**

CONDOMINIUM UNIT NO. 2, LOT NO. 66, AS SHOWN UPON THE CONDOMINIUM MAP AND DIAGRAMMATIC FLOOR PLAN ENTITLED "PARCEL MAP OF 3318 CALIFORNIA STREET, A RESIDENTIAL CONDOMINIUM PROJECT" WHICH WAS FILED FOR RECORD ON APRIL 25, 2001 IN CONDOMINIUM MAP BOOK 67, AT PAGES 117-120, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE MAP"), AND AS FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF OWNERSHIP FOR 3318 CALIFORNIA STREET RECORDED ON APRIL 26, 2001 IN BOOK H-875, PAGE 362 AND FOLLOWING, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION").

EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.

ALSO EXCEPTING THEREFROM:

(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.

(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

**PARCEL B:**

AN UNDIVIDED 21.46% INTEREST IN AND TO THE COMMON AREA AS SHOWN ON THE MAP AND DEFINED IN THE DECLARATION, EXCEPTING THEREFROM THE FOLLOWING:

(A) EXCLUSIVE EASEMENTS, OTHER THAN THOSE SHOWN IN PARCEL "C" HEREIN, AS SHOWN ON THE MAP AND EXCEPTING BY GRANTOR TO UNITS FOR USE AS DEFINED IN THE DECLARATION; AND

(B) NON-EXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.

**PARCEL C:**

THE FOLLOWING EASEMENTS APPURTENANT TO PARCEL A ABOVE AS SET FORTH AND DEFINED IN THE DECLARATION:

(A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA DESIGNATED AS P-2 ON THE MAP.

(B) THE EXCLUSIVE EASEMENT TO USE THE REAR YARD AREA DESIGNATED AS RY-1 ON THE MAP.

**PARCEL D:**

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL A ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361(A).

**EXHIBIT "A"**  
**Legal Description**  
(continued)

PARCEL E:

ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR	GranteeE	Name
2019	K754132-00	04/15/2019			DEED	R		BERCOVICH DAVID C
						E		PEPPERCORN JUDY SOMMER
						E		PEPPERCORN REVOC TRUST OF 1993
						E		PEPPERCORN ROBERT M



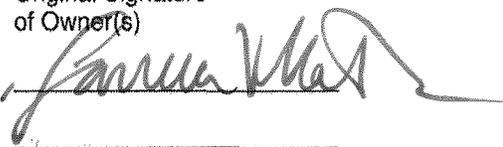
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3326 CALIFORNIA ST. #3	1020/059	LAWRENCE V. MATHAN, TTEE	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Lara N. Gilman  
Farella Braun & Martel LLP  
235 Montgomery Street, #3000  
San Francisco, CA 94104

MAIL TAX STATEMENTS TO:

Laurence V. Mathews  
3326 California Street, #3  
San Francisco, CA, 94118

APN: 1020-059

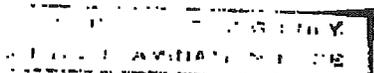


San Francisco Assessor-Recorder  
Mabel S. Teng, Assessor-Recorder  
DOC- 2003-H430264-00

Rec'd 4-OLD REPUBLIC Title Company  
Monday, MAY 05, 2003 15:20:15

T&I Pd \$15.00 Nbr-0002151664  
REEL I380 IMAGE 0607  
ced/ER/1-3

3 119



TRUST TRANSFER DEED

The undersigned grantor(s) declare(s):  
Documentary Transfer Tax is \$ 0 (minimum tax)  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale  
( ) Unincorporated area:  
(X) Realty not sold. NO CONSIDERATION. Transfer to Revocable Trust FBO Grantors.

FOR VALUABLE CONSIDERATION, receipt of which hereby acknowledged,

Laurence V. Mathews, an unmarried man, hereby grants to Laurence V. Mathews, or his successor(s), as Trustee of the Laurence V. Mathews 2002 Revocable Trust u/a/d December 18, 2002, that certain real property in the City and County of San Francisco, State of California, commonly known as 3326 California Street, #3, San Francisco, California 94118, and more particularly described in Exhibit A, attached hereto and by this reference made a part hereof.

Date 12/18/02

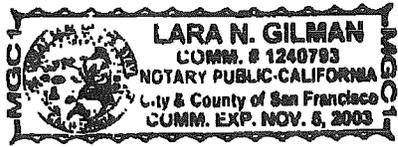
*Laurence V. Mathews*  
Laurence V. Mathews

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF SAN FRANCISCO )

On 12/18/02, before me, the undersigned notary public, personally appeared Laurence V. Mathews, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

*Lara N. Gilman*



H430264

EXHIBIT A

Legal Description

The property in the City and County of San Francisco, State of California, described as follows:

PARCEL I:

Condominium Unit No. 3, Lot 59, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3326 California Street, a Residential Condominium Project" which was filed for record on April 25, 2001 in Condominium Map Book 67, at pages 121 through 124, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Ownership for 3326 California Street recorded on April 26, 2001 as document No. 2001-G938350-00, in Book H875 Page 364 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

*Reserving therefrom:*

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

PARCEL II:

An undivided 33.36% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

- (a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

- (a) The exclusive easement to use the Parking area(s) designated P-4 on the Map.
- (b) The exclusive easement to use the Storage area(s) designated S-1 on the Map.

#430264

- (c) The exclusive easement to use the Deck area(s) designated D-3 on the Map.
- (d) The exclusive easement to use the Roof Deck area(s) designated RD-3 on the Map.

PARCEL IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361(a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

(Commonly known as 3326 California Street, #3, San Francisco, CA 94118  
APN: 1020-0059)



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## Search Results

### Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2003	H430264-00	05/05/2003	I380	0607	DEED	R	MATHEWS LAURENCE V
						E	LAURENCE V MATHEWS 2002 REVOC TR
						E	MATHEWS LAURENCE V



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2015 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for an amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3320 CALIFORNIA STREET #3	1020-063	CATALANO VARRONE TRS	Juan M Varrone
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Please correct any discrepancies  
Mr. Dick Frisbie

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224027922-CB  
APN: Lot 063; Block 1020

When Recorded Mail Document and Tax Statements to:

Catalano Varrone Living Trust, dated August 22, 2006  
and any amendments thereto  
3320 California Street, #3  
San Francisco, CA 94118

San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
DOC- 2013-J579160-00  
Acct 4-OLD REPUBLIC Title Company  
Tuesday, JAN 08, 2013 08:00:00  
Ttl Pd \$13,905.00 Rcpt # 0004592606  
REEL K808 IMAGE 0200  
081/FT/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$13,875.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Stephen Kawaja and Jennifer Kawaja, husband and wife

hereby GRANT(S) to

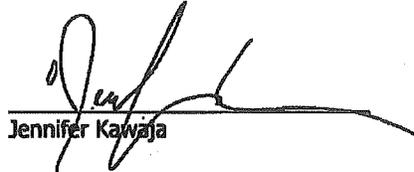
Joseph J. Catalano and Joan M. Varrone, Trustees, or their successors in trust under the Catalano Varrone Living Trust, dated August 22, 2006 and any amendments thereto

that property in City of San Francisco, San Francisco County, State of California, described as:

See "Exhibit A" attached hereto and made a part hereof. Property: 3320 California Street, #3, San Francisco, CA

Date: January 02, 2013

  
Stephen Kawaja

  
Jennifer Kawaja

State of CALIFORNIA

County of SAN FRANCISCO

On 1.3.13 before me, Kristin Therre, a

Notary Public, personally appeared STEPHEN KAWAJA & JENNIFER KAWAJA who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
Name Kristin Therre  
(typed or printed)



(Area reserved for official notarial seal)

**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

**Parcel I:**

Condominium Unit No. 3, Lot 63, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3320 California Street, a Residential Condominium Project" which was filed for record on April 25, 2001 in Condominium Map Book 67, at Pages 129 through 132, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, conditions and restriction establishing a plan of Ownership for 3320 California Street recorded on April 26, 2001 as document no. 2001-G938349-00, in Book H875 Page 363 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

**Reserving therefrom:**

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

**Parcel II:**

An undivided 34.14% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

- (a) Exclusive easements, other than Parcel III, as designed on the Map and reserved by Grantor to units for use as designed in the Declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair, and maintenance.

**Parcel III:**

- (a) The exclusive easement to use the Parking area(s) designated P-4 on the Map.
- (b) The exclusive easement to use the Storage area(s) designated S-1 on the Map.
- (c) The exclusive easement to use the Deck area(s) designated D-3 on the Map.
- (d) The exclusive easement to use the Roof Deck area(s) designated RD-3 on the Map.

**Parcel IV:**

**A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common area in accordance with California Civil Code Section 1261 (a).**

**Parcel V:**

**Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.**

**APN: Lot 063, Block 1020**



Access to Public Records  
for County Government

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## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2013	J579160-00	01/08/2013	K808	0200	DEED	R	KAWAJA JENNIFER
						R	KAWAJA STEPHEN
						E	CATALANO JOSEPH J
						E	CATALANO VARRONE LIVING TRUST
						E	VARRONE JOAN M



2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership-change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3320 CALIFORNIA ST</u>	<u>1020-064</u>	<u>JAMES &amp; JESSICA</u>	<u>[Signature]</u>
2.	<u># 4</u>		<u>BASSUK TRS</u>	<u>[Signature]</u>
3.				
4.				
5.				
6.	<u>3320 CALIFORNIA ST</u>	<u>1020-062</u>	<u>ARLENE BERKLEY</u>	<u>Arlene Berkley</u>
7.	<u># 2</u>		<u>+ DANIEL BERKLEY</u>	<u>[Signature]</u>
8.			<u>TRUST</u>	
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				

Please correct any discrepancies  
Mr Dick Frisbie

Recording Requested By:

Deborah L. Breiner, Esq.  
MacDonald, Pratzel, Mitchell,  
Hedin & Breiner  
1000 Fourth St., Ste. 570  
San Rafael, CA 94901

When Recorded Mail To and  
Mail Tax Statements to:

James Y. Bassuk  
Jessica A. Bassuk  
3320 California St. #4  
San Francisco, CA 94118



San Francisco Assessor-Recorder  
Mabel S. Teng, Assessor-Recorder  
DOC- 2005-H884750-00

Check Number 2638

Friday, JAN 07, 2005 13:08:53

Ttl Pd \$18.00

Nbr-0002662946

REEL I801 IMAGE 0454

ear/AB/1-4

4 03

Lot 64, Block 1020  
3320 California St. #4  
San Francisco, CA

Space Above this Line for Recorder's Use

**GRANT DEED**

The Grantors, James Y. Bassuk and Jessica A. Bassuk, hereby declare:

Documentary transfer tax is \$ -0- R&T 11930, 11911 (transfer to revocable trust)  
( ) Unincorporated area: (X) City of San Francisco  
(X) Realty not sold.

This transfer is not pursuant to a sale and is exempt from Documentary Transfer Tax.

This transfer is both a "trust transfer" under Section 62 of the Revenue and Taxation Code, i.e., a transfer to a revocable trust, and an interspousal transfer, under Section 63 of the Revenue and Taxation Code, and does not constitute a "change in ownership" for property tax purposes.

NOW, THEREFORE, James Y. Bassuk and Jessica A. Bassuk hereby grant to James Y. Bassuk and Jessica A. Bassuk, as Trustees of The James Y. Bassuk and Jessica A. Bassuk 2004 Revocable Trust, dated 22 November, 2004, all of the grantors' interest in and to that certain real property in the City and County of San Francisco, State of California, and more particularly described as follows:

SEE LEGAL PROPERTY DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN.

SEE ALSO EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN

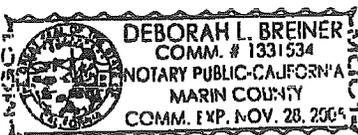
Dated: Nov 22, 2004

James Y. Bassuk  
  
Jessica A. Bassuk

STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF MARIN     )

On Nov. 22, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Y. Bassuk and Jessica A. Bassuk, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Deborah L. Breiner  
Notary Public

The property in the City and County of San Francisco, State of California, described as follows:

PARCEL I:

Condominium Unit No. 4, Lot 64, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3320 California Street, a Residential Condominium Project" which was filed for record on April 25, 2001 in Condominium Map Book 67, at pages 129 through 132, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Ownership for 3320 California Street recorded on April 26, 2001 as document no. 2001-G938349-00, in Book H875 Page 363 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

Reserving therefrom:

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

PARCEL II:

An undivided 28.58% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

- (a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

- (a) The exclusive easement to use the Parking area(s) designated P-3 on the Map.
- (b) The exclusive easement to use the Deck area(s) designated D-4 on the Map.

\* \* \* DESCRIPTION CONTINUES ON FOLLOWING PAGE \* \* \*



PARCEL IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361 (a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

EXHIBIT "A"



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor	Grantee	Name
2005	H884750-00	01/07/2005	1801	0454	DEED	R		BASSUK JAMES Y
						R		BASSUK JESSICA A
						E		BASSUK JAMES Y
						E		BASSUK JESSICA A
						E		JAMES Y & JESSICA A BASSUK 2004 REVOC TR



San Francisco Assessor-Recorder  
Doris M. Ward, Assessor-Recorder  
DOC- 2002-H205095-00  
Check Number 3285  
Friday, JUL 19, 2002 09:51:46  
Tit Pd \$21.00 Nbr-0001901184  
REEL I183 IMAGE 0417  
eed/TD/1-5

MAIL TAX STATEMENT TO:  
DANIEL T. BERKLEY  
ARLENE L. BERKLEY  
3320 California Street, # 2  
San Francisco, California 94118  
(No Change)

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

HARRY B. MARING  
ATTORNEY AT LAW  
601 MONTGOMERY STREET, SUITE 325  
SAN FRANCISCO, CA 94111  
(415) 989-8406

**TRUST TRANSFER DEED**

**GRANT DEED** (Excluded from Reappraisal Under Proposition 13, i.e., Calif Const. Art 13A §1 et. seq.)

The undersigned grantor(s) declare(s) under penalty of perjury that the following is true and correct:

**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**

Documentary Transfer Tax is \$\*SEE BELOW

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale
- TRANSFER TO A REVOCABLE TRUST
- Unincorporated area  City of San Francisco

Tax Parcel No. 1020/62 3320 California St., # 2

**GRANTORS:** DANIEL T. BERKLEY and ARLENE L. BERKLEY, husband and wife hereby **GRANTS** to: DANIEL T. BERKLEY and ARLENE L. BERKLEY, TRUSTEES (and any successor trustee) U/D/T DATED the 5 day of APRIL, 20 02 entitled the DANIEL T. BERKLEY and ARLENE L. BERKLEY Revocable Trust, as amended from time to time,

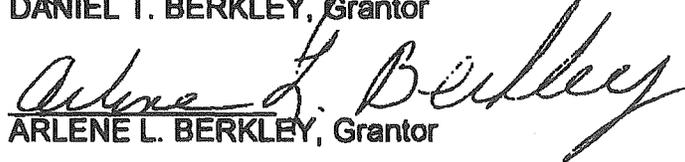
all of Grantor's right, title and interest in the following described property in the City of San Francisco, County of San Francisco, State of California:

**SEE ATTACHED EXHIBIT A**

**\*THIS CONVEYANCE IS NOT PURSUANT TO A SALE, BUT IS TO A REVOCABLE TRUST CREATED BY THE GRANTOR(S) AND DOES NOT CONSTITUTE A CHANGE OF OWNERSHIP AND IS NOT SUBJECT TO REASSESSMENT PURSUANT TO REVENUE AND TAXATION CODE SECTION 62, NOR IS IT SUBJECT TO LOCAL TRANSFER TAX.**

Dated the 5<sup>th</sup> day of APRIL, 2002.

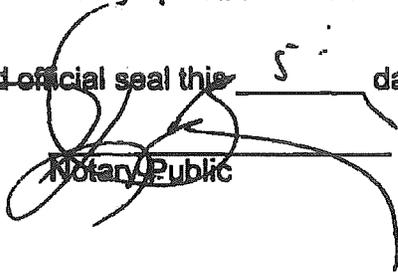
  
DANIEL T. BERKLEY, Grantor

  
ARLENE L. BERKLEY, Grantor

State of California  
County of San Francisco

On the 5<sup>th</sup> day of APRIL, 2002 before me, a notary in and for said state, personally appeared DANIEL T. BERKLEY and ARLENE L. BERKLEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal this 5<sup>th</sup> day of APRIL, 2002.

  
Notary Public



The property in the City and County of San Francisco, State of California, described as follows:

G952325

PARCEL I:

Condominium Unit No. 2, Lot 62, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3320 California Street, a Residential Condominium Project" which was filed for record on April 25, 2001 in Condominium Map Book 67, at pages 129 through 132, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Ownership for 3320 California Street recorded on April 26, 2001 as document no. 2001-G938349-00, in Book H875 Page 363 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

Reserving therefrom:

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

PARCEL II:

An undivided 20.39% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

- (a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

- (a) The exclusive easement to use the Parking area(s) designated P-2 on the Map.
- (b) The exclusive easement to use the Rear Yard area(s) designated RY-1 on the Map.

\* \* \* DESCRIPTION CONTINUES ON FOLLOWING PAGE \* \* \*

H205095

Order No. FC-312215-PF

G952325

PARCEL IV:

A nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361 (a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

EXHIBIT "A"

PAGE 2-9 (3)

EXHIBIT "B"

This Deed is made and accepted subject to all the provisions contained in that certain Declaration recorded on April 26, 2001, as document number 2001-0936349-00 in Book/Reel H875 at Page/Image 363 of Official Records in the Office of the Recorder of the City and County of San Francisco, State of California and subsequent amendment thereto, and all the provisions of said Declaration are hereby incorporated by reference into the body of this Deed, as if and as though fully set forth at length herein.

Dated ... 5-15-01

STATE OF CALIFORNIA )  
COUNTY OF San Francisco ) ss.

On May 15 2001  
before me, Patricia L. Franks, personally  
appeared Daniel T. Berkley  
Arlene L. Berkley

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Daniel T. Berkley

Accepted:  
Daniel T. Berkley  
Daniel T. Berkley  
Arlene L. Berkley  
Arlene L. Berkley



(This area for official notarial seal)



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2002	H205095-00	07/19/2002	1183	0417	DEED	R	BERKLEY ARLENE L
						R	BERKLEY DANIEL T
						E	BERKLEY ARLENE L
						E	BERKLEY DANIEL T
						E	DANIEL T & ARLENE L BERKLEY REVOC TR



City Planning Commission  
Case No. 2015-014028CUA

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3318 CALIFORNIA ST. #3	1020-067	<del>GROVER VISUAL</del> MONAZ MEHTA	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Please correct any discrepancies  
Max Dick Frisbie

*Email'd*

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
B 316 CALIFORNIA ST	1020-082	GAIL BOYER TRS	<i>Gail Boyer</i>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

*Please correct any discrepancies  
Mr. Dick Frisbie*



TRUST TRANSFER DEED  
APN: BLOCK 1020, LOT 82  
PAGE 2

EXHIBIT A

PARCEL I:

Condominium Unit No. 4, Lot 82, as shown upon the Condominium Map and diagrammatic floor plan entitled "Parcel Map of 3316 California Street, a residential condominium project" which was filed for record on April 25, 2001 in Condominium Map Book 67, at pages 125 through 128, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Ownership for 3316 California Street recorded on April 26, 2001 as document no. 2001-G938347-00 in Book H875 Page 361 and following, Official Records of the City and County of San Francisco, State of California (referred to herein as "the Declaration").

Excepting therefrom, any portion of the common area lying within said Unit.

Reserving therefrom:

- (a) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

PARCEL II:

An undivided 30.30% interest in and to the Common Area as shown and defined on the Map, reserving therefrom the following:

- (a) Exclusive easements, other than PARCEL III, as designated on the Map and reserved by Grantor to units for use as designated in the Declaration; and
- (b) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

PARCEL III:

- (a) The exclusive easement to use the Parking area(s) designated P-3 on the Map.
- (b) The exclusive easement to use the Deck area(s) designated D-4 on the Map.

TRUST TRANSFER DEED  
APN: BLOCK 1020, LOT 82  
PAGE 3

PARCEL IV:

A nonexclusive easement appurtenant to Parcel 1 above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361 (a).

PARCEL V:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.



[CRIAIS Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2002	H215416-00	08/05/2002	1194	0329	DEED	R E E	BOYER GAIL  GAIL BOYER TRUST



THALHEIMER: 088+889

RECEIVED  
BOARD OF SUPERVISORS  
City Planning Commission SAN FRANCISCO  
Case No. 2015-014028CUA  
2019 OCT -7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
3330 CALIFORNIA ST.	1020-088	RICHARD THALHEIMER REV. TRUST	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
3330 CALIFORNIA ST.	1020-089	RICHARD THALHEIMER CHILDRENS TRUST	
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Please make corrections.

RECORDING REQUESTED BY  
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:  
Richard J. Thalheimer Revocable Trust  
2301 Kerner Blvd., Ste. C  
San Rafael, CA 94901



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2013-J717883-00**  
Acct 3-FIRST AMERICAN Title Company  
Friday, AUG 02, 2013 08:00:00  
Ttl Pgs 13,906.00 Rcpt # 0004750963  
**REEL K952 IMAGE 0011**  
0a1/AB/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: LOT: 088 BLOCK: 1020

File No.: 3809-4435691 (PF)

Property Address: **3330 California Street #1, San Francisco, CA 94118**  
Lot Number: **088**  
Block Number: **1020**

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$13,875.00; CITY TRANSFER TAX \$0.00;  
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gilbert K. Freeman, Trustee of  
The Gilbert K. Freeman Revocable Trust, Dated February 8, 2002, as restated

hereby GRANTS to Richard J. Thalheimer, Trustee of The Richard J. Thalheimer Revocable Trust Dated  
March 6, 1989, as amended and restated

the following described property in the City of San Francisco, County of San Francisco, State of California:

#### PARCEL I:

**CONDOMINIUM UNIT NO. 1 (LOT NO. 88), AS SHOWN UPON THE CONDOMINIUM PLAN  
RECORDED ON OCTOBER 26, 2007 IN BOOK/REEL J505 AT PAGE/IMAGE 0078, DOCUMENT  
NO. 2007-I480964, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN  
FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE PLAN") BEING A  
SUBDIVISION OF THE LAND AS SHOWN ON THAT CERTAIN MAP RECORDED ON OCTOBER  
25, 2007, IN CONDOMINIUM MAP BOOK 102 AT PAGE(S) 200 TO 201, INCLUSIVE  
(REFERRED TO HEREIN AS "THE MAP"), AND AS FURTHER DEFINED IN THE DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR  
CONDOMINIUM OWNERSHIP OF 3330 CALIFORNIA STREET AND CONDOMINIUM PLAN FOR  
3330 CALIFORNIA STREET, SAN FRANCISCO, CALIFORNIA RECORDED ON OCTOBER 26,  
2007, IN BOOK/REEL J505 AT PAGE/IMAGE 0078, DOCUMENT NO. 2007-I480964, OFFICIAL  
RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
(REFERRED TO HEREIN AS "THE DECLARATION").**

**EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.**

**EXCEPTING THEREFROM:**

**(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL  
OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.**

**(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.**

**PARCEL II:**

**AN UNDIVIDED 41.71% INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE PLAN, RESERVING THEREFROM THE FOLLOWING:**

**(A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III, AS DESIGNATED ON THE PLAN AND RESERVED BY GRANTOR TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION; AND**

**(B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.**

**PARCEL III:**

**(A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA(S) DESIGNATED P-2 ON THE PLAN.**

**(B) THE EXCLUSIVE EASEMENT TO USE THE PATIO AREA(S) DESIGNATED PA-1 AND PA-2 ON THE PLAN.**

**(C) THE EXCLUSIVE EASEMENT TO USE THE REAR YARD AREA(S) DESIGNATED RY-1 ON THE PLAN.**

**(D) THE EXCLUSIVE EASEMENT TO USE THE STORAGE AREA(S) DESIGNATED S-1 ON THE PLAN.**

**PARCEL IV:**

**A NONEXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A).**

**PARCEL V:**

**ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.**

Date: 07/22/2013

A.P.N.: LOT: 088 BLOCK: 1020

File No.: 3809-4435691 (PF)

Dated: 07/22/2013

Gilbert K. Freeman, Trustee of The Gilbert K. Freeman Revocable Trust, Dated February 8, 2002, as restated

Gilbert K. Freeman, Trustee  
Gilbert K. Freeman, Trustee

STATE OF California )SS  
COUNTY OF San Francisco

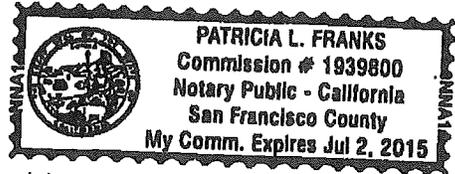
On July 25, 2013, before me, Patricia L. Franks, Notary Public, personally appeared Gilbert K. Freeman

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  
Patricia L. Franks



My Commission Expires: July 2, 2015

*This area for official notarial seal*

Notary Name: \_\_\_\_\_

Notary Phone: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

County of Principal Place of Business: \_\_\_\_\_



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantee	Grantor Name
2013	J717883-00	08/02/2013	K952	0011	DEED	R	FREEMAN GILBERT K
						R	GILBERT K FREEMAN REVOCABLE TRUST
						E	RICHARD J THALHEIMER REVOCABLE TRUST
						E	THALHEIMER RICHARD J



RECORDING REQUESTED BY  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:**

Richard Thalheimer Children's Trust  
c/o Comyns, Smith, McCleary &, Deaver LLP  
3470 Mt. Diablo Blvd., Ste. A-110  
Lafayette, CA 94549



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
**DOC-2008-1560304-00**

Acct 3-FIRST AMERICAN Title Company  
Tuesday, APR 01, 2008 08:00:00  
Ttl Pd \$10,413.50 Rcpt # 0003431264  
**REEL J610 IMAGE 0020**  
eg1/GG/1-4

Space Above This Line for Recorder's Use Only

A.P.N.: Lot: 089, Block: 1020

File No.: 3809-2928004 (PF)

Property Address: 3330 California Street, Unit 2, San Francisco, CA

Lot Number: 089

Block Number: 1020

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$10,387.50; CITY TRANSFER TAX \$0.00;  
SURVEY MONUMENT FEE \$10.00

- 20
- computed on the consideration or full value of property conveyed, OR
  - computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
  - unincorporated area;  City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 3330 California Street LLC, a California limited liability company

hereby GRANTS to John Comyns, Trustee of the Richard Thalheimer Children's Trust of 1989

the following described property in the City of San Francisco, County of San Francisco, State of California:

**PARCEL I:**

**CONDOMINIUM UNIT NO. 2 (LOT NO. 89), AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED ON OCTOBER 26, 2007 IN BOOK/REEL J505 AT PAGE/IMAGE 0078, DOCUMENT NO. 2007-I480964, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE PLAN") BEING A SUBDIVISION OF THE LAND AS SHOWN ON THAT CERTAIN MAP RECORDED ON OCTOBER 25, 2007, IN CONDOMINIUM MAP BOOK 102 AT PAGE(S) 200 TO 201, INCLUSIVE (REFERRED TO HEREIN AS "THE MAP"), AND AS FURTHER DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF 3330 CALIFORNIA STREET AND CONDOMINIUM PLAN FOR 3330 CALIFORNIA STREET, SAN FRANCISCO, CALIFORNIA RECORDED ON OCTOBER 26, 2007, IN BOOK/REEL J505 AT PAGE/IMAGE 0078, DOCUMENT NO. 2007-I480964, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION").**

**EXCEPTING THEREFROM, ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.**

**RESERVING THEREFROM:**

**(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.**

**(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.**

**PARCEL II:**

**AN UNDIVIDED 31.35% INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE PLAN, RESERVING THEREFROM THE FOLLOWING:**

**(A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III, AS DESIGNATED ON THE PLAN AND RESERVED BY GRANTOR TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION; AND**

**(B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.**

**PARCEL III:**

**(A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA(S) DESIGNATED P-1 ON THE PLAN.**

**PARCEL IV:**

**A NONEXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A).**

**PARCEL V:**

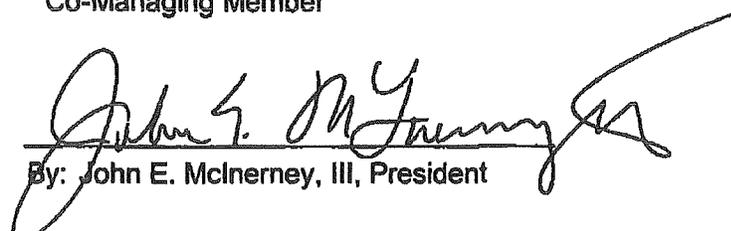
**ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.**

Dated: 03/20/2008

3330 California Street LLC, a California limited liability company

  
By: Mitch Menaged, Co-Managing

By: Anasazi Properties Incorporated 1945,  
Co-Managing Member

  
By: John E. McInerney, III, President

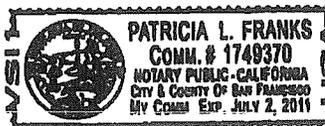
STATE OF California )SS  
COUNTY OF San Francisco

On March 31, 2008, before me, Patricia L. Franks, Notary Public, personally appeared John E. McFarlane III

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Patricia L. Franks

My Commission Expires: July 2, 2011

*This area for official notarial seal*

Notary Name: Patricia L. Franks

Notary Phone: 415-771-8168

Notary Registration Number: 1749370

County of Principal Place of Business: San Francisco

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

File No: 3809-2928004 (PF)

APN No: Lot: 089, Block: 1020

STATE OF California )  
COUNTY OF San Francisco )

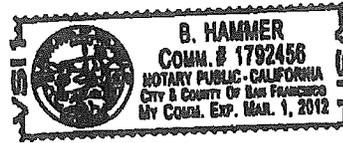
On March 28, 2008 before me, B. Hammer, Notary Public, personally appeared Mitch Menaged

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *B. Hammer*



This area for official notarial seal.

**OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)       LIMITED       GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

**OPTIONAL SECTION**

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: Grant Deed

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT March 20, 2008

SIGNER(S) OTHER THAN NAMED ABOVE John E. McInerney, III



Access to Public Records  
for County Government

[CRiis Home](#) [Contact](#) [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2008	I560304-00	04/01/2008	J610	0020	DEED	R E E	3330 CALIFORNIA ST LLC COMYNS JOHN RICHARD THALHEIMER CHLDRNS TR OF 1989



691 5<sup>th</sup> Ave.  
317  
924118

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-01402864A-7 PM 3:13  
2015 OCT

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<del>1731-1733 LYONS ST</del>	1031-006	DAVID C. THOMSON	David C. Thomson
2.	1731-1733 LYONS ST		BARBARA THOMSON	Barbara P. Thomson
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390 E. WASHINGTON AVE

Sunnyvale

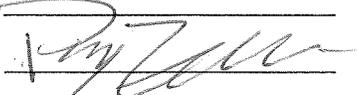
94086

RECEIVED  
BOARD OF SUPERVISORS  
CITY PLANNING COMMISSION SAN FRANCISCO  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:19

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 390 E WASHINGTON / 031-013		FMR INVESTMENTS	
2. AVENUE		LLC	
3. 3012-3014 PINE ST			MANAGING MEMBER & OWNER
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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22. _____	_____	_____	_____

RECORDING REQUESTED BY:



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2013-J807775-00  
Friday, DEC 20, 2013 14:26:40  
Ttl Pd \$24.00 Rcpt # 0004854058  
REEL L048 IMAGE 0501  
of a/JL/1-3

When Recorded Mail Document To:  
FMZ INVESTMENTS, LLC  
Parviz Zavareh  
390 E. Washington Avenue  
Sunnyvale, CA 94086

APN/Parcel ID(s): Lot 13, Block 1031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925."  
Transfer to LLC with the same parties as before
  - The documentary transfer tax is \$ -0- and is computed on:
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  the City of San Francisco.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Mehrzaad Saidi-Nejad and Farzaneh B. Saidi husband and wife and Parviz Zavareh, a married man as his sole and separate property,

hereby **GRANT(S)** to

FMZ INVESTMENTS, LLC, a California limited liability company

the following described real property in the City and County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as 3012, 3014, 3014A Pine Street, San Francisco  
CA, 94115; Lot 13, Block 1031

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED  
(continued)

APN/Parcel ID(s): Lot 13, Block 1031

Dated: November 25, 2013

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Mehrzad Saidi-Nejad BY [Signature]  
Mehrzad Saidi-Nejad HIS ATTY IN FACT

Farzaneh Saidi BY [Signature]  
Farzaneh Saidi HER ATTY IN FACT

[Signature]  
Parviz Zavareh

State of California

County of San Mateo

On December 1, 2013 before me, Julie A Fitzgerald, Notary Public, personally appeared Parviz Zavareh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature

(Seal)



**EXHIBIT "A"**  
**Legal Description**

**For APN/Parcel ID(s): Lot 13, Block 1031**

---

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO , COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:**

Commencing at a point on the northerly line of Pine Street distant thereon 130 feet westerly from northwesterly corner of Pine and Lyon Street; running thence northerly parallel with the westerly line of Lyon Street 100 feet, thence at a right angle westerly 23 feet 3-1/2 inches, thence, southerly 72 feet, more or less, to center line of Old Cemetery Avenue (now closed), which point is distant in said center line, 28 feet 6 inches northerly from the northerly line of Pine Street; thence southerly 28 feet 3 inches, more or less, to point on the northerly line of Pine Street distant 161 feet 2 inches westerly from the westerly line of Lyon Street; thence easterly along the northerly line of Pine Street 31 feet 2 inches to the point of commencement.

Being a portion of Western Addition Block No. 621.



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for County Government

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## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2013	J807775-00	12/20/2013	L048	0501	DEED	R	SAIDI FARZANEH B
						R	SAIDI-NEJAD MEHRZAD
						R	ZAVAREH PARVIZ
						E	FMZ INVESTMENTS LLC



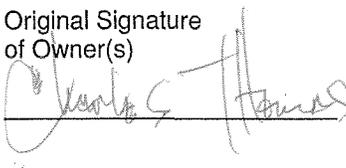
94119

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-01402860A-7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3042 PINE ST	1031-017	CHARLES THOMAS REDC TRUST	
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RECORDING REQUESTED BY:  
Charles Thomas  
3042 Pine Street  
San Francisco, CA 94115

WHEN RECORDED MAIL TO:  
Charles Thomas  
3042 Pine Street  
San Francisco, CA 94115

  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2018-K638252-00  
Wednesday, JUL 11, 2018 14:52:01  
Ttl Pd \$92.00 Rpt # 0005833906  
OYY/YY/1-2

Mail Tax Statements To:  
(Same As Above)

No consideration for transfer to Revocable Living Trust  
Exempt 11930 Grantees are a Trust for the  
benefit of the Grantors

A.P.N. 1031-017 3042 Pine Street, San Francisco, CA

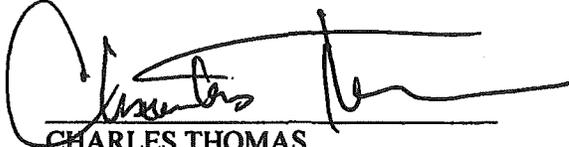
### QUIT CLAIM DEED

By this instrument, for no consideration.

I, CHARLES THOMAS, AN UNMARRIED MAN, do hereby remise, release and forever quit claim unto CHARLES THOMAS, as Trustee of the CHARLES THOMAS REVOCABLE TRUST, U. D. T. ("Under Declaration of Trust") dated March 23, 2018, ALL that REAL PROPERTY situated in the City of San Francisco, County of SAN FRANCISCO, State of California, bounded and described as follows:

BEGINNING at a point on the northerly line of Pine Street, distant thereon 75 feet easterly from the easterly line of Presidio Avenue; running thence easterly along the northerly line of Pine Street 25 feet; thence at a right angle northerly 70 feet; thence at a right angle westerly 25 feet; and thence at a right angle southerly 70 feet to the point of beginning; being portion of Western Addition Block No. 621.

Executed on July 10, 2018 at San Francisco, California.

  
CHARLES THOMAS





Access to Public Records  
for County Government

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## Search Results

### Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2018	K638252-00	07/11/2018			DEED	R	THOMAS CHARLES
						E	CHARLES THOMAS REVOC TR U/D/T
						E	THOMAS CHARLES



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 BOARD OF SUPERVISORS  
 City Planning Commission  
 Case No. 2015-014028 CUA  
 SAN FRANCISCO

2019 OCT - 7 PM 3:13

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3195 CALIFORNIA	1031-023	ERIKA ANDREAS	<i>Erika Andreas</i>
2. 3195 CALIFORNIA	1031-023	ARTHUR ANDREAS	<i>Arthur Andreas</i>
3. _____	_____	(ARTHUR & ERIKA ANDREAS TRUST)	
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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22. _____	_____	_____	_____

RECORDING REQUESTED BY

A T T O R N E Y

And when recorded mail to:

GEOFFREY ADAMS, ESQ.  
870 Market Street, Suite 916  
San Francisco, CA 94102

Mail tax statements to:

Arthur and Erika Andreas, Trustees  
2548 Washington Street  
San Francisco, California 94115



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2016-K242789-00

Check Number 1821  
Wednesday, MAY 11, 2016 08:53:51  
Ttl Pd \$21.00 Rept # 0005361687  
ofa/FT/1-2

GRANT DEED

9  
7

The undersigned grantor(s) declare:

Documentary transfer tax is \$ NONE

FOR NO CONSIDERATION,

ARTHUR ANDREAS and ERIKA ANDREAS, Husband and Wife, who hold title as their community property,

hereby GRANT(S) to

ARTHUR ANDREAS and ERIKA ANDREAS, as Trustees of the ARTHUR ANDREAS AND ERIKA ANDREAS REVOCABLE TRUST (Created by a declaration of trust dated May 1, 2004), the following described real property situated in the City and County of San Francisco, State of California:

COMMENCING at the point of intersection of the southerly line of California Street, and the easterly line of Presidio Avenue; running thence easterly and along said line of California Street 35 feet; thence at a right angle southerly 100 feet; thence at a right angle westerly 35 feet to the easterly line of Presidio Avenue; thence at a right angle northerly and along said line of Presidio Avenue 100 feet to the point of commencement.

BEING part of Western Addition Block No. 621.

APN: Block 1031, Lot 023

3195 California Street, San Francisco  
500-514 Presidio Avenue, San Francisco

This conveyance is to a revocable trust, the ARTHUR ANDREAS AND ERIKA ANDREAS REVOCABLE TRUST, Arthur Andreas and Erika Andreas, trustees and settlors and does not constitute a change of ownership and is not subject to reassessment pursuant to Revenue and Taxation Code Section 62.

Dated: 5/10, 2016

Arthur Andreas  
ARTHUR ANDREAS  
Erika Andreas  
ERIKA ANDREAS





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## Search Results Document Details

Year	Document	Record		Image	Document Type	Grantee		Name
		Date	Reel			GranteeR	GranteeE	
2016	K242789-00	05/11/2016			DEED	R		ANDREAS ARTHUR
						R		ANDREAS ERIKA
						E		ANDREAS ARTHUR
						E		ANDREAS ERIKA
						E		ARTHUR & ERIKA ANDREAS REVOCABLE TRUST



94119

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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA 2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of ~~Property~~ affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	560 PRESIDIO AVE #1	1031-032	NOLLY CALABRECH TRUST	<i>Nolly Calabrech</i>
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20169K37304600003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K373046-00  
Acct 5002-Old Republic Title Company  
Wednesday, DEC 14, 2016 10:19:00  
Ttl Pd \$24.00 Nbr-0005511368  
tn2/RE/1-3

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1113030022

APN: Assessor's Lot 032; Block 1031

When Recorded Mail Document and Tax Statements to:

Holly Sue Galbrecht  
560 Presidio Ave. #2  
San Francisco, CA 94115

S 1745:

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00 R&T 11930

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Holly Sue Galbrecht, an unmarried woman

hereby GRANT(S) to

Holly Sue Galbrecht, Trustee (an any successor trustee) udt october 24, 2007 entitled to the Holly Sue Galbrecht  
Revocable Trust

that property in City of San Francisco, San Francisco County, State of California, described as:

See "Exhibit A" attached hereto and made a part hereof.

Date: December 06, 2016



Holly Sue Galbrecht

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of SAN FRANCISCO

On 12-6-2012 before me, MILTON L HOWTON a Notary Public, personally appeared HOLLY SUE GALBRECHT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

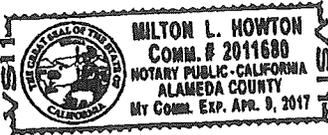
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Milton L Howton*

Name: MILTON L HOWTON  
(Typed or Printed)

(Seal)



**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Parcel A:

Unit No. 2, Lot 32, as shown on that certain map entitled, "Map of 560 Presidio Avenue, a Condominium, being a Resubdivision of Lot 19, Portion of Assessor's Block No. 1031, San Francisco, California", which Map was filed for record in the Office of the Recorder of the City and County of San Francisco, State of California, on July 2, 1980 in Book 15 of Condominium Maps, at Pages 37 to 39, inclusive.

Excepting therefrom, the following:

- (a) Non-exclusive easements through said Units, appurtenant to the Common Area and all other Units, for ingress, egress, support and repair of the Common Area and all Units;
- (b) Non-exclusive easements, appurtenant to the Common Area, for encroachment upon the air space of the Unit by those portions of the Common Area located within the Unit.

Parcel B:

Together with the following appurtenant easements:

- (a) A non-exclusive easement for ingress, egress, support and repair through the Common Area, as shown on the Map;

Parcel C:

A undivided 12.954% interest, as tenants in common with all other Unit Owners, in and to the Common Area, as shown on the Map.

Excepting therefrom, exclusive easements for use of Parking Areas, other than those shown in Parcel "B", above, in favor of the Units, as shown on the Map.

Parcel D:

Together with the following easements appurtenant to the Common Area:

- (a) Non-exclusive easements for encroachments upon the air space of all of the Units by and for the portions of the Common Area lying within the Units.

Assessor's Lot 032; Block 1031



Access to Public Records  
for County Government

[CRiis Home](#) [Contact](#) [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2016	K373046-00	12/14/2016			DEED	R E E	GALBRECHT HOLLY SUE  HLLY SUE GALBRECHT REVOCABLE TRUST



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

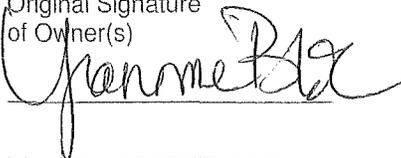
City Planning Commission

Case No. 2015-01402800A

2019 OCT -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	560 Presidio Ave #3	1031/033	Jeanne Black Trust	
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20199K79654000003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2019-K796540-00  
Acct 5024-Chicago Title Company PIRT  
Tuesday, JUL 23, 2019 08:54:53  
Ttl Pd \$20.00 Nbr-0006033235  
RS1/RE/1-3

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
JEANNINE BLACK  
560 PRESIDIO AVENUE, #3  
SAN FRANCISCO, CA 94115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FCPF-0911906051

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

APN/Parcel ID(s): 1031-033

### GRANT DEED

#### The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.  
"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)."

The documentary transfer tax is \$0.00 and is computed on:

the full value of the interest or property conveyed.

the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the City of SAN FRANCISCO.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** JEANNINE BLACK, AS TRUSTEE OF THE JEANNINE BLACK TRUST U/A DTD AUGUST 11, 2015, WHO ACQUIRED TITLE AS JEANNINE BLACK UFFELMAN, AS TRUSTEE OF THE JEANNINE BLACK TRUST U/A DTD AUGUST 11, 2015,

hereby **GRANT(S)** to JEANNINE BLACK, AS TRUSTEE OF THE JEANNINE BLACK TRUST U/A DTD AUGUST 11, 2015,

the following described real property in the City of SAN FRANCISCO, County of San Francisco, State of California:

**For APN/Parcel ID(s): 1031-033**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT NO. 3, LOT 33, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF 560 PRESIDIO AVENUE, A CONDOMINIUM, BEING A RESUBDIVISION OF LOT 19, PORTION OF ASSESSOR'S BLOCK NO. 1031, SAN FRANCISCO, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON JULY 02, 1980, IN BOOK 15 OF CONDOMINIUM MAPS, AT PAGES 37 TO 39, INCLUSIVE.

EXCEPTING THEREFROM, THE FOLLOWING:

(A) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 1031-033

AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;

(B) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

(A) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SUPPORT AND REPAIR THROUGH THE COMMON AREA, AS SHOWN ON THE MAP.

(B) AN EXCLUSIVE EASEMENT FOR PARKING SPACE NO. P-2, AS SHOWN ON THE MAP.

PARCEL C:

AN UNDIVIDED 12.880% INTEREST, AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS, IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM, EXCLUSIVE EASEMENTS FOR THE USE OF PARKING AREAS, OTHER THAN THOSE SHOWN IN PARCEL "B", ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

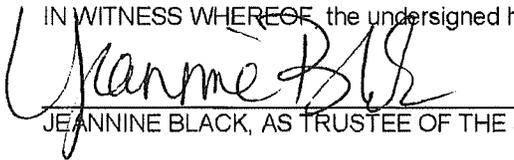
PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

(A) NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

Dated: 7/15/19

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
JEANNINE BLACK, AS TRUSTEE OF THE JEANNINE BLACK TRUST U/A DTD AUGUST 11, 2015

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 1031-033

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

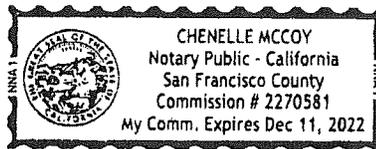
On July 15 2019 before me, Chenelle McCoy, Notary Public (here insert name and title of the officer), personally appeared JEANNINE BLACK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chenelle McCoy

(Seal)





[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

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## Search Results

### Document Details

Year	Document	Record		Image	Document Type	Grantor	Name
		Date	Reel			Grantee	
2019	K796540-00	07/23/2019			DEED	R	BLACK JEANNINE
						R	JEANNINE BLACK TRUST
						E	BLACK JEANNINE
						E	JEANNINE BLACK TRUST



94115

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-01402800A-7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	560 PRESIDIO AVE #4	1831-034	JOHN OGRADY TRUST	John Ogrady, Trustee, JOHN E. Ogrady 200 Trust w/Ad 1/11/00
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Recording Requested By  
And When Recorded, Mail To:

Mr. John E. O'Grady  
560 Presidio Avenue #4  
San Francisco, CA 94115

Send Tax Statements To:

JOHN E. O'GRADY as Trustee of THE JOHN E.  
O'GRADY 2000 TRUST u/a/d 1/11/00  
560 Presidio Avenue #4  
San Francisco, CA 94115



San Francisco Assessor-Recorder  
Mabel S. Teng, Assessor-Recorder  
DOC- 2005-H996973-00

Check Number 1030  
Monday, JUL 25, 2005 09:05:04  
Ttl Pd \$15.00 Nbr-0002791879  
REEL I938 IMAGE 0267  
ota/TD/1-3

DOCUMENTARY TRANSFER TAX IS ZERO. The Transfer is made without consideration; it is not made pursuant to a sale.

  
John E. O'Grady

**TRUST TRANSFER DEED**

JOHN E. O'GRADY, GRANTOR,

hereby GRANTS to JOHN E. O'GRADY as Trustee of THE JOHN E. O'GRADY 2000 TRUST u/a/d 1/11/00

the real property located in the County of San Francisco, State of California, described in Exhibit "A", which is attached hereto and incorporated by reference.

Dated: 6/14/05

  
JOHN E. O'GRADY

Commonly known as: 560 Presidio Avenue #4 San Francisco, CA 94115  
APN: Lot 34, Block 1031

**Exhibit A**

**PARCEL A:**

Unit No. 4, Lot 34, as shown on that certain map entitled, "Map of 560 Presidio Avenue, a Condominium, being a resubdivision of Lot 19, portion of Assessor's Block No. 1031, San Francisco, California", which map was filed for record in the office of the Recorder of the City and County of San Francisco, State of California, on July 02, 1980, in Book 15 of Condominium Maps, at pages 37 to 39, inclusive.

Excepting therefrom, the following:

(a) Non-exclusive easements through said units, appurtenant to the common area and all other units, for ingress, egress, support and repair of the common area and all units;

(b) Non-exclusive easements, appurtenant to the common area, for encroachment upon the air space of the unit by those portions of the common area located within the unit.

**PARCEL B:**

Together with the following appurtenant easements:

(a) A non-exclusive easement for ingress, egress, support and repair through the common area, as shown on the map.

**PARCEL C:**

An undivided 12.046% interest, as tenants in common with all other unit owners, in and to the common area, as shown on the map.

Excepting therefrom, exclusive easements for the use of Parking Areas, other than those shown in Parcel "B", above, in favor of the units, as shown on the map.

**PARCEL D:**

Together with the following easements appurtenant to the common area:

(a) Non-exclusive easements for encroachments upon the air space of all of the units by and for the portions of the common area lying within the units.

Assessors Parcel No.: Lot 34, Block 1031

Commonly known as: 560 Presidio Avenue #4 San Francisco, CA 94115  
APN: Lot 34, Block 1031

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

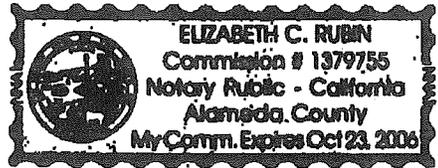
County of SAN FRANCISCO } ss.

On 14 JUNE 2005 before me, ELIZABETH C. RUBIN,  
Date Name and Title of Officer (a.g., "Notary Public")

personally appeared JOHN E. O'GRADY  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
Elizabeth C. Rubin  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: TRUST TRANSFER DEED

Document Date: 06-14-2005 Number of Pages: 1 + EX.

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer**

Signer's Name: JOHN E. O'GRADY

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: SELF





Access to Public Records  
for County Government

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## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2005	H996973-00	07/25/2005	1938	0267	DEED	R E E	OGRADY JOHN E JOHN E OGRADY 2000 TRUST OGRADY JOHN E



94115

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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA  
2019 OCT -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	560 PRESIDIO AVE #6	1031-135	SUSAN MCCONKEY TRUST	<i>[Signature]</i>
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San Francisco Assessor-Recorder  
 Phil Ting, Assessor-Recorder  
**DOC- 2009-1756835-00**

RECORDING REQUESTED BY  
 AND WHEN RECORDED MAIL TO  
 Name SUSAN MCCONKEY  
 Address 560 Presidio Avenue #6  
 City San Francisco  
 State California 94115

Check Number 1316  
 Tuesday, MAY 05, 2009 14:32:16  
 Ttl Pd \$13.00 Rcpt # 0003660364  
**REEL J884 IMAGE 0443**  
 ofa/FT/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**Grant Deed** (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A § 1 et.seq.) The undersigned grantor declares that the following is true and correct:

**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust, R&T 11930.

**GRANTOR:** SUSAN MCCONKEY, hereby grants to SUSAN MCCONKEY, trustee of the SUSAN MCCONKEY TRUST DATED APRIL 13, 2009, the following described real property in the County of San Francisco, State of California:

See EXHIBIT A (attached)

Assessor Parcel Number: Lot 35, Block 1031  
 Property Address or Location: 560 Presidio Avenue #6, San Francisco, California 94115

Dated April 13, 2009

Grantor:

*Susan M Conkey*  
 \_\_\_\_\_  
 SUSAN MCCONKEY

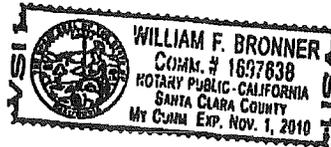
State of California )  
 County of Santa Clara )

On April 13, 2009 before me, William F. Bronner, Notary Public, personally appeared SUSAN MCCONKEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *William F Bronner* (Seal)



Mail future tax statements to SUSAN MCCONKEY, 560 Presidio Avenue #6, San Francisco, California 94115

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

### PARCEL A:

Unit No. 5, Lot 35, as shown on that certain map entitled, "Map of 560 Presidio Avenue, a Condominium, being a resubdivision of Lot 19, portion of Assessor's Block No. 1031, San Francisco, California", which map was filed for record in the office of the Recorder of the City and County of San Francisco, State of California, on July 02, 1980, in Book 15 of Condominium Maps, at pages 37 to 39, inclusive.

Excepting therefrom, the following:

- (a) Non-exclusive easements through said units, appurtenant to the common area and all other units, for ingress, egress, support and repair of the common area and all units;
- (b) Non-exclusive easements, appurtenant to the common area, for encroachment upon the air space of the unit by those portions of the common area located within the unit.

### PARCEL B:

Together with the following appurtenant easements:

- (a) A non-exclusive easement for ingress, egress, support and repair through the common area, as shown on the map.
- (b) An exclusive easement for parking space No. P-3, as shown on the map.

### PARCEL C:

An undivided 12.120% interest, as tenants in common with all other unit owners, in and to the common area, as shown on the map.

Excepting therefrom, exclusive easements for the use of Parking Areas, other than those shown in Parcel "B", above, in favor of the units, as shown on the map.

### PARCEL D:

Together with the following easements appurtenant to the common area:

- (a) Non-exclusive easements for encroachments upon the air space of all of the units by and for the portions of the common area lying within the units.



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for County Government

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## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GranteE	Name
2009	1756835-00	05/05/2009	J884	0443	DEED	R E E	MCCONKEY SUSAN  SUSAN MCCONKEY TRUST



*Mark*

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BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:14

BY *[Signature]*

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	560 PRESIDIO Ave No. 8	1031/038	GILDA POLIARIN	<i>[Signature]</i>
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San Francisco Assessor-Recorder  
 Mabel Teng, Assessor-Recorder  
**DOC- 2003-H356107-00**

Check Number 1805  
 Tuesday, FEB 11, 2003 13:54:02  
 Ttl Pd \$12.00 Nbr-0002070263  
**REEL I322 IMAGE 0866**  
 ear/AB/1-2

RECORDING REQUESTED BY AND  
 WHEN RECORDED MAIL DOCUMENT  
 AND TAX STATEMENTS TO:

GILDA POLIAKIN  
 56 Presidio Avenue, No. 8  
 San Francisco, CA 94115

APN: 8-1031-38  
 Commonly known as: 56 Presidio Avenue, No. 8, San Francisco

**QUITCLAIM DEED**

THE UNDERSIGNED QUITCLAIMOR DECLARES:

Documentary transfer tax \$0 CO.  
 \$0 CY.

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
 COMPUTED ON FULL VALUE LESS LIENS REMAINING AT TIME OF SALE

CITY OF San Francisco UNINCORPORATED

FOR NO VALUABLE CONSIDERATION, GILDA POLIAKIN, hereby QUITCLAIMS to GILDA POLIAKIN, Trustee, GILDA POLIAKIN 2002 Trust dated December 6, 2002, all her right, title and interest in the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**NOTE #1: CONVEYANCE TRANSFERRING QUITCLAIMOR'S INTEREST INTO A REVOCABLE LIVING TRUST.** This conveyance transfers the Quitclaimor's interest into her revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11911.

**NOTE #2: QUITCLAIMOR GILDA POLIAKIN IS THE SAME PERSON AS TRUSTEE GILDA POLIAKIN.** This conveyance is to a revocable trust and, pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change in ownership and does not subject the property to reassessment.

Dated: December 6, 2002

Gilda Poliak  
 GILDA POLIAKIN

**ALL-PURPOSE CERTIFICATE**

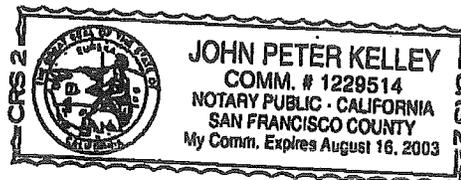
State of California

County of Marina

On December 6, 2002, before me, John Peter Kelly (Notary Public), personally appeared GILDA POLIAKIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature John Peter Kelly (Seal)



*EXHIBIT A*

The property in the City and County of San Francisco, State of California, described as follows:

**PARCEL A:**

UNIT NO. 8, Lot 38, as shown on that certain Map entitled, "MAP OF 560 PRESIDIO AVENUE, a Condominium, Being a Resubdivision of Lot 19, Portion of Assessor's Block 1031, San Francisco, California", which Map was filed for record in the office of the Recorder of the City and County of San Francisco, State of California, on July 2, 1980, in Book 15 of Condominium Maps, at pages 37 to 39, inclusive.

**PARCEL B:**

**TOGETHER WITH** the following appurtenant easements:

- (a) A non-exclusive easement for ingress, egress, support and repair through the Common Area, as shown on the Map;
- (b) An exclusive easement to use Parking Space No. P-4, as shown on the Map.

**PARCEL C:**

AN UNDIVIDED 12.046% INTEREST, as Tenants in Common with all other Unit Owners, in and to the Common Area, as shown on the Map.

**PARCEL D:**

**TOGETHER WITH** the following easements appurtenant to the Common Area:

- (a) Non-exclusive easements for encroachments upon the air space of all of the Units by and for the portions of the Common Area lying within the Units.



Access to Public Records  
for County Government

[CRiis Home](#) [Contact](#) [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2003	H356107-00	02/11/2003	1322	0866	DEED	R E E	POLIAKIN GILDA GILDA POLIAKIN 2002 TRUST POLIAKIN GILDA



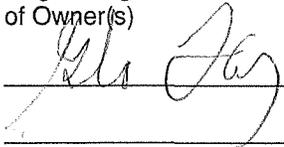
673 Catamaran St #  
Foster City  
94024

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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <del>673 CATAMARAN ST #2</del>	1031-041	GLORIA FAZENDIN TRUST	
2. _____	_____	_____	_____
3. 189 CALIFORNIA ST.	_____	_____	_____
4. _____	_____	_____	_____
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2  
**Recording Requested by:**  
Gloria Fazendin

**When Recorded Mail to:**  
Gloria Fazendin  
744 Edgewater Blvd., #107  
Foster City, CA 94404

**Mail Tax Statements to:**  
Same as Above



San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
**DOC- 2013-J597669-00**

Check Number 1126  
Friday, FEB 01, 2013 15:31:27  
Ttl Pd \$20.00 Rcpt # 0004613367  
**REEL K825 IMAGE 0717**  
edm/AK/1-2

## Trust Transfer Deed

NOTICE: THIS CONVEYANCE IS TO A TRUST, REVOCABLE BY THE GRANTOR, AND NOT PURSUANT TO A SALE. IT DOES NOT CONSTITUTE A CHANGE IN OWNERSHIP FOR INCOME TAX PURPOSES. IT DOES NOT SUBJECT THE PROPERTY TO A REASSESSMENT AND IS EXEMPT FROM ALL TAXES. THE UNDERSIGNED IS BOTH THE DECLARANT AND THE TRUSTEE ON THE EFFECTIVE DATE OF THIS INSTRUMENT.

APN: Block 1031 and Lot 041

Common Address: 3189 California St., San Francisco, CA 94115

THE UNDERSIGNED GRANTOR DECLARE DOCUMENTARY TRANSFER TAX IS \$ NONE

- computed on full value of property conveyed, or (To a Trust - R&T 11930)  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR NO CONSIDERATION, and in order to only change formal title, I, GLORIA D. FAZENDIN, having taken title as an unmarried woman, hereby grant all of my rights, titles, and interests in said real property to THE GLORIA D. FAZENDIN FAMILY TRUST DATED JANUARY 10, 1990, whose Trustee is, at the time of recording, GLORIA D. FAZENDIN, and whose successors and appointees are also named in said Trust Agreement, all that real property described as follows:

See Exhibit "A" (Legal Description), attached hereto and made a part hereof

This real property includes all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

OCTOBER 20, 2012  
Dated

Gloria D. Fazendin  
GLORIA D. FAZENDIN

### NOTARY ACKNOWLEDGMENT

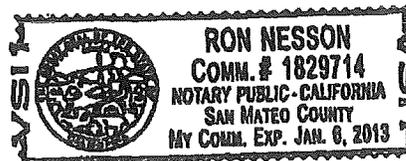
State of California )  
County of San Mateo )

On OCTOBER 20, 2012, before me, RON NESSON, a Notary Public, personally appeared GLORIA D. FAZENDIN, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/hcr/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ron Nesson  
NOTARY PUBLIC, State of California



Notary Seal

**EXHIBIT "A"**

**(LEGAL DESCRIPTION)**

The land referred situated in this Report is situated in the City and County of San Francisco, State of California, and is described as follows:

**PARCEL A:**

UNIT NO. 3189, Lot 41, as shown on that certain map entitled, "Map of 3183 - 3193 California Street, a Residential Condominium Project, Being a Subdivision of the premises described in that deed recorded in Book F296 at Page 344 of the Official Records of the City and County of San Francisco, Also Being a Subdivision of Lot 24 of Assessor's Block 1031, Being a portion of Western Addition Block 621, San Francisco, California", which map was filed for record in the office of the Recorder of the City and County of San Francisco, State of California, on May 27<sup>th</sup>, 1997 in Book 53 of Condominium Maps, at Pages 52 to 56, inclusive.

EXCEPTING THEREFROM, the following:

- (a) Non-exclusive easements through said Units, appurtenant to the Common Area and all other Units, for ingress, egress, support and repair of the Common Area and all Units;
- (b) Non-exclusive easements, appurtenant to the Common Area, for encroachment upon the air space of the Unit by those portions of the Common Area located within the Unit.

**PARCEL B:**

TOGETHER WITH the following appurtenant easements:

- (a) A non-exclusive easement for ingress, egress, support and repair through the Common Area, as shown on the Map;
- (b) An exclusive easement to use Storage Area No. S-4, as shown on the Map;

**PARCEL C:**

AN UNDIVIDED 16.66% interest, as Tenants in Common with all other Unit owners, in and to the Common Area, as shown on the Map.

EXCEPTING THEREFROM, exclusive easements for use of Storage Areas other than those shown in Parcel "B", above, in favor of the Units, as shown on the Map.

**PARCEL D:**

TOGETHER WITH the following easements appurtenant to the Common Area:

- (a) Non-exclusive easements for encroachments upon the air space of all of the Units by and for the portions of the Common Area lying within the Units.

Assessor's Block No. 1031, Lot No. 041

**END OF EXHIBIT "A" (LEGAL DESCRIPTION)**



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2013	J597669-00	02/01/2013	K825	0717	DEED	R	FAZENDIN GLORIA D
						E	
						E	GLORIA D FAZENDIN FMLY TR



99115

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-0140280A

2019 OCT -7 PH 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>3183 CALIFORNIA ST</u>	<u>1031-042</u>	<u>ROBIN BISHOP</u>	<u>[Signature]</u>
2. _____	_____	_____	_____
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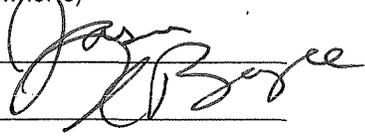
94115

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:14  
City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3191 CALIFORNIA ST	1031-043	JASON	
2. _____	_____	KRISTINA BOYCE	
3. _____	_____	_____	_____
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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-0140280UA7 PH 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3193 CALIFORNIA ST	1631-045	KAREN LOREN	
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BOARD OF SUPERVISORS  
SAN FRANCISCO  
City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3187 CALIFORNIA ST	1031-046	SHARON LEE	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3020 PINE ST	1031-052	Edwin C Marmitz	Edwin C. Marmitz
2. 3020 PINE ST	1031-052	Noel Adams	Noel Adams
3. _____	_____	_____	_____
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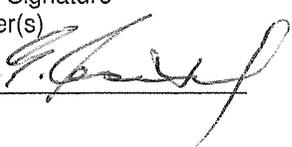
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-0140286

2015 OCT -7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	530 PRESIDIO AVE	1031-053	ELI ANDER ROSENTHAL TR	
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RECORDING REQUESTED BY: )  
 Ann Marshall Robbeloth, Esq. )  
 WHEN RECORDED MAIL TO )  
 Ann Marshall Robbeloth )  
 2391 The Alameda, Suite 205 )  
 Santa Clara, CA 95050 )  
 MAIL TAX STATEMENTS TO: )  
 Eleanor Rosenthal )  
 530 Presidio Avenue )  
 San Francisco, CA 94115 )  
 APN: Lot 53 (formerly portion of )  
 Lot 22A), Block 1031 )

San Francisco Assessor-Recorder  
 Carmen Chu, Assessor-Recorder  
**DOC- 2013-J800504-00**  
 Check Number 3388  
 Wednesday, DEC 04, 2013 13:24:26  
 Ttl Pd \$21.00 Rcpt # 0004845391  
**REEL L036 IMAGE 0575**  
 ofa/FT/1-2

Documentary Transfer Tax \$0

**TRUST TRANSFER DEED**

This is a transfer of property to a revocable living trust established for the benefit of the Grantors, and not pursuant to a sale. There is no consideration for the transfer, and no transfer tax is due. Grantee is a Trust for the benefit of the Grantors, exempt from reassessment pursuant to Revenue and Taxation Code § 11930.

*AM*  
 Ann Marshall Robbeloth, ESQ.

FOR NO CONSIDERATION, GRANTOR, Eleanor Rosenthal, a single woman hereby

GRANT(S) TO: Eleanor Rosenthal, Trustee of the Eleanor Rosenthal Revocable Trust, that real property commonly known as 530 Presidio Avenue, in the City of San Francisco, County of San Francisco, State of California, and more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND INCORPORATED BY REFERENCE HEREIN

Executed on this 9/26/13, 2013, at San Francisco, California.

*Eleanor Rosenthal*  
 Eleanor Rosenthal

State of California  
 County of San Francisco

On 9/26, 2013 before me, Ann Marshall Robbeloth, a Notary Public, personally appeared Eleanor Rosenthal, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *AM*  
 Ann Marshall Robbeloth

(SEAL)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that certain real property situated in the City of San Francisco, County of San Francisco, State of California, more particularly described as follows:

**PARCEL A:**

Condominium Unit No. 530, Lot No. 53, as delineated and shown upon the "Condominium Plan of 530-532 Presidio Avenue" (referred to herein as "the Plan"), as shown in Exhibit "A" of the "Declaration of Restrictions and Condominium Plan of 530-532 Presidio Avenue, San Francisco, California, a Condominium Project," recorded on July 10, 2008, Instrument/File No. 2008-1609444-00, Book J-680, Page 0122, Official Records of the City and County of San Francisco, State of California, and as further defined in said "Declaration of Restrictions and Condominium Plan of 530-532 Presidio Avenue, San Francisco, California, a Condominium Project", referred to hereinabove (referred to herein as "the Declaration").

Excepting and reserving therefrom, any portion of the common area lying within said Unit.

Also excepting and reserving therefrom:

- (a) Easements through said Unit, appurtenant to the Common Area and all other Units, for support and repair of the common area and all other units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portion of the common area located within the Unit.

**PARCEL B:**

An undivided 52.9% interest in and to the Common Area as shown on the Plan and defined in the Declaration, excepting and reserving therefrom the following:

- (a) Exclusive easements, other than those shown in Parcel C herein, as shown on the Plan and excepting by Grantor to units for use as defined in the Declaration;
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

**PARCEL C:**

The following easements appurtenant to Parcel A above as set forth and defined in the Declaration:

- (a) The exclusive easement to use the Parking area(s) designated as P-2 on the Plan.
- (b) The exclusive easement to use the Storage area(s) designated as S-2 on the Plan.

**PARCEL D:**

A non-exclusive easement appurtenant to Parcel A above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361(a).

**PARCEL E:**

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

\*\*\*\*\*

EACH of the foregoing Grants is subject to the lien of property taxes and assessments not delinquent, the Restrictions referred to below, and all covenants, easements, restrictions and liens of record. The property herein granted is a Condominium, as defined in Section 783 of the California Civil Code, and the Project as hereinafter defined is subject to the provisions of the Davis-Stirling Common Interest Development Act commencing with Section 1350 et seq. of said CODE

"RESTRICTIONS" means that certain "Declaration of Restrictions and Condominium Plan of 530-532 Presidio Avenue, San Francisco, California, a Condominium Project," executed by Eleanor Rosenthal and Sharon A. Esker, Trustee of the Sharon Esker Revocable Trust dated February 1, 2006, recorded on July 10, 2008, Instrument/File No. 2008-1609444-00, Book J-680, Page 0122, Official Records of the City and County of San Francisco, State of California and any subsequent amendments thereto.

THIS DEED is made and accepted subject to all the provisions contained in that certain Document defined herein as "RESTRICTIONS", all of which are incorporated herein by reference with the same effect as though fully set forth herein, and by this conveyance said Restrictions are imposed on said land.

Address: 530 Presidio Avenue, San Francisco, CA 94115  
APN: Lot 53 (formerly portion of Lot 22A), Block 1031  
MAIL TAX STATEMENTS to Eleanor Rosenthal, 530 Presidio Avenue, San Francisco, CA 94115



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2013	J800504-00	12/04/2013	L036	0575	DEED	R E E	ROSENTHAL ELEANOR ELEANOR ROSENTHAL REVOCABLE TRUST ROSENTHAL ELEANOR



94115

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT - 7 PM 3:14

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	539 PACIFIC AVE	1031-054	SHARON EBER TRUST	Sharon Eber
2.				
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RECORDING REQUESTED BY:

Chicago Title Company  
Escrow No.: 11-35017902-CC  
Locate No.: CACTI7738-7738-2350-0035017902  
Title No.: 11-35017902-MG

When Recorded Mail Document  
and Tax Statement To:  
Sharon Esker, Trustee  
532 Presidio Avenue  
San Francisco, CA 94115



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2011-J137847-00

Acct 1-CHICAGO Title Company  
Thursday, FEB 17, 2011 08:00:00  
Ttl Pd \$14.00 Rept # 0004094811  
REEL K335 IMAGE 0114  
ata/ER/1-2

APN: Lot 054 Block 1031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

632 Presidio Ave.

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sharon Esker, as Trustee under that certain Declaration of Trust entitled the Sharon Esker Revocable Trust dated February 1st 2006

hereby GRANT(S) to Sharon Esker, Trustee of the Sharon Esker Revocable Trust dated February 1, 2006, as amended the following described real property in the City of San Francisco, County of San Francisco, State of California: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: February 9, 2011

State of California )  
County of SAN FRANCISCO )

On 2/9/11 before me,  
DAVID LAU Notary Public  
(here insert name and title of the officer), personally appeared  
SHARON ESKER

The Sharon Esker Revocable Trust dated February 1, 2006

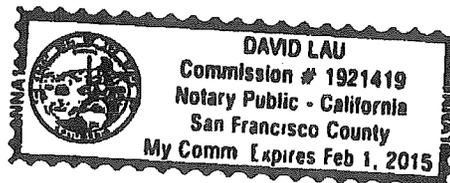
Sharon Esker  
By: Sharon Esker, Trustee Trustee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal: [Signature]

Signature \_\_\_\_\_ (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Er

Escrow No.: 11-35017902-CC  
Locate No.: CACTI7738-7738-2350-0035017902  
Title No.: 11-35017902-MG

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

### PARCEL A:

Condominium Unit No. 532, Lot No. 54, as delineated and shown upon the "Condominium Plan of 530-532 Presidio Avenue" (referred to herein as "the Plan"), as shown in Exhibit "A" of the "Declaration of Restrictions and Condominium Plan of 530-532 Presidio Avenue, San Francisco, California, a Condominium Project", recorded on July 10, 2008, Instrument/File No. 2008-1609444-00, Book J-680, Page 0122, Official Records of the City and County of San Francisco, State of California, and as further defined in said "Declaration of Restrictions and Condominium Plan of 530-532 Presidio Avenue, San Francisco, California, a Condominium Project", referred to hereinabove (referred to herein as "the Declaration").

Excepting and reserving therefrom, any portion of the common area lying within said Unit.

Also excepting and reserving therefrom:

- (a) Easements through said Unit, appurtenant to the Common Area and all other Units, for support and repair of the common area and all other units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

### PARCEL B:

An undivided 47.1% interest in and to the Common Area as shown on the Plan and defined in the Declaration, excepting and reserving therefrom the following:

- (a) Exclusive easements, other than those shown in Parcel C herein, as shown on the Plan and excepting by Grantor to units for use as defined in the Declaration;
- (b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

### PARCEL C:

The following easements appurtenant to Parcel A above as set forth and defined in the Declaration:

- (a) The exclusive easement to use the Parking area(s) designated as P-1 on the Plan.
- (b) The exclusive easement to use the Storage area(s) designated as S-1 on the Plan.
- (c) The exclusive easement to use the Deck area(s) designated as D-532 on the Plan.

### PARCEL D:

A non-exclusive easement appurtenant to Parcel A above for support, repair and maintenance, and for ingress and egress through the Common Area in accordance with California Civil Code Section 1361(a).

### PARCEL E:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Declaration.

APN: Lot 054 Block 1031



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

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## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2011	J137847-00	02/17/2011	K335	0114	DEED	R	ESKER SHARON
						R	SHARON ESKER REVOC TR
						E	ESKER SHARON
						E	SHARON ESKER REVOC TR



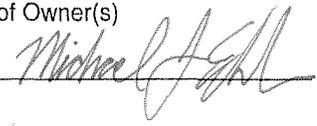


RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission 2019 OCT -7 PM 3:14  
Case No. 2015-014028CUA

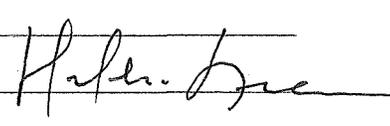
The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3171-3181 CALIFORNIA ST.	1031-060	MICHAEL EDDE TRUSTEE	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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21. _____	_____	_____	_____
22. _____	_____	_____	_____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	Collins St.	1044-001	Lee Trust Helen Lee	
2.				
3.				
4.				
5.				
6.				
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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Name LEE & LEE  
Street PO BOX 590246  
Address  
City SAN FRANCISCO  
State CA  
Zip 94159



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC-2005-1056749-00

Check Number 3311  
Friday, OCT 21, 2005 08:34:40  
Ttl Pd \$24.00 Nbr-0002859895  
REEL J001 IMAGE 0241  
ear/AB/1-3

DSF  
3 00

Space above this line for recorder's use

WOLCOTT'S FORMS, INC.

WWW.WOLCOTT'SFORMS.COM

SINCE 1893

### CALIFORNIA TRUST TRANSFER DEED

Grant Deed, excluded from Reassessment under Proposition 13, California Constitution Article 13 A §1 et seq.

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

- There is no consideration for this transfer.
- The Documentary Transfer Tax is \$ -0-.
  - Computed on full value on property conveyed, or
  - Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
  - Unincorporated area:  City of \_\_\_\_\_
  - There is no Documentary Transfer Tax due because TRANSFER IS T A REVOCABLE LIVING TRUST AND GRANTORS ARE TRUSTEES AND TRUSTORS
- Property is in an unincorporated area of \_\_\_\_\_ County.  
 Property is in the City of SAN FRANCISCO.
- This is a Trust Transfer under §62 of the Revenue and Taxation Code. Grantor must check the applicable exclusion.
  - Transfer is to a revocable trust.
  - Transfer is to a short-term trust not exceeding 12 years with Trustor holding the reversion.
  - Transfer is to a trust where the Trustor or the Trustor's spouse is the sole beneficiary.
  - This is a change of Trustee holding title.
  - Transfer is from Trust to Trustor or Trustor's spouse where prior transfer was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
  - Other \_\_\_\_\_

I/We, SUI T LEE & HELEN S LEE, Grantor(s),  
hereby grant(s) to LEE FAMILY LIVING TRUST 11/6/2003  
the following described real property in the City of SAN FRANCISCO, or unincorporated area of,  
\_\_\_\_\_ County, State of California:

Assessor's Parcel No. 1044 1  
X \_\_\_\_\_  
DATE

Address 1 COLLINGS ST

SUI T LEE  
X Sui T Lee 10-19-05  
AUTOGRAF  
X HELEN S LEE 10-19-05  
AUTOGRAF

Wolcotts Forms, our resellers and agents make no representations or warranty, express or implied, as to the fitness of this form for any specific use or purpose. If you have any question, it is always best to consult a qualified attorney before using this or any legal document.

©2004 WOLCOTT'S FORMS, INC.



7 67775 00551 6  
#651 REV. 8-04

# Individual

STATE OF California  
COUNTY OF San Francisco } SS.

On this 19<sup>th</sup> day of October in the year 2005, before me,  
Jimmy Phan, a Notary Public, duly  
commissioned and qualified in above said County and State,  
personally appeared Sui T Lee and Helen S. Lee.  
 personally known to me or  proved to me on this basis of  
satisfactory evidence consisting of an identifying document or  
 the oath of \_\_\_\_\_ to be the  
person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s) or the entity upon  
behalf of which the person(s) acted, executed the same.

WITNESS my hand and official seal.

Jimmy Phan  
AUTOGRAFH



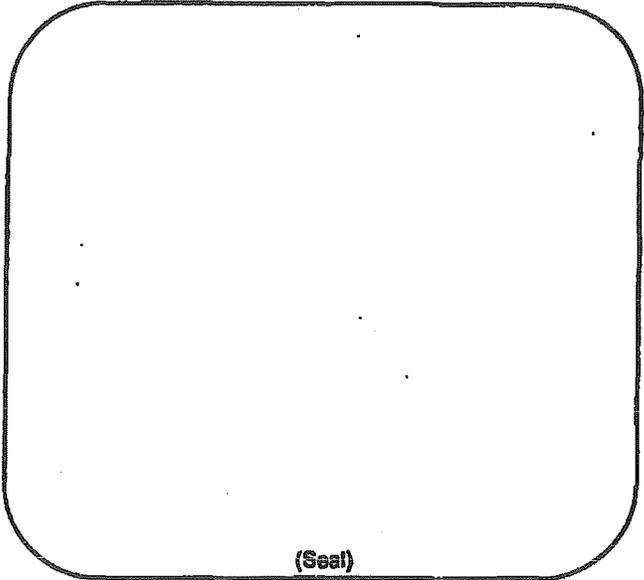
# Corporate or Partnership

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me,  
\_\_\_\_\_, a Notary Public, duly  
commissioned and qualified in above said County and State,  
personally appeared \_\_\_\_\_.  
 personally known to me or  proved to me on this basis of  
satisfactory evidence consisting of an identifying document or  
 the oath of \_\_\_\_\_ to be the  
person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), as \_\_\_\_\_,  
and that by his/her/their signature(s) on the instrument on behalf of  
\_\_\_\_\_, a \_\_\_\_\_,  
organized under the laws of \_\_\_\_\_,  
executed the same.

WITNESS my hand and official seal.

\_\_\_\_\_  
AUTOGRAFH



RECORDED AT REQUEST C

ATTORNEY

1976 DEC 23 PM 3:49

SAN FRANCISCO, CALIF.

2056170

RECORDER RECORDING FEE \$3.00

RECORDING REQUESTED BY

Attorney

WHEN RECORDED MAIL TO

Sui T. Lee

1 Collins Street

San Francisco, Ca.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

(Escrow No.....)

By this instrument dated December 21, 1976, for a valuable consideration,

**SUI T. LEE and HELEN S. LEE, his wife**

hereby GRANTS to **SUI T. LEE and HELEN S. LEE, husband and wife, as their community property**

The following described Real Property in the State of California, County of San Francisco

City of San Francisco

All of Lot 1 and a portion of Lot 2, in Block 1044, according to that certain map entitled, "Map of Resubdivision of Part of Laurel Heights, San Francisco, Calif.", filed November 20, 1947, in Book "P" of Maps, Pages 62 to 66, in the Office of the Recorder of the City and County of San Francisco, State of California, described as a whole as follows:

Beginning at a point on the westerly line of Collins Street, at the southerly terminus of the curve with a radius of 15 feet which connects said line of Collins Street with the southerly line of Mayfair Drive; running thence southerly along said line of Collins Street 36.063; thence south 80° 54' west parallel with said southerly line of Mayfair Drive, 95.785 feet to the westerly line of said Lot 2; thence north 9° 06' west along the westerly line of said Lots 2 and 1, a distance



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## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2005	I056749-00	10/21/2005	J001	0241	DEED	R R E	LEE HELEN S LEE SUI T LEE FAMILY LVG TR



The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>11 Collins St</u>	<u>1044-002</u>	<u>Michael Thompson</u> <u>Joanna Thompson</u>	<u>[Signature]</u>
2. _____	_____	_____	_____
3. _____	_____	<u>Michael Thomson</u>	<u>[Signature]</u>
4. _____	_____	<u>Joanna Thomson</u>	<u>[Signature]</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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22. _____	_____	_____	_____

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SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:1

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>31 COLLINS ST.</u>	<u>1044-004</u>	<u>SCHAUMBERG REV.</u>	
2. _____	_____	<u>TRUST</u>	
3. _____	_____	<u>JON ALLAN SCHAUMBERG</u>	
4. _____	_____	<u>KATHLEEN PIERCE SCHAUMBERG</u>	<u>Kathleen Pierce Schaumberg</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

RECORDING REQUESTED BY

Attorneys

APN: BLOCK 1044, LOT 4  
WHEN RECORDED MAIL TO  
Hilary L. Lamar, Esq.  
Tobin & Tobin  
500 Sansome Street, 8th Floor  
San Francisco, CA 94111-3214



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2008-1688607-00

Check Number 989

Tuesday, DEC 09, 2008 13:17:02

Ttl Pd \$13.00 Rcpt # 0003581518

REEL J783 IMAGE 0323

skc/KC/1-2

Space above this

### Grant Deed

The undersigned grantor(s) declares(s):

Documentary transfer tax is \$-0- TRANSFER TO TRUST- NO CONSIDERATION PER REV & TAX \$11930

( ) computed on the full value of the property conveyed. or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (XX) City of: SAN FRANCISCO

(XX) Realty not sold.

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JON A. SCHAUMBERG and KATHLEEN P. SCHAUMBERG, husband and wife as community property with rights of survivorship

HEREBY GRANT(S) TO

JON A. SCHAUMBERG and KATHLEEN P. SCHAUMBERG, or successors in Trust, as Trustees of the SCHAUMBERG REVOCABLE TRUST dated November 21, 2008

Their interest in that property in the City and County of San Francisco, State of California, described as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as 31 Collins Street San Francisco, California 94118

MAIL TAX STATEMENTS TO: Mr. and Mrs. Jon Schaumberg 31 Collins Street, San Francisco, CA 94118

State of California )  
County of San Francisco )

On November 21, 2008 before me, Kimberly Goodhope, Notary Public, personally appeared JON A. SCHAUMBERG and KATHLEEN P. SCHAUMBERG, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

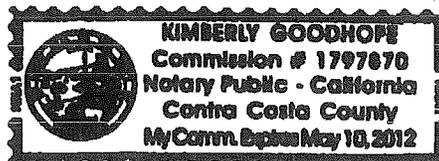
Witness my hand and official seal

*Kimberly Goodhope*

*Jon A. Schaumberg*  
JON A. SCHAUMBERG

*Kathleen P. Schaumberg*  
KATHLEEN P. SCHAUMBERG

Sss/schaumbergSFdeed



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO , COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Commencing at a point on the westerly line of Collins Street distant thereon 130.77 feet southerly from the southerly terminus of the curve with a radius of 15 feet which connects said line of Collins Street with the southerly line of Mayfair Drive; running thence southerly along said line of Collins Street 47 feet; thence south  $80^{\circ} 54'$  west 97.123 feet; thence at a right angle northerly 47 feet; thence at a right angle easterly 97.234 feet to the point of commencement.

Being part of Lots 4 and 5, In Block 1044, according to the Map of Resubdivison of part of Laurel Heights, San Francisco, Calif., filed November 20, 1947, in Liber P of Maps, Pages 62 to 66, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

APN: Assessor's Lot 4, Block 1044.



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2008	I688607-00	12/09/2008	J783	0323	DEED	R	SCHAUMBERG JON A
						R	SCHAUMBERG KATHLEEN P
						E	SCHAUMBERG JON A
						E	SCHAUMBERG KATHLEEN P
						E	SCHAUMBERG REVOCABLE TRUST



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SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA 2018 OCT -7 PM 3:15

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>112 Mansanito Ave.</u>	<u>1044-027</u>	<u>Michael Moore</u>	<u>Michael B. Moore</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-0140286UA

2015 OCT -7 PM 3:15

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
7. <u>Manzanita Way</u>	<u>1044-028</u>	<u>Gary Namura</u> <u>Hironid Namura</u>	<u>[Signature]</u> <u>[Signature]</u>
2. _____	_____	_____	_____
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22. _____	_____	_____	_____

MAIL TO: 2491 HILL VIEW LANE  
PINOLE, CA 94566

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028C  
OCT -7 PM 3:15

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 1 MAYFAIR DRIVE	1045-001	LAWRENCE, ESTHER LAI TRS	
2. _____	_____	Lawrence Lai	
3. _____	_____	Esther Lai	
4. _____	_____	_____	_____
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22. _____	_____	_____	_____



San Francisco Assessor-Recorder  
 Doris M. Ward, Assessor-Recorder  
 DOC- 2002-H214686-00

Check Number 2848  
 Friday, AUG 02, 2002 10:40:18  
 Ttl Pd \$9.00 Nbr-0001912112  
 REEL I193 IMAGE 0316  
 of a/FT/1-1

RECORDING REQUESTED BY  
 and when recorded mail documents and  
 Tax Statements to:  
 Lawrence & Esther Lai  
 2491 Hill View Lane, Pinole, CA 94564

GRANT DEED

1-3 Mayfair Drive, SF, CA  
 APN: 08-1045-01

ORIGINAL

Documentary Transfer Tax \$ \*\*\* NONE \*\*\* Exempt - Transfer to Grantor Rev. Trust  
 City Transfer Tax: \$ \*\*\* NONE \*\*\* Exempt - Transfer to Grantor Rev. Trust  
 City of San Francisco, California APN: 08-1045; 1-3 Mayfair Drive, SF, Ca

 Signature of Declaring Agent

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lawrence Lai & Esther Lai, hereby grant(s) to:

Lawrence Lai & Esther Lai, Trustees  
 2002 Lawrence Lai and Esther Lai Revocable Trust dated May 16, 2002

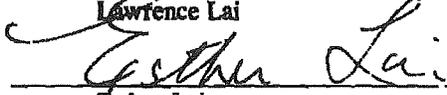
THE FOLLOWING DESCRIBED REAL PROPERTY in the City of San Francisco, San Francisco County, State of California described as follows:

Lot 1, Block 1045, Map of Resubdivision of part of Laurel Heights, San Francisco, California, filed November 20, 1947, in Map Book P. Page 62, City and County of San Francisco: APN: 08-1045-01

DATED: June 15, 2002

  
 Lawrence Lai

DATED: June 15, 2002

  
 Esther Lai

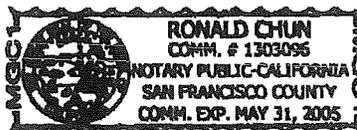
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss  
 COUNTY OF SAN FRANCISCO )

On June 15, 2002 before me, Ronald Chun, Notary Public, personally appeared, LAWRENCE LAI and ESTHER LAI, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

  
 Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE



[C Riis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR	GranteE	Name
2002	H214686-00	08/02/2002	I193	0316	DEED	R		LAI ESTHER
						R		LAI LAWRENCE
						E		LAI ESTHER
						E		LAI LAWRENCE
						E		LAWRENCE & ESTHER LAI REVOC TR 2002



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:15

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	525 LAUREL ST.	1045-002	FRISBIE-WENNERGREN	<i>[Signature]</i>
2.			F. Richard Frisbie	<i>[Signature]</i>
3.			Janet Wennergren Frisbie	<i>[Signature]</i>
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RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0221007645-LG  
APN: 1045-002

When Recorded Mail Document and Tax Statements to:

F. Richard Frisbie & J. M. Wennergren Frisbie  
525 Laurel Street  
San Francisco, CA 94118

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC-2011-J173303-00  
Acct 4-OLD REPUBLIC Title Company  
Friday, APR 29, 2011 08:00:00  
Ttl Pd \$15,021.00 Rcpt # 0004135574  
REEL K385 IMAGE 0021  
OKC/KC/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

525 Laurel St.

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$15,000.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Gregory Maged, Trustee of The Gregory Maged and Sharon Kedar 2004 Trust and Sharon Kedar, Trustee of The Gregory Maged and Sharon Kedar 2004 Trust  
hereby GRANT(S) to  
F. Richard Frisbie and Janet Wennergren Frisbie, Trustees of The Frisbie-Wennergren Family Trust U/A dtd. June 27, 2008

that property in City of San Francisco, San Francisco County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof.

Date: April 01, 2011

The Gregory Maged and Sharon Kedar 2004 Trust

The Gregory Maged and Sharon Kedar 2004 Trust

By: [Signature]  
Gregory Maged, Trustee

By: [Signature]  
Sharon Kedar, Trustee

State of CA

County of San Francisco

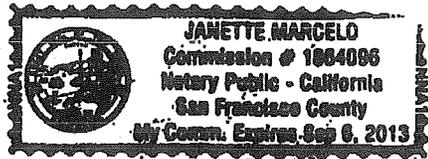
gfh J.M.

On 4th day of April, 2011 before me, Janette Marcelo, a Notary Public, personally appeared Gregory Maged & Sharon Kedar, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Name Janette Marcelo  
(typed or printed)



(Area reserved for official notarial seal)

**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Westerly line of Laurel Street distant thereon 314.660 feet Northerly from the Northerly terminus of the curve with a radius of 15 feet which connects said line of Laurel Street with the Northerly line of Euclid Avenue; running thence Northerly along said line of Laurel Street 47.015 feet; thence Southerly  $80^{\circ} 54'$  West 95.496 feet; thence at a right angle Southerly 47 feet and thence at a right angle Easterly 96.677 feet to the point of beginning.

Being Lot 2 and a portion of Lot 3, in Block 1045, according to Map of Resubdivision of part of Laurel Heights, San Francisco, California, filed November 20, 1947, in Book "P" of Maps, at pages 62 to 66 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 002; Block 1045



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record			Document Type	Grantee	
		Date	Reel	Image		GranteeR	GranteeE Name
2011	J173303-00	04/29/2011	K385	0021	DEED	R	GREGORY MAGED & SHARON KEDAR 2004 TR
						R	KEDAR SHARON
						R	MAGED GREGORY
						E	FRISBIE F RICHARD
						E	FRISBIE JANET WENNERGREN
						E	FRISBIE-WENNERGREN FMLY TR



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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-0140280A  
2018 OCT -7 PM 3:15

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	535 LAUREL ST	1045-003	TINA KWOK TRT	<i>Tina Kwok</i>
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Recording Requested by:

*Fidelity National* TITLE COMPANY

When Recorded Mail to:  
TINA KWOK  
30 DALTON ST., APT. #1908  
BOSTON, MA 02115

20189K57557100004  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2018-K575571-00  
Acct 2005-Fidelity Title Company Concord  
Tuesday, FEB 06, 2018 09:21:35  
Ttl Pd \$23.00 Nbr-0005756920  
ojl/RE/1-4

Assessor Parcel Number (APN): Block 1045 Lot 003

Street Address: 535 LAUREL STREET

**GRANT DEED**

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information  
(additional recording fee applies)

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**When Recorded Mail Document  
and Tax Statement To:**

Tina Kwok  
30 Dalton St., Apt. #1908  
Boston, MA 02115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FSFM-0061800002

**Property Address:** 535 Laurel Street,  
San Francisco, CA 94118  
**APN/Parcel ID(s):** Lot 003, Block 1045

### GRANT DEED

**The undersigned grantor(s) declare(s)**

This transfer is exempt from the documentary transfer tax.  
"This conveyance confirms a change of name, and the grantor and grantee are the same party, R  
& T 11911."

The documentary transfer tax is \$ 0 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  the **City of San Francisco**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Tina Kwok, Trustee of The Tina Kwok Intervivos Trust dated June 27, 2005, as amended and restated, who acquired title as Tina Y. Y. Kwok, Trustee of the Tina Kwok Intervivos Trust dated June 27th, 2005

**hereby GRANT(S) to**

Tina Kwok, Trustee of The Tina Kwok Intervivos Trust dated June 27, 2005, as amended and restated

**the following described real property in the City of San Francisco, County of San Francisco, State of California:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED

(continued)

APN/Parcel ID(s): Lot 003, Block 1045

Dated: January 29, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Tina Kwok, Trustee of The Tina Kwok Intervivos Trust dated June 27, 2005, as amended and restated

BY: [Signature]  
Tina Kwok, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of MA

County of Suffolk

On Jan 31 2018 before me, Michael J. Sullivan, Notary Public,  
(here insert name and title of the officer)

personally appeared Tina Kwok  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)  
Michael J. Sullivan  
My Com Exp 3/2/23

MICHAEL J. O'SULLIVAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 2, 2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 003, Block 1045**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LAUREL STREET, DISTANT THEREON 267.655 FEET NORTHERLY FROM THE NORTHERLY TERMINUS OF THAT CURVE WITH A RADIUS OF 15 FEET WHICH CONNECTS SAID LINE OF LAUREL STREET WITH THE NORTHERLY LINE OF EUCLID AVENUE; RUNNING THENCE NORTHERLY ALONG SAID LINE OF LAUREL STREET 47.005 FEET; THENCE SOUTH 80° 54' WEST 96.677 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 47 FEET; THENCE AT A RIGHT ANGLE EASTERLY 97.303 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 3 AND 4, BLOCK 1045, ACCORDING TO MAP OF RESUBDIVISION OF A PART OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA, FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS, PAGES 62 TO 66, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



Access to Public Records  
for County Government

[CRiis Home](#) [Contact](#) [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GranteR GranteE	Name
2018	K575571-00	02/06/2018			DEED	R R R E E	KWOK TINA KWOK TINA Y Y TINA KWOK INTERVIVOS TRUST KWOK TINA TINA KWOK INTERVIVOS TRUST



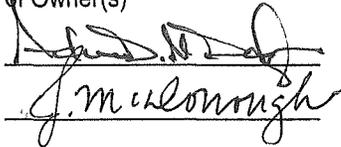
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission

Case No. 2015-014028CUA019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>545 LAUREL ST.</u>	<u>1045 004</u>	<u>LAW-MCDONOUGH REVOCABLE TRUST 2010</u>	
2.	_____	_____	_____	_____
3.	_____	_____	<u>ADAM &amp; JENNIFER MCDONOUGH, TRUSTEES</u>	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
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21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

RECORDING REQUESTED BY  
First American Title Company

MAIL TAX STATEMENT  
AND WHEN RECORDED MAIL DOCUMENT TO:  
Adam D. McDonough and Jennifer S. McDonough  
545 Laurel Street  
San Francisco, CA 94118

20179K55137800003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2017-K551378-00  
Acct 6002-First American Title Co.- Redwood City  
Wednesday, DEC 13, 2017 11:38:35  
Ttl Pd \$24.00 Nbr-0005727158  
ofa/RE/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: Block 1045 - Lot 004

File No.: 3809-5565674 (MS)

545 Laurel St.

**GRANT DEED**

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code.

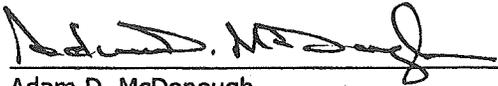
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Adam D. McDonough and Jennifer S. McDonough, husband and wife as community property with right of survivorship**

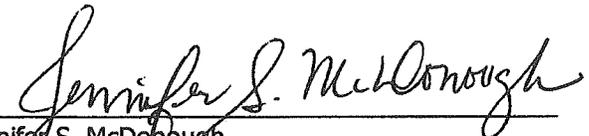
hereby GRANT(s) to **Adam D. McDonough and Jennifer S. McDonough, as Trustees of the 2010 Law-McDonough Revocable Trust dated June 7, 2010**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**See Exhibit A attached hereto for legal description.**

Dated: December 04, 2017

  
Adam D. McDonough

  
Jennifer S. McDonough

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA )SS  
COUNTY OF SAN FRANCISCO )

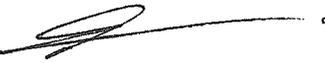
On DEC. 08, 2017, before me, Denny S. Wu, Notary Public, Notary Public, personally appeared ADAM D. McDONOUGH & JENNIFER S. McDONOUGH

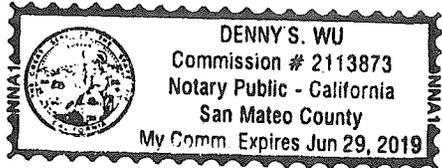
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal*

  
Notary Signature



Situs Address: 545 Laurel Street, San Francisco, CA 94118

## **EXHIBIT A**

**BEGINNING AT A POINT ON THE WESTERLY LINE OF LAUREL STREET, DISTANT THEREON 220.655 FEET NORTHERLY FROM THE NORTHERLY TERMINUS OF THE CURVE WITH A RADIUS OF 15 FEET WHICH CONNECTS SAID LINE OF LAUREL STREET WITH THE NORTHERLY LINE OF EUCLID AVENUE; RUNNING THENCE NORTHERLY ALONG SAID LINE OF LAUREL STREET 47 FEET; THENCE SOUTH 80° 54' WEST 97.303 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 47 FEET; AND THENCE AT A RIGHT ANGLE EASTERLY 97.372 FEET TO THE POINT OF BEGINNING.**

**BEING A PORTION OF LOTS 4 AND 5 IN BLOCK 1045, ACCORDING TO THE MAP OF RESUBDIVISION OF A PART OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA, FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS, AT PAGES 62 TO 66 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.**



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GranteE	Name
2017	K551378-00	12/13/2017			DEED	R	MCDONOUGH ADAM D
						R	MCDONOUGH JENNIFER S
						E	LAW-MCDONOUGH REVOC TRUST 2010
						E	MCDONOUGH ADAM D
						E	MCDONOUGH JENNIFER S



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA  
2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 56.5 LAUREL ST	1045 DG	TREVOR LUM	Trevor Lum
2. _____	_____	KIMBERLY RUTH LUM	
3. _____	_____	THOMAS GRANGE LUM	Thomas Grange Lum
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

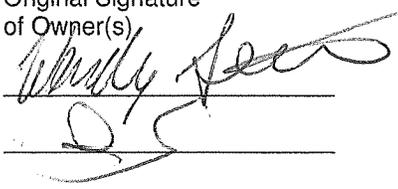
City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

BY BS

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	575 LAURELS	1045-07	WENDY STOVELL JANCO STOVELL	
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

10 OCT -7 PM 3:16  
BY 

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	585 LAUREL ST.	10445-008	LINDA BLICK	
2.	585 LAUREL ST.	10445-008	STEPHEN COHEN	
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

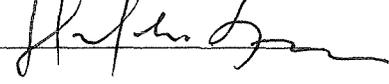
City Planning Commission

Case No. 2015-014028

OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	200 Euclid Ave	1045-209	DONNA LEE HUGHEN LEE	 
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-01402800A

2015 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and ~~are owners of property~~ affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>242 EUCLID AVE</u>	<u>1045-012</u>	<u>LOUISE CHENG TRS</u>	<u>Louise Cheng</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

RECORDING REQUESTED BY AND MAIL TO

NAME MS. LOUISE KA-YIU CHENG  
STREET 950 STOCKTON STREET, SUITE 208  
CITY SAN FRANCISCO  
STATE CA 94108

San Francisco Co Assessor-Recorder  
Doris M. Ward, Assessor-Recorder

DOC - 98-G327291-00  
Monday, MAR 30, 1998 11:24:12  
REC \$5.00|PAG \$1.00|MIC \$1.00  
STP \$0.00|ARF \$2.00|  
Ttl Pd \$9.00 Nbr-0000895050  
REEL H100 IMAGE 0234 oed/ER/1-1

GRANT DEED  
(deed to or by a trustee not pursuant to a sale)

LOUISE KA-YIU CHENG, AN UNMARRIED WOMAN

grantors

the undersigned grantor(s), for a valuable consideration,  
receipt of which is hereby acknowledged, do hereby remise,  
release and forever quitclaim to

TRANSFER TITLE TO LIVING TRUST

DOCUMENTARY TRANSFER TAX  
AMERICAN TRUST INSTITUTE  
Signature of Declarant or Agent determining tax.

LOUISE KA-YIU CHENG AS TRUSTEE OF THE LOUISE KA-YIU CHENG REVOCABLE TRUST, DATED 1/23/98

the following described real property in the City of SAN FRANCISCO  
County of SAN FRANCISCO State of California:

LOT 12, BLOCK 1045, ACCORDING TO MAP ENTITLED, "MAP OF RESUBDIVISION OF PART OF LAUREL  
GLEIGHTS, SAN FRANCISCO, CALIFORNIA", FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS, PAGES  
62 TO 66, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE  
OF CALIFORNIA.

Assessor's parcel No LOT 12, BLOCK 1045

Executed on 1/23/1998, at San Francisco

*Louise Ka-yiu Cheng*  
LOUISE KA-YIU CHENG

STATE OF CALIFORNIA  
COUNTY OF San Francisco ) ss.

On 1/23/98 before me,  
Kouey Pan personally  
appeared LOUISE KA-YIU CHENG

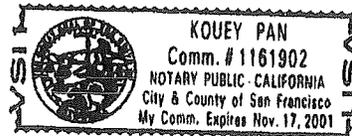
~~personally known to me~~ (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*Kouey Pan*

For notary seal or stamp



MAIL FAX STATEMENTS TO "SAME AS ABOVE"



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2012	J366348-00	03/05/2012	K596	0574	DEED	R E	JEW EDWARD CHENG LOUISE K





[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

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## Search Results

### Document Details

Year	Document	Record			Document Type	Grantor	
		Date	Reel	Image		GranteE	Name
1998	G327291-00	03/30/1998	H100	0234	DEED	R	CHENG LOUISE KA-YIU
						E	
						E	LOUISE KA-YIU CHENG REVOC TRUST



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

BY BA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>48 COLLINS ST.</u>	<u>1045-018</u>	<u>SHIM - PARK TRS</u>	<u>[Signature]</u>
2.	<u>50 Collins St.</u>		<u>SHIM - Park Trust</u>	<u>[Signature]</u>
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20199K81570600004  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2019-K815706-00  
Acct 2005-Fidelity Title Company Concord  
Thursday, AUG 15, 2019 09:03:36  
Ttl Pd \$23.00 Nbr-0006054675  
okc/RE/1-4

RECORDING REQUESTED BY:  
Fidelity National Title Company

Escrow Order No.: FSFM-0061900765

**When Recorded Mail Document and Tax  
Statement To:**

Allen S. Shim and Michelle J. Park, as Trustees  
of The Shim-Park Family Revocable Trust dated  
August 19, 2016  
50 Collins Street  
San Francisco, CA 94118

Property Address: 48-50 Collins Street, San  
Francisco, CA 94118

APN/Parcel ID(s): Lot 018, Block 1045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real  
property that is a residential dwelling to an owner-occupier.

Grant Deed

This document is exempt from the \$75 Building Homes and Jobs Act Fee (Per Government Code GC §27388.1)  
because:

Reason for exemption:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e, subject to  
transfer tax or owner-occupied). If not recorded concurrently, provide recording date and  
document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- The \$225.00 per transaction cap is reached.
- Document is not related to real property.

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
(Additional recording fee applies)

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Allen S. Shim and Michelle J. Park, as Trustees  
of The Shim-Park Family Revocable Trust  
dated August 19, 2016  
50 Collins Street  
San Francisco, CA 94118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FSFM-0061900765

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

**Property Address:** 48-50 Collins Street,  
San Francisco, CA 94118  
**APN/Parcel ID(s):** Lot 018, Block 1045

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."  
 The documentary transfer tax is \$ 0 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  the **City of San Francisco**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Allen S. Shim and Michelle J. Park, as Trustees of The Shim-Park Family Revocable Trust dated August 19, 2016, who acquired title as Allen Shim and Michelle Park as Trustees of Shim-Park Revocable trust date 08/19/2016

hereby **GRANT(S)** to Allen S. Shim and Michelle J. Park, as Trustees of The Shim-Park Family Revocable Trust dated August 19, 2016

the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

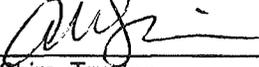
**GRANT DEED**  
(continued)

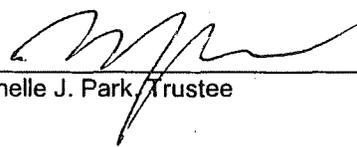
APN/Parcel ID(s): Lot 018, Block 1045

Dated: August 7, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Allen S. Shim and Michelle J. Park, as Trustees of The Shim-Park Family Revocable Trust dated August 19, 2016

BY:   
Allen S. Shim, Trustee

BY:   
Michelle J. Park, Trustee

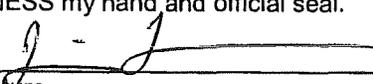
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

On 09 AUG 2019 before me, Tina Tan, Notary Public,  
(here insert name and title of the officer)

personally appeared Allen S. Shim and Michelle J. Park,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 018, Block 1045**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT NO. 18, IN BLOCK 1045 AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "MAP OF RESUBDIVISION OF PART OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA", FILED NOVEMBER 20, 1947, IN LIBER "P" OF MAPS, AT PAGES 62 TO 66 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

Samuel

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
24 COLLINS ST.	1045-21	KELLY FAMILY TRUST	Shw... (TRUSTEE) 3406 Clay ST SF CA 94118 WE OBJECT!
2.			
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Please correct any discrepancies  
Max Dick Frisbie

20159K03716100003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2015-K037161-00  
Acct 6003-Fidelity National Title - San Francisco  
Friday, MAR 20, 2015 11:21:47  
Ttl Pd \$24.00 Nbr-0005121577  
odm/RE/1-3

**RECORDING REQUESTED BY:**  
Fidelity National Title Company  
Order No.: FSFM-2021500126

**When Recorded Mail Document To:**  
Michael A. Kelly and Patricia Lynn Kelly  
3406 Clay Street  
San Francisco, CA 94118

Property Address: 24-26 Collins Street,  
San Francisco, CA 94118  
APN/Parcel ID(s): Lot 021, Block 1045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s)

This transfer is exempt from the documentary transfer tax.  
"This conveyance confirms a change of name, and the grantor and grantee are the same party, R  
& T 11911."

The documentary transfer tax is \$ 0 and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the City of San Francisco.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Michael A. Kelly and Patricia Lynn Kelly, Trustees of The Kelly Family Trust of 2011 dated March 4, 2011, who acquired title as Michael A. Kelly and Patricia Lynn Kelly, as Trustees of the Kelly Family Trust of 2011

hereby **GRANT(S)** to Michael A. Kelly and Patricia Lynn Kelly, Trustees of The Kelly Family Trust of 2011 dated March 4, 2011

the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): Lot 021, Block 1045

Dated: March 16, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Kelly Family Trust of 2011 dated March 4, 2011

BY: *Michael A. Kelly*  
Michael A. Kelly  
Trustee

BY: *Patricia Lynn Kelly*  
Patricia Lynn Kelly  
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of *California*  
County of *San Francisco*

On March 20, 2015 before me, **Connie Ho**, Notary Public (here insert name and title of the officer), personally appeared ~~Michael A. Kelly and Patricia Lynn Kelly, Trustees of The Kelly Family Trust of 2011 dated March 4, 2011,~~ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
*Connie Ho*  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): Lot 021, Block 1045**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT NO. 21, IN BLOCK NO. 1045, ACCORDING TO THAT CERTAIN MAP ENTITLED, "MAP OF RESUBDIVISION OF PART OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA", FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS, AT PAGES 62-66, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

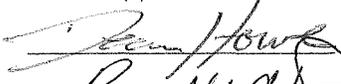
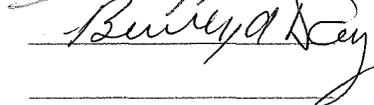
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2013 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	32 Collins St	1045032	DEAN HOWE	
2.	32 Collins St	1045032	BEVERLY DAY	
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2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

*BA*

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>42 Collins St.</u>	<u>1045-37</u>	<u>Lin Lan Family Tr</u>	<u><i>[Signature]</i> (ELTON LIN)</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	<u><i>[Signature]</i> (LISA LAN)</u>
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

RECORDING REQUESTED BY:  
BAY WEALTH LEGAL GROUP LLP

WHEN RECORDED MAIL TO:  
BAY WEALTH LEGAL GROUP LLP  
Quynh T. Tran, Esq.  
909 Laurel Street  
San Carlos, CA 94070

San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC- 2018-K674868-00  
Check Number 2615  
Thursday, SEP 20, 2018 07:57:06  
Ttl Pd \$20.00 Rcpt # 0005879035  
OYY/YY/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Elton Lin, Trustee  
Lisa Lan, Trustee  
42 Collins Street  
San Francisco, CA 94118

APN: Block 1045, Lot 037

The undersigned Grantors declare:

DOCUMENTARY TRANSFER TAX is \$ -0-  
NO CONSIDERATION: This conveyance is to a revocable inter vivos trust for the benefit of the Grantors, which is not pursuant to a sale and is therefore exempt. R&T Code § 11930.

**OWNER OCCUPIED** This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because: Document is a transfer of real property that is a residential dwelling to an owner-occupier.

TRUST TRANSFER DEED

This is a Trust Transfer under section 62 of the Revenue and Taxation Code and Grantors are entitled to the following applicable exclusions:

- Transfer to a revocable trust;
- Transfer to a trust where the trustor or trustor's spouse is the sole beneficiary.

GRANTORS: LISA LAN and ELTON LIN, wife and husband as community property with right of survivorship,

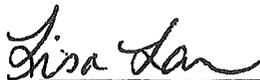
hereby GRANT to: ELTON LIN and LISA LAN, as Trustees of the LIN LAN FAMILY TRUST dated August 22, 2018,

the following described real property in the City and County of San Francisco, State of California:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as: 42 Collins Street, San Francisco, California

Dated: August 22, 2018

  
\_\_\_\_\_  
LISA LAN

  
\_\_\_\_\_  
ELTON LIN



**EXHIBIT A**

**LEGAL DESCRIPTION**

**For APN/Parcel ID(s): Lot 037, Block 1045**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:**

**PARCEL I:**

**CONDOMINIUM UNIT 42, LOT 37, AS SHOWN ON THE CONDOMINIUM MAP ENTITLED "40-42 COLLINS STREET, A RESIDENTIAL CONDOMINIUM PROJECT", (REFERRED TO HEREIN AS "THE MAP") WHICH WAS FILED FOR RECORD ON JANUARY 20, 2004 IN CONDOMINIUM MAP BOOK 84, AT PAGES 171 THROUGH 174, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND AS AMENDED AND FURTHER DEFINED IN THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 40-42 COLLINS STREET AND AMENDMENT OF CONDOMINIUM PLAN RECORDED NOVEMBER 13, 2014 IN DOCUMENT 2014-J971214-00 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION").**

**EXCEPTING THEREFROM ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT.**

**ALSO EXCEPTING THEREFROM:**

**(A) EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS.**

**(B) EASEMENTS, APPURTENANT TO THE COMMON AREA FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.**

**PARCEL II:**

**AN UNDIVIDED 50% INTEREST IN AND TO THE COMMON AREA AS SHOWN AND DEFINED ON THE DECLARATION, EXCEPTING THEREFROM THE FOLLOWING:**

**(A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III, AS SHOWN ON THE MAP AND RESERVED FOR USE TO UNITS IN THE DECLARATION.**

**(B) NON-EXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE.**

**PARCEL III:**

**(A) THE EXCLUSIVE EASEMENT TO USE THE STORAGE AREA DESIGNATED S-1 ON THE MAP.**

**(B) THE EXCLUSIVE EASEMENT TO USE THE EXCLUSIVE USE COMMON AREAS EUCA-42-A, EUCA-42-B, AND EUCA-42-C ON THE MAP.**

**(C) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA DESIGNATED P-1 ON THE MAP.**

**PARCEL IV:**

**A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL I ABOVE FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 4505.**

**PARCEL V:**

**ENCROACHMENT EASEMENTS APPURTENANT TO THE UNIT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.**



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantoR GrantaE	Name
2018	K674868-00	09/20/2018			DEED	R R E E E	LAN LISA LIN ELTON LAN LISA LIN ELTON LIN LAN FAMILY TRUST



RECEIVED  
BOARD OF SUPERVISOR  
SAN FRANCISCO

City Planning Commission

Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	650 Presidio #401	1046-039	Luciano S Di Vettimo	
2.				
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028 CUA-7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>63 Lupine Ave.</u>	<u>1057 002</u>	<u>Catherine Magee</u>	<u>Catherine Magee</u>
2. _____	_____	<u>Paul Magee</u>	<u>Paul Magee</u>
3. <u>None</u>	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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22. _____	_____	_____	_____

2018 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	65 Lupine Ave	1057-003	Nancy Yee	
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BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA<sup>07</sup>

*BJ*

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>77 lupine</u>	<u>1057, Lot 4</u>	<u>Tane O. Chan</u>	<u><i>Tane O. Chan</i></u>
2.	<u>67-71 lupine</u>	<u>1057, Lot 5</u>	<u>Tane O. Chan</u>	<u><i>Tane O. Chan</i></u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0224018982-JP  
APN: Lot 4; Block 1057

When Recorded Mail Document and Tax Statements to:

Tane Ong Chan & Mark Joey Chan  
77 Lupine Street  
San Francisco, CA 94118



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2010-J003553-00

Acct 4-OLD REPUBLIC Title Company  
Monday, JUL 26, 2010 08:00:00  
Ttl Pd \$14.00 Rcpt # 0003944067  
REEL K193 IMAGE 0001  
ota/TD/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

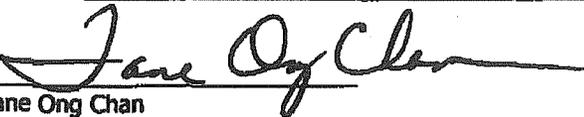
( ) Unincorporated area: (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Tane Ong Chan, a widow

hereby GRANT(S) to  
Tane Ong Chan, Trustee of The 2004 Tane Ong Chan Trust

that property in City of San Francisco, San Francisco County, State of California, described as:  
See "Exhibit A" attached hereto and made a part hereof.

Date: July 15, 2010

  
Tane Ong Chan

State of California

County of San Francisco

On 7/16/10 before me, Jill Penrod, a  
Notary Public, personally appeared Tane Ong Chan, who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature   
Name Jill Penrod  
(typed or printed)



(Area reserved for official notarial seal)

**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Lot 4, Block 1057, according to Map entitled, "Map of Re-subdivision of part of Laurel Heights, San Francisco, California", filed in the office of the Recorder of the City and County of San Francisco, State of California, November 20, 1947 and recorded in Map Book "P" at Pages 62 to 66 inclusive.

Assessor's Lot 004; Block 1057



Access to Public Records  
for County Government

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## Search Results

### Document Details

Year	Document	Record		Image	Document Type	Grantor	
		Date	Reel			GrantsE	Name
2010	J003553-00	07/26/2010	K193	0001	DEED	R	CHAN TANE ONG
						E	
						E	TANE ONG CHAN TRUST 2004



P.O. Box 507, SAN GERONIMO, CA 94028

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SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

BY BJ

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>600 Laurel</u>	<u>1057-13</u>	<u>Bernard Family Trust</u>	<u>Julie Bernard</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Same.  
No copy of  
TRUST  
Just delivered

soory - we will be out of town on 10/21 . . . .

14960 Karl Avenue, Monte Sereno

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO 030-2276

2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 33 Lupine Ave	1057-015	Christopher S. Fowler	
2. _____	_____	1994 Revoc I-V TR	
3. _____	_____	Christopher S. Fowler	
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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13. _____	_____	_____	_____
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15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

RECORDING REQUESTED BY  
Cornerstone Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:  
The Christopher S. Fowler 1994 Revocable Inter-Vivos Trust  
14960 Karl Avenue  
Monte Sereno, CA 95030

20169K34161700003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2016-K341617-00  
Acct 6001-Cornerstone Title Company  
Wednesday, OCT 12, 2016 11:46:25  
Ttl Pd \$24.00 Nbr-0005474748  
oar/RE/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: 1057-015

File No.: CU-6161 (SS )

33 Lupine Avenue

### GRANT DEED

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0.00 ; CITY TRANSFER TAX \$0.00 SURVEY MONUMENT FEE \$0.00

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code. This Deed is being recorded to add the word 'Revocable' to the owners vesting

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

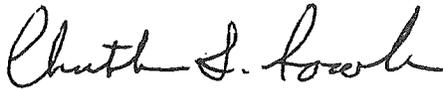
Christopher S. Fowler, Trustee of the Christopher S. Fowler 1994 Revocable Inter-Vivos Trust who acquired title as Christopher S. Fowler, Trustee of the Christopher S. Fowler 1994 Inter-Vivos Trust

hereby GRANT(s) to Christopher S Fowler, Trustee of The Christopher S. Fowler 1994 Revocable Inter-Vivos Trust

the following described property in the City of San Francisco, County of **San Francisco**, State of **CA**:

See Exhibit A attached hereto for legal description.

Dated: October 6, 2016



Christopher S Fowler, Trustee

Mail Tax Statements To: SAME AS ABOVE

A notary public or other officer completing this certificate verifies only the identity of the individual who signs the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Santa Clara )

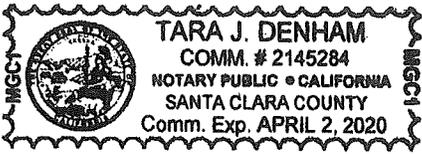
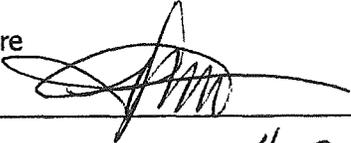
On October 7, 2016, before  
me, Tara J. Denham, Notary Public, personally  
appeared Christopher S. Fowler

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (S) are subscribed to the within instrument and acknowledged to me that (h)e/(s)he/(t)hey executed the same in (h)is/(h)er/(t)heir authorized capacity(ies), and that by (h)is/(h)er/(t)heir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



My Commission Expires: 4-2-2020

This area for official notarial seal

Notary Name: Tara J. Denham

Notary Phone: (408) 858-7151

Notary Registration Number: 2145284

County of Principal Place of Business: Santa Clara

# Exhibit A

## LEGAL DESCRIPTION

All of the following real property, situated in CITY OF SAN FRANCISCO, County of SAN FRANCISCO State of California, described as follows:

LOT 15, IN BLOCK 1057, ACCORDING TO MAP ENTITLED, "MAP OF RESUBDIVISION OF PART OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA", FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS, AT PAGES 62 TO 66, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: 1057-015



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Date	Reel	Image	Document Type	Grantor	Grantee	Name
2016	K341617-00	10/12/2016			DEED	R		CHRISTOPHER S FOWLER 1994 INTER-VIVOS TR
						R		FOWLER CHRISTOPHER S
						E		CHRISTOPHER S FOWLER REV INTER-VIVOS TR
						E		FOWLER CHRISTOPHER S



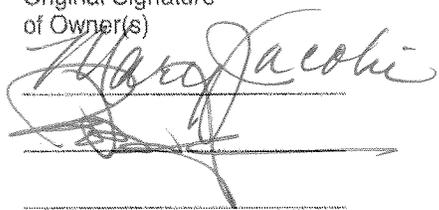
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	41 Lupine	1057-017	Jacobi Children	
2.	43 Lupine		Trust	
3.				
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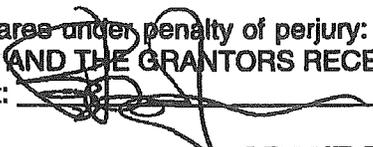
Please correct any discrepancies  
Dahl Frisbie

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

NICOLE R. WEBB  
COOLEY LLP  
101 California Street, 5<sup>th</sup> Floor  
San Francisco, California 94111-5800

San Francisco Assessor-Recorder  
D. Hoa Nguyen, Acting Assessor-Recorder  
DOC- 2013-J604683-00  
Check Number 0277  
Wednesday, FEB 20, 2013 11:45:35  
Ttl Pd \$26.00 Rcpt # 0004621849  
REEL K837 IMAGE 0340  
gar/MA/1-4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares under penalty of perjury: Documentary Transfer Tax is -0-. TRANSFER IS A BONAFIDE GIFT AND THE GRANTORS RECEIVED NOTHING IN RETURN. R & T 11930.  
Signature of Declarant: 

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PETER A. JACOBI and MARY LOUISE JACOBI, Trustees of the PETER A. JACOBI AND MARY LOUISE JACOBI LIVING TRUST AGREEMENT dated October 19, 1999, as community property, fbo PETER A. JACOBI ("Grantors"),

hereby GRANT to: PETER A. JACOBI and MARY LOUISE JACOBI, Co-Trustees of THE JACOBI 2012 IRREVOCABLE CHILDREN'S TRUST w/a/d 12/14/2012 ("Grantee"),

an undivided 25% interest in that certain real property located in the City and County of San Francisco, State of California, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Commonly known as: 41 Lupine Avenue, San Francisco, CA 94118  
A.P.N.: Block 1057, Lot 17

Date: December 14, 2012

  
PETER A. JACOBI, Trustee of the PETER A. JACOBI AND MARY LOUISE JACOBI LIVING TRUST AGREEMENT dated October 19, 1999

  
MARY LOUISE JACOBI, Trustee of the PETER A. JACOBI AND MARY LOUISE JACOBI LIVING TRUST AGREEMENT dated October 19, 1999

MAIL TAX STATEMENTS TO:  
Peter and Mary Louise Jacobi, Trustees  
11 Via Vandyke  
Mill Valley, CA 94941

STATE OF CALIFORNIA

COUNTY OF San Francisco

)  
) ss.  
)

On December 14, 2012, before me, Alexander Taylor Edmondson a Notary

Public, personally appeared PETER A. JACOBI, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and

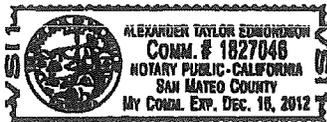
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),

and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of

which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing

paragraph is true and correct.



Witness my hand and official seal.

Alexander Taylor Edmondson  
Signature of the Notary

**CAPACITY CLAIMED BY SIGNER**  
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- Individual
- Corporate Officer(s)
- Partner(s)  Limited  General
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
Name of person(s) or entity(ies)

\_\_\_\_\_

\_\_\_\_\_

This certificate must be attached to the document described at right:

Title or Type of Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Date of Document: \_\_\_\_\_

Signer other than named above: \_\_\_\_\_

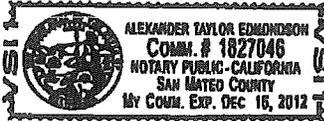
STATE OF CALIFORNIA )

COUNTY OF San Francisco ) ss.

On December 14, 2012, before me Alexander Taylor Edmondson, a Notary

Public, personally appeared MARY LOUISE JACOBI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Witness my hand and official seal.

Alexander Taylor Edmondson  
Signature of the Notary

**CAPACITY CLAIMED BY SIGNER**  
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- Individual
- Corporate Officer(s)
- Partner(s)  Limited  General
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
Name of person(s) or entity(ies)

\_\_\_\_\_

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\_\_\_\_\_

This certificate must be attached to the document described at right:

Title or Type of Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Date of Document: \_\_\_\_\_

Signer other than named above: \_\_\_\_\_

**EXHIBIT A**

Lot No. 17, in Block No. 1057, according to map entitled "Map of Resubdivision of Laurel Heights, San Francisco, California" filed November 20, 1947, in Book "P" of Maps, pages 52 to 66 inclusive, in the office of the Recorder of the City and County of San Francisco, State of California.



Access to Public Records  
for County Government

[CRiis Home](#) [Contact](#) [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2013	J604683-00	02/20/2013	K837	0340	DEED	R	JACOBI MARY LOUISE
						R	JACOBI PETER A
						R	PETER A & MARY L JACOBI LVG TR
						E	JACOBI 2012 IRREVOC CHLDN'S TR
						E	JACOBI MARY LOUISE
						E	JACOBI PETER A



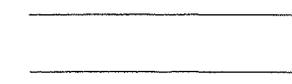
2770 Lyon Street, San Francisco, CA 94123

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	45-47 Lupine Ave	1057-018	Donati Investments	
2.			Donati	
3.			Donati	
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2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

*[Handwritten initials]*

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>49-57 Larpine Ave</u>	<u>1057-019</u>	<u>Pun Kin-Kee</u>	<u><i>[Signature]</i></u>
2. _____	_____	<u>LAO Veronica M</u>	<u><i>[Signature]</i></u>
3. _____	_____	_____	_____
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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

BY EF

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>53-55 Lupine Ave</u>	<u>1057-020</u>	<u>Young TRS</u>	<u>[Signature]</u>
2.	_____	_____	<u>Lee Paul</u>	<u>[Signature]</u>
3.	_____	_____	<u>Erin Young</u>	<u>[Signature]</u>
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

20199K74178600003  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2019-K741786-00  
Acct 2084-North American Title - UT  
Tuesday, MAR 12, 2019 09:32:14  
Ttl Pd\$17,280.00 Nbr-0005965472  
oar/RE/1-3

Recording Requested by:  
North American Title

When Recorded Mail to:  
Paul Lee and Eunyoung Lee  
1600 Post Street  
San Francisco, CA 94115

Assessor Parcel Number (APN): Block 1057 Lot 020

Street Address: 53-55 Lupine Ave, SF, CA 94118

GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- Document is a transfer of real property subject to the imposition of transfer tax
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
- Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- The \$225 per transaction cap is reached
- Document is not related to real property

This page added to provide adequate space for recording information  
(additional recording fee applies)

RECORDING REQUESTED BY  
North American Title Company, Inc.

AND WHEN RECORDED MAIL TO:  
Name: **Paul Lee and Eunyoung Lee**  
Address: **53-55 Lupine Avenue**  
City, State, Zip: **San Francisco, CA 94118**

Space Above This Line for Recorder's Use Only

Property Address: **53-55 Lupine Avenue, San Francisco, CA 94118**  
Lot Number: Block Number: **APN: BLK: 1057 LOT: 020**

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**17,250.00** ; CITY TRANSFER TAX \$ \_\_\_\_\_;

- computed on the consideration or full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Douglas Young, Successor Trustee of the Young Marital Trust dated March 18, 1991**

hereby GRANTS to **Paul Lee and Eunyoung Lee, husband and wife as community property with right of survivorship**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**ALL OF LOT NO. 20, IN BLOCK NO. 1057, AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF RESUBDIVISION OF LAUREL HEIGHTS, SAN FRANCISCO, CALIFORNIA," FILED NOVEMBER 20, 1947, IN BOOK "P" OF MAPS AT PAGES 62 TO 66 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.**

Dated: March 05, 2019

Douglas Young, Successor Trustee of the Young  
Marital Trust dated March 18, 1991

Douglas Young  
Douglas Young, Successor Trustee

A notary public or other Officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CA )SS  
COUNTY OF SAN FRANCISCO )

On MARCH 06 2019, before me, KAREN TAM  
Notary Public, personally appeared DOUGLAS YOUNG

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  
[Handwritten Signature]



*This area for official notarial seal*



Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2019	K741786-00	03/12/2019			DEED	R R E E	YOUNG DOUGLAS YOUNG MARITAL TRUST LEE EUNYOUNG LEE PAUL

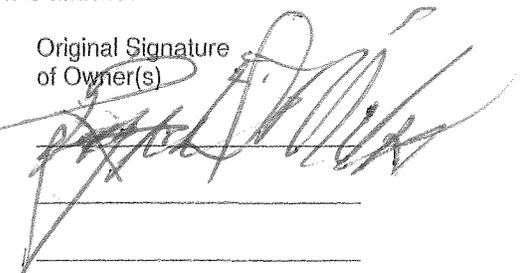


City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
59 1. LUPINE AVE.	1057-024	Roger D. Miles TRUST	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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11. _____	_____	_____	_____
12. _____	_____	_____	_____
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18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Please correct any discrepancies  
Mx Dick Frisbie

RECORDING REQUESTED BY:

CARR, McCLELLAN, INGERSOLL,  
THOMPSON & HORN  
Professional Law Corporation

WHEN RECORDED MAIL TO:

CARR, McCLELLAN  
Laurelle Gutierrez-Lundquist, Esq.  
P.O. Box 513  
Burlingame, CA 94011-0513



San Francisco Assessor-Recorder  
Mabel S. Teng, Assessor-Recorder  
DOC- 2004-H848370-00

Check Number 5809  
Tuesday, NOV 09, 2004 13:29:11  
Ttl Pd \$12.00 Nbr-0002622232  
REEL 1761 IMAGE 0556  
Gar/AB/1-2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Mr. Roger D. Miles  
59 Lupine Avenue, No. 6  
San Francisco, CA 94118

The undersigned Grantor declares:

DOCUMENTARY TRANSFER TAX is \$ -0-  
NO CONSIDERATION: This conveyance is to a revocable  
inter vivos trust for the benefit of the Grantor which is not  
pursuant to a sale and is therefore exempt.

2  
E  
X

APN: 1057-024

TRUST TRANSFER DEED

This is a Trust Transfer under section 62 of the Revenue and Taxation Code and Grantor is entitled to the following applicable exclusions:

- Transfer to a revocable trust;
- Transfer to a trust where the trustor or trustor's spouse is the sole beneficiary.

GRANTOR: ROGER D. MILES, an unmarried man

hereby GRANTS to: ROGER D. MILES, Trustee of THE ROGER D. MILES TRUST under agreement dated August 13, 2004

the following described real property in the City and County of San Francisco, State of California:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 59 Lupine Avenue, San Francisco, California

Dated: September 24, 2004

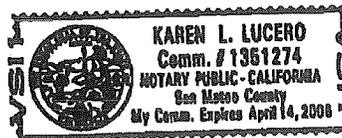
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN MATEO )

\_\_\_\_\_  
ROGER D. MILES

On September 24, 2004, before me, the undersigned, a notary public, personally appeared ROGER D. MILES, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN: 1057-024

848370

**LEGAL DESCRIPTION**

**Lots 1, 21, 22 and 23, in Block 1057, according to Map entitled Map of Resubdivision of part of Laurel Heights, San Francisco, Calif.", filed in the Office of the Recorder of the City and County of San Francisco, State of California, November 20, 1947 and recorded in Map Book "P", at Pages 62 and 66, inclusive.**

**Assessor's Parcel No.: Lot 24, Block 1057.**

25499.00099\BOLIB\1231183.1



[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantaR GrantaE	Name
2004	H848370-00	11/09/2004	I761	0556	DEED	R E E	MILES ROGER D  ROGER D MILES TRUST



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 38-40 Lupine Ave	1058-005	FARIN E. RANDERIA PERVIZ E. RANDERIA	Farin E. Randeria P. E. Randeria
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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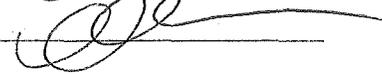
2019 OCT -7 PM 3:16

City Planning Commission  
Case No. 2015-014028CUA

*BA*

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>28 Lupine Avenue</u>	<u>1058 / 014</u>	<u>Erik Olson</u>	
2. <u>28 Lupine Avenue</u>	<u>1058 / 014</u>	<u>Laura Rubenstein</u>	
3. _____	_____	_____	_____
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450 El Camino Del Mar, SF, CA 94121

RECEIVED  
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SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	15 lupine Ave	1069-038	DAT & LAT 2010 family Trust	
2.				
3.				
4.			Tarantino	Dominic Tarantino
5.				Rosalia Tarantino
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RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO

Farella Braun + Martel LLP  
235 Montgomery Street, 17<sup>th</sup> Floor  
San Francisco, CA 94109  
Attn: R. Frederick Caspersen

Mail Tax Statements to:  
Dominic Tarantino and Leona Tarantino  
549 Indian Field Road, MD PT  
Greenwich, CT 06830

APN: Block 1069, Lot 38  
15-17 Lupine Avenue, SF



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2010-1954434-00

Check Number 4433  
Monday, APR 19, 2010 11:24:03  
Ttl Pd \$13.00 Rpt # 0003887927  
REEL K124 IMAGE 0167  
eta/TD/1-2

**TRUST TRANSFER DEED**

The undersigned Grantor declares documentary transfer tax is \$ 0.00

- ( ) Computed on full value of property conveyed.
- ( ) Computed on full value less value of liens and encumbrances remaining at time of sale.
- (X) Property not sold. Transfer is to a revocable trust FBO grantor. Exempt per CA Rev & Tax Code § 11930

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dominic A. Tarantino, a married man, as his sole and separate property, hereby transfers to.

Dominic Tarantino and Leona Tarantino, as Trustees of the DAT and LAT 2010 Family Trust dated January 6, 2010, and any amendments thereto,

the real property in the City and County of San Francisco, State of California, commonly known as 15-17 Lupine Avenue, San Francisco, California 94109, and more particularly described as:

Lot 38, Block 1069, according to the "Map of Resubdivision of Part of Laurel Heights, San Francisco, California", filed November 20, 1947, in Book "P" of Maps, pages 62 to 66, in the office of the Recorder of the City and County of San Francisco, State of California.

Date: 1/6/10

Dominic A. Tarantino

*2/EP*





Access to Public Records  
for County Government

[CRiis Home](#)   [Contact](#)   [AtPac Home](#)

## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	GrantorR GranteeE	Name
2010	I954434-00	04/19/2010	K124	0167	DEED	R E E E	TARANTINO DOMINIC A DAT & LAT 2010 FAMILY TRUST TARANTINO DOMINIC TARANTINO LEONA



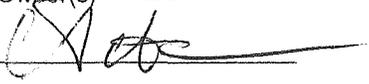
City Planning Commission  
Case No. 2015-014028CUA

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2019 OCT -7 PH 3:16

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>9 Lupine Ave</u>	<u>1069-047</u>	<u>Tatum Revocable Trust</u>	
2.	_____	_____	_____	_____
3.	_____	_____	<u>Tatum</u>	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
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20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

P/A: 9 Lupine Avenue

①

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

Christopher Tatum and Ruthanne Tatum, Trustees of the  
Tatum Revocable Trust Dated September 23, 2003  
9 Lupine Avenue  
San Francisco, CA 94118

ORDER NO.  
ESCROW NO. 01180-5277  
APN: 08-1069-047-01



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2012-J544938-00

Acct 8-STEWART Title Company  
Monday, NOV 19, 2012 08:00:00  
Ttl Pd \$20.00 Rcpt # 0004554022  
REEL K776 IMAGE 0069  
ear/MA/1-2

200

SPACE ABOVE THIS LINE FOR RECORDERS USE

**GRANT DEED**

This conveyance transfers the grantor's interest into his/her/their trust (R & T 11930) APN: 08-1069-047-01

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX is: \$0 CITY TAX \$0  
Monument Preservation Fee is: \$  
computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances  
remaining at time of sale.  
Unincorporated area: City of San Francisco, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Christopher Tatum and Ruthanne Tatum, husband and wife

hereby GRANT(S) to Christopher Tatum and Ruthanne Tatum, Trustees of the Tatum Revocable Trust Dated September 23, 2003

the following described real property in the City of San Francisco, County of San Francisco, State of California:

**Parcel A:**

Condominium Unit No. 9, Lot No. 47, as shown upon the Condominium map and diagrammatic floor plan entitled "Parcel Map of 9-11 Lupine Avenue, a Residential Condominium Project" which was filed for record on June 18, 1998, in Condominium Map Book 56, at Pages 225 to 227, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "the Map"), and as further defined in the declaration of covenants, conditions and restrictions of 9-11 Lupine Avenue Homeowners Association recorded on December 9, 1999, in Book H527, Page 141 and following, official records of the City and County of San Francisco, State of California (referred to herein as "the declaration").

Excepting therefrom, any portion of the common area lying within said unit.

**Also excepting therefrom:**

- (a) Easements through said unit, appurtenant to the common area and all other units, for support and repair of the common area and all other units.
- (b) Easements, appurtenant to the common area for encroachment upon the air space of the unit by those portions of the common area located within the unit.

**Parcel B:**

An undivided 48.9% interest in and to the common area as shown on the map and defined in the declaration, excepting

therefrom the following:

(a) Exclusive easements, other than those shown in Parcel "C" herein, as shown on the map and excepting by Grantor to units for use as defined in the declaration; and

(b) Non-exclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance.

Parcel C:

The following easements appurtenant to Parcel A above as set forth and defined in the declaration:

(a) The exclusive easement to use the parking area(s) designated as P-9 on the map.

(b) The exclusive easement to use the Storage area(s) designated as S-9 on the map.

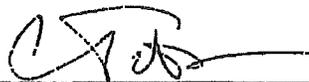
Parcel D:

A nonexclusive easement appurtenant to Parcel A above for support, repair and maintenance, and for ingress and egress through the common area in accordance with California Civil Code Section 1351(a).

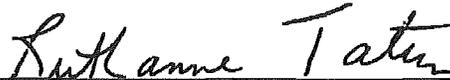
Parcel E:

Encroachment easements appurtenant to the unit in accordance with the provisions of the declaration.

Date: November 09, 2012



Christopher Tatum



Ruthanne Tatum

State of California  
County of SAN FRANCISCO

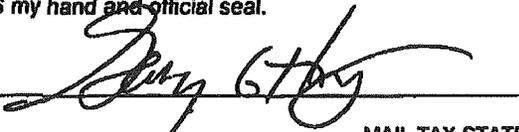
On 11/09/2012 before me GARY G. HONG  
Notary Public personally appeared CHRISTOPHER  
TATUM and RUTHANNE TATUM

who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Signature



(seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE



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## Search Results

### Document Details

Year	Document	Record Date	Reel	Image	Document Type	Grantor Grantee	Name
2005	I041815-00	09/26/2005	1982	0228	DEED	R	DEVERA FLAVIANA
						R	PORFIRIO & FLAVIANA DEVERA REVOC LVG TR
						E	DEVERA FLAVIANA
						E	PORFIRIO & FLAVIANA DEVERA REVOC TR
						E	SURVIVORS TRUST



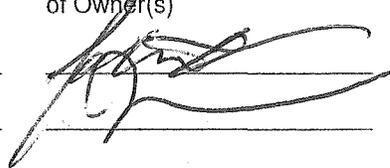
RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

2019 OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1 Lupine Ave</u>	<u>1069-049</u>	<u>John Atkins</u>	
2.	_____	_____	<u>Jody Lyn Atkins</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

94118

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2015-014028CUA

OCT -7 PM 3:16

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 415 LAUREL	1019-003	SURVIVORS TRUST	Evangeline Mendez, POA for Flaviana De Vera
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____



# Laurel Heights Improvement Association of San Francisco, Inc.

BY HAND

October 7, 2019

San Francisco Board of Supervisors  
c/o Clerk of the Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
San Francisco, CA 94102

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 OCT -7 PM 3:12  
BY *[Signature]*

Re: 3333 California Street, San Francisco, CA  
Record Number: 2015-014028CUA/PCA/MAP/DUA  
Appeal of Planning Commission's Approval of Conditional Use/ Planned Unit Development

Laurel Heights Improvement Association of San Francisco, Inc. (LHIA) hereby appeals from the conditional use authorization and planned unit development authorization approved by the San Francisco Planning Commission on September 5, 2019 for 3333 California Street. As President of LHIA, I am authorized to file this appeal on behalf of LHIA.

Appellant LHIA and its officers submitted comments objecting to these approvals to the Planning Commission both orally and in writing at the public hearings on the approvals.

Members of LHIA reside in properties that are within 300 feet of the 3333 California Street site on Laurel Street and Euclid Avenue as shown in the approximate annotations I have made on the map attached as Exhibit A, and other LHIA members reside in properties nearby the 3333 California Street site. Members of LHIA will be affected by the construction and operational noise, traffic, air emissions, impairment of the historical resource, excavation, destruction of trees and other impacts caused by the proposed project.

**1. The Board Should Overturn or Modify the Conditional Use Authorization Because the Proposed Project, At the Size and Intensity Contemplated, Is Not Necessary or Desirable for, and Compatible With, the Neighborhood or the Community.**

The Board should overturn or modify the Conditional Use authorization for retail uses and other non-residential uses because they are not necessary or desirable for the neighborhood under Planning Code section 303. The project site is directly adjacent to Laurel Village shopping center and near Sacramento Street shops, Trader Joe's, Target, and Geary Street and Presidio Avenue retail store, so retail is not needed on the project site. The retail sector is in decline and competition from project retail uses could adversely impact the viability of existing retail uses in the adjacent Laurel Village. A Laurel Village merchant told me that after Target moved into the nearby City Center, business at Laurel Village declined. Also, recently there have been

approximately four vacancies within a short period of time in Laurel Village, which is an unprecedented situation. Owners of Bryan's and Cal-Mart have stated that the surrounding neighborhoods are now well served by a diversity of retail businesses in Laurel Village, Sacramento Street, Presidio Avenue, Trader Joe's, and Target at an expanding City Center. Ex. B.

Retail uses are also not necessary or desirable because the number of project retail parking spaces has been reduced from 188 spaces to 74 spaces. Ex. A, Responses to Comments on Draft EIR 2.33, excerpt. The reduction in retail parking spaces is not necessary or desirable for the Laurel Village merchants and community because the reduction will likely cause project retail customers to park in the adjacent Laurel Village parking lot, which is an above-ground lot.

This reduction in retail parking was disclosed late in the proceeding. The Project's July 3, 2019 plan sheet VAR.01b states that the proposed project variant would have 74 retail parking spaces, 29 childcare parking spaces, 744 residential parking spaces, no office parking spaces, no commercial parking spaces, for a total of 857 parking spaces. (Ex. C, July 3, 2019 plan sheet VAR.01b) The Draft EIR stated that the proposed 744-unit Project Variant would provide 188 retail parking spaces, 744 residential parking spaces and 29 "Other Non-residential (Daycare)" parking spaces, for a total of 961 parking spaces. DEIR4.C.77.

The volume of traffic from the retail uses at the Project would also be undesirable. The Draft EIR projected that the project retail uses would cause 8,153 daily auto trips. Ex. M, DEIR Traffic Appendix Chart. Even though the retail uses were reduced in the Special Use District from 54,117 square feet to 34,496 square feet, the proportionally reduced retail traffic would still be substantial at 5,196 auto trips per day from retail uses. Ex. C, 8-17-2017 Plan sheet G3.02a and 8-30-2019 plan sheet

**2. In the Alternative, the Board Should Modify the Conditional Use Authorization/Planned Unit Development to Recommend that NC-1 Controls be Used in the Special Use District Rather than the More Intensive NC-S Controls.**

NC-1 District controls are prescribed for retail uses authorized in Residential districts in Planned Unit Developments under Planning Code section 304:

In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, **subject to the limitations for NC-1 Districts under this Code.** (Ex. D, excerpts Planning Code section 304, emphasis added)

NC-1 Districts "are intended to serve as local neighborhood shopping districts" under Planning Code section 710 and permit operations from 6 a.m. to 11 p.m. with conditional use authorization for operations from 11 p.m. to 2 a.m. (Ex. E, excerpts Planning Code section 710)

NC-S Districts are more intensive and “are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers under Planning Code section 713. (Ex. F, excerpts Planning Code section 713) NC-S controls are intended to serve “the immediate and nearby neighborhoods” but Planned Unit development authorizations are allowed “only to the extent that such uses are necessary to serve residents of the immediate vicinity.” Planning Code section 304. Since the Project would provide only 74 retail parking spaces, the Project would not sufficiently serve primarily car-oriented shoppers in an NC-S District. Also, NC-S districts permit operations from 6 a.m. to 2 a.m., with conditional use authorization for 24-hour operations. (Ex. E) These controls are not desirable for the area, which is predominantly residential.

NC-1 controls would be consistent with the SUD’s description of “34,396 square feet of neighborhood-serving retail.”

**3. Alternatively, the Board Should Limit Permitted Hours of Operation to 6 a.m. to 11 pm.**

The Board should change permitted hours of operation for non-residential uses in the Special Use District to 6 a.m. to 11 p.m., as allowed for NC-1 Districts authorized for a Planned Unit Development, rather than 2 a.m., which would be allowed in an NC-S District.

**4. Alternatively, the Board Should Eliminate Flexible Retail and Social Service and Philanthropic Facilities from the Special Use District Because they Were Not Disclosed in the EIR and Are Not Necessary For or Compatible With the Neighborhood.**

The EIR did not disclose potential Flexible Retail, Social Service or Philanthropic Facility use, and such uses are not permitted in an NC-S District. (Planning Code section 713) It is not necessary or desirable to add such uses to the Special Use District, as the project would not provide parking for office uses, which Social Service or Philanthropic Facility uses are classified as under Transportation Demand Management Program. Ex. G, TDM excerpts. The EIR disclosed only general retail uses, ---- full-service restaurant uses and ----composite restaurant uses.

Flexible retail uses are not desirable in the area because they would not require neighborhood notification for multiple uses in the same space (with 2 uses required and up to 5 permitted) unless the underlying zoning classification required notice. (Board of Supervisors File 180806)

**5. Alternatively, to Conform With the Historical Resource Design Guidelines, the Board Should Modify the Project to Limit the Proposed Rooftop Addition to the Main Building to One Story.**

The historically significant site is listed on the California Register of Historical Places. (Ex. A to accompanying appeal as to adequacy of Final EIR.) The Secretary of the Interior's Standards for Treatment of Historic Properties (Secretary's Standards) are the standards used by CEQA to mitigate impacts upon historic resources to below a level of significance. 14 Cal.Code Regs. Section 15126.4(b)(1) and (2). (Ex. H, excerpts, Secretary's Standards) The Secretary's Standards recommend "Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building." (Ex. H, excerpts, Secretary's Standards) Thus, instead of a two-story addition, the Board should modify the proposed project to utilize a one-story addition.

**6. Alternatively, the Board Should Order the Project Modified to Remove New Construction From the Green Spaces at the Top of Laurel Street and along Euclid Avenue.**

The Board should set the Euclid Building back approximately 30 feet from the Euclid green to avoid impairment to that green space and remove 2 Laurel Duplexes from the top of the green at Laurel Street to preserve the natural green space in those areas. (Ex. I, rendering showing areas to be left open)

**7. Alternatively, the Board Should Order a Portal Cut Through the First Two Floors of the Main Building With a Light Well on Top, Rather than an Approximate 40-Foot Cut Through the Top of the Main Building.**

The Project proposes to significantly impair the historic main building by cutting a 40-foot pathway through it that would divide the building into two pieces. The EIR admits that the Project would cause a substantial adverse change in the significance of a historic resource. One of the character-defining features of the main building is its horizontality. (Ex. D to October 7, 2019 LHIA appeal of certification of Final EIR. Adding a set-back, one story addition would conform with the Secretary's Standards for treatment of historic properties.

As explained in the accompanying appeal of certification of the Final EIR, the Planning Department only requested a north/south portal and did not request a cut all the way through the main building. Changing the 40-foot cut to a portal would reduce construction time and cost.

**8. The Board Should Overturn the Conditional Use/Planned Unit Development Authorization Because the Commercial Uses, Height Limit Increases and Shaded Open Spaces are Not Necessary or Desirable for the Neighborhood.**

Board of Supervisors

October 7, 2019

Page 5

The Planned Unit Development criteria of Planning Code section 304(d)(6) state that the proposed development “shall”:

(6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code.

The Special Use Districts would allow heights of 92 feet, 80 feet, 67 feet and 45 feet, which are greater than the 40-foot height limit now applicable to the site. (Ex. J, proposed height map) The Board should overturn the Planning Commission’s authorization of heights in excess of the existing 40-foot height limit because the authorization is not consistent with the criteria for authorization of a Planned Unit Development.

Increased heights are also not necessary or desirable because adding two additional stories to the top of a divided main building would impair the characteristic horizontality of the historic resource.

The Board should also overturn the conditional use authorization because significant portions of open space in the project would be shaded most of the time and are not desirable. The Initial Study admits that “the network of proposed new common open spaces, walkways, and plazas within the project site” “would be shaded mostly by proposed new buildings for much of the day and year.” Initial Study p. 161; Ex. K, open space plan and excerpts of project shadow study).

The Board should also overturn the conditional use authorization because the non-residential uses described above are not necessary or desirable for, and compatible with, the neighborhood and community.

For the reasons stated herein, the Board should not adopt the Planning Code amendments recommended by the Planning Commission, including without limitation the adoption of the proposed Special Use District, changes to the height limit map, and any other Planning Code amendments recommended by the Commission. The public necessity, convenience and general welfare do not require the proposed amendment because the project was not designed in accordance with the Secretary’s Standards, which would serve as feasible mitigation for the project’s impacts on the historic resource, and alternatives are feasible that would reduce or avoid the project’s impacts on the historic resource, but the Commission erroneously rejected them, as more fully discussed in the accompanying appeal as to certification of the Final EIR.

The project is also not necessary or desirable because it conflicts with the Residential Design Guideline that “New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of the site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be

achieved by designing the building so it follows the topography in a manner similar to surrounding buildings.” (Residential Design Guidelines, p. 11) These guidelines must be followed in Residential Districts. Planning Code section 311. The project would excavate substantial portions of Laurel Hill, in violation of this Guideline. (Ex. L, plan sheet G2.08)

**9. If the Board Overturns the Planning Commission’s Certification of the Final EIR, the Board Must Also Overturn the Approval of the Tentative Conditional Use/PUD Authorization by the Planning Commission.**

For the reasons stated in LHIA’s appeal of the Planning Commission’s certification of the Final EIR for 3333 California Street, the Final EIR is inadequate, and if overturned by the Board of Supervisors, the Board must grant this appeal of the approval of the conditional use/planned unit development authorization. The Final EIR is the CEQA document upon which the approval of the conditional use/PUD is based, and if the Final EIR is overturned, the approval of the conditional use/PUD must necessarily also be overturned. The Final EIR identified significant adverse impacts which the Project would have, so CEQA review must have been completed in a lawful manner before the conditional use/PUD authorizations can be valid.

Planning Commission Resolution No. 20514 adopted on September 5, 2019 states at page 1 that a proposed Ordinance introduced on July 30 and amended on September 3, 2019 “would enable the Project” and at page 10 that “the Commission recommends approval of the proposed Ordinance” with certain modifications. Thus, the Planning Commission did not approve the rezoning needed for the project to be approved.

**10. Approval of the Conditional Use/PUD Authorization Must Be Overturned If the Board of Supervisors Does Not Approve the Zoning Changes Required to Allow the Proposed Project to be Built.**

The Preliminary Project Assessment explains that only the Board of Supervisors can change the height limits requested by the Project or change the Planning Commission Resolution 4109 that prohibits development of the parcel in the manner proposed by the Project. (Ex. M to June 8, 2018 Comments of Devincenzi on 3333 California Street Initial Study, PPA excerpts)

If the Board does not approve the zoning changes set forth in the proposed Special Use District, the Board must overturn the approval of the conditional use/PUD authorization.

**Conclusion**

For the foregoing reasons, the Board should overturn or modify the conditional use/planned use development authorization approved by the Planning Commission because the uses or features at the size and intensity contemplated and at the proposed location will not

Board of Supervisors  
October 7, 2019  
Page 7

provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Further, the project would not provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code, as required for a planned unit development by Planning Code section 304(d)(3). Significant portions of the open spaces proposed by the Project would be shaded most of the day.

The proposed project would be inconsistent with provisions of the Urban Design Element and Housing Element of the General Plan because the bulk of the buildings does not relate to the prevailing scale of development and would have an overwhelming or dominating appearance, and the height of buildings does not relate to important attributes of the city patterns and the height and character of existing development. Urban Design Element Policies 3.5 and 3.6. Policy 3.6 explains that it was intended to avoid disruption to the city's character from buildings that reach extreme bulk, by exceeding the prevailing height and prevailing horizontal dimensions of existing buildings in the area which "can overwhelm other buildings."

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.



By: Kathryn Devincenzi, President

Attachments: A through M

**EXHIBIT A**



**EXHIBIT B**

IMPACT OF PSKS 3333 DEVELOPMENT PLAN ON LAUREL VILLAGE

1. The surrounding neighborhoods are well served by a diversity of retail businesses in Laurel Village, Sacramento Street, Presidio Avenue, Trader Joe's, an expanding City Center with both Target a Whole Foods-all within two blocks of 3333 California St.
2. The proprietors of Laurel Village have ample capacity to serve the residents of 3333 California St. as well as 3700 California St. especially considering that these new residents will replace the approx. 1,500 employees of UCSF that shopped at Laurel Village for many years.
3. Cal Mart & Bryan's presently operate their checkout lines at approx. 50% capacity and can double the throughput as needed.
4. There is already room for more retail along Sacramento St. as a number of storefronts remain empty.
5. The recent closures of Beautiful and Noah's Bagels, preceded by Gymboree, and the potential closure of others strongly reinforces the position that new retail is both unneeded and unwanted.
6. Laurel Village Merchants have requested that PSKS cease creating the erroneous impression that there would be "long lines" in the Laurel Village stores if PSKS is not allowed to change 3333's zoning and add additional retail.
7. The retail traffic associated with 3333 would negatively impact the parking lot for Laurel Village which is already insufficient for Laurel Village's needs. In addition, 3333 retail parking does not fully meet the retail traffic demands generated at 3333 and this overflow traffic will park in Laurel Village further harming the Customers, and Merchants of Laurel Village.
8. PSKS's plan to charge for parking at 3333 will only exacerbate this harmful situation. Furthermore, it is blatantly unfair to have Laurel Village Merchants provide parking for the competition at 3333.
9. The 7-15 year construction period will be catastrophic to Laurel Village. During last year's streetscape fiasco Cal Mart's business declined over 30%. According to Ron Giampoli of Cal Mart it is doubtful that Cal Mart would remain in business with a 7-15 year construction period. Other businesses in Laurel Village were impacted equally and would be put under immense pressure by the development plan for 3333.
10. Bryan's and Cal Mart are unique and iconic stores that serve Customers from all parts of the city. The loss of one or both would immeasurably impoverish the surrounding neighborhoods.

*Ronald Giampoli*

*T. Flannery*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**EXHIBIT C**

**PROJECT AREAS**

PROJECT TOTALS	Bldg	Residential Gross SF	Retail Gross SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
	Plaza A	66,150	14,178	0	0	64,550	144,878
Plaza B	72,220	11,328	0	0	62,070	145,618	
Walnut	0	24,324	49,999	14,690	174,440	263,453	
Center Bldg A	89,465	0	0	0	0	89,465	
Center Bldg B	233,423	0	0	0	19,258	252,681	
Masonic	88,909	0	0	0	35,986	124,892	
Euclid	177,345	4,287	0	0	51,991	233,623	
Laurel Duplexes	54,111	0	0	0	4,728	58,839	
Mayfair	43,071	0	0	0	15,750	58,821	
<b>Total</b>	<b>824,691</b>	<b>54,117</b>	<b>49,999</b>	<b>14,690</b>	<b>428,773</b>	<b>1,372,270</b>	

**UNIT MIX/COUNT**

PROJECT TOTALS	Level	JR	1-BED	2-BED	3-BED	4-BED or PH	TOTAL
	Plaza A	18	22	23	4	0	67
Plaza B	9	21	25	6	0	61	
Walnut	0	0	0	0	0	0	
Center Bldg A	0	24	11	10	6	51	
Center Bldg B	0	50	51	29	9	139	
Masonic	0	27	24	10	0	61	
Euclid	0	50	54	31	0	135	
Laurel Duplexes	0	0	1	1	12	14	
Mayfair	0	14	6	10	0	30	
<b>Total</b>	<b>27</b>	<b>208</b>	<b>195</b>	<b>101</b>	<b>27</b>	<b>558</b>	
	5%	37%	35%	18%	5%	100%	

**PARKING PROVIDED**

PROJECT TOTALS	Bldg	Residential Parking	Retail Parking *	Office Parking	Childcare Parking	Commercial Parking	Total	Car share	Loading Areas
	Plaza A	67	43	0	0	0	-	0	0
Plaza B	61	34	0	0	60	-	10	0	
Walnut	0	48	100	29	0	-	0	3	
Center Bldg A	51	0	0	0	0	-	0	0	
Center Bldg B	139	0	0	0	0	-	0	0	
Masonic	61	0	0	0	0	-	0	3	
Euclid	137	13	0	0	0	-	0	0	
Laurel Duplexes	12	0	0	0	0	-	0	0	
Mayfair	30	0	0	0	0	-	0	0	
<b>Total</b>	<b>558</b>	<b>138</b>	<b>100</b>	<b>29</b>	<b>60</b>	<b>885</b>	<b>10</b>	<b>6</b>	

\* Plaza A+B retail parked at 3/1000, assumed half of area at 2/1000 "retail general" and half of area 4/1000 "food and beverage"  
 \* Walnut retail parked at 2/1000, assumed "retail general"  
 \* Euclid retail parked at 4/1000, assumed to be "food and beverage" and are located in the California Street garage  
 \* The parking spaces for the Laurel townhomes without a garage are located in the Euclid garage (2)  
 \* 6 Plaza A Residential spaces are located in the Plaza B parking area

BIKE PARKING (SEC. 155):  
 REQUIRED CLASS ONE: PROVIDED  
 RES: 100 + 1/4 DU OVER 100 = 215  
 OFFICE: 1/5,000 GSF = 49,999/5,000 = 10  
 RETAIL: 1/7,500 GSF = 54,117/7,500 = 8  
 CHILDCARE: 1/20 CHILDREN = 172/20=9  
 558 - COMPLIES  
 10 - COMPLIES / EXCEEDS  
 14 - COMPLIES / EXCEEDS  
 10 - COMPLIES

REQUIRED CLASS TWO: PROVIDED  
 RES: 1 / 20 DU = 558/20 = 28  
 OFFICE: 2 REQ'D IF <50,000 GSF  
 RETAIL: 10 + 1/10,000 >50K GSF = 10  
 FOOD/BEV: 1/750 SF = 16,882/750 = 23  
 CHILDCARE: 1/20 CHILDREN = 8  
 37 - COMPLIES / EXCEEDS  
 2 - COMPLIES  
 10 - COMPLIES  
 23 - COMPLIES  
 10 - COMPLIES / EXCEEDS

**3333 CALIFORNIA STREET** SAN FRANCISCO, CA

PROJECT DATA - SUMMARY



08.17.2017  
 PLANNING APPLICATION SUBMITTAL

G3.02a

**WALNUT VARIANT AREAS**

Level	Residential Gross SF	Retail SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
5	26,910	0	0	0	0	0	26,910
4	29,445	0	0	0	0	0	29,445
3	29,445	0	0	0	0	0	29,445
2	29,445	0	0	0	0	0	29,445
1	31,180	0	0	0	0	0	31,180
B1	1,165	8,500	0	0	13,465	39,635	62,765
B2	0	0	0	0	1,200	47,865	49,065
B3	0	0	0	0	0	78,445	78,445
<b>Total</b>	<b>147,590</b>	<b>8,500</b>	<b>0</b>	<b>0</b>	<b>14,665</b>	<b>165,945</b>	<b>336,700</b>

**WALNUT VARIANT UNIT MIX**

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
5	0	36	0	0	0	36
4	0	39	0	0	0	39
3	0	39	0	0	0	39
2	0	37	0	0	0	37
1	0	34	1	0	0	35
B1	0	0	0	0	0	0
B2	0	0	0	0	0	0
B3	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>185</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>186</b>
<i>Percentage</i>	<i>0%</i>	<i>99%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

**VARIANT TOTALS AREAS**

Bldg	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
Plaza Bldg A	66,755	7,408	7,408	0	0	69,329	150,900
Plaza Bldg B	72,035	5,590	5,590	0	0	69,329	152,544
<b>Walnut Variant</b>	<b>147,590</b>	<b>8,500</b>	<b>0</b>	<b>0</b>	<b>14,665</b>	<b>165,945</b>	<b>336,700</b>
Center Bldg A	89,735	0	0	0	0	0	89,735
Center Bldg B	231,667	0	0	0	0	22,731	254,398
Masonic	83,505	0	0	0	0	14,220	97,725
Euclid	184,170	0	0	0	0	42,360	226,530
Laurel Duplexes	55,300	0	0	0	0	4,960	60,260
Mayfair	46,680	0	0	0	0	12,360	59,040
<b>Total</b>	<b>977,437</b>	<b>21,498</b>	<b>12,998</b>	<b>0</b>	<b>14,665</b>	<b>401,234</b>	<b>1,427,832</b>

**VARIANT UNIT MIX TOTALS**

Level	JR	1-BED	2-BED	3-BED	4-BED or PH	TOTAL
Plaza Bldg A	18	22	23	4	0	67
Plaza Bldg B	9	21	25	6	0	61
<b>Walnut Variant</b>	<b>0</b>	<b>185</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>186</b>
Center Bldg A	0	24	11	10	6	51
Center Bldg B	0	51	49	30	9	139
Masonic	0	22	25	10	0	57
Euclid	0	55	54	30	0	139
Laurel Duplexes	0	0	0	2	12	14
Mayfair	0	12	7	11	0	30
<b>Total</b>	<b>27</b>	<b>392</b>	<b>195</b>	<b>103</b>	<b>27</b>	<b>744</b>
	<i>4%</i>	<i>53%</i>	<i>26%</i>	<i>14%</i>	<i>4%</i>	<i>100%</i>

**PARKING PROVIDED**

VARIANT PARKING	Bldg	Dwelling Units	Res 0 to 1.5/DU	Total TDM Provided	Childcare	Childcare Req'd 1.5/25 children	Total TDM Provided	Retail (general) x 0.8 *	Retail (general) Code 1.5/500 asf	Total Retail TDM Provided	Retail (F&B) x 0.8*	Retail (F&B) Code 1.5/200 asf	Total Retail TDM Provided	Office x 0.8*	Office Req'd 1.5/500 asf	Total Office TDM Provided	Commercial	Commercial Req'd	Total Com. Provided
	Plaza Bldg A	67	101	67	67	0	0	0	5,926	18	16	5,926	44	14	0	0	0	0	0
Plaza Bldg B	61	92	61	61	0	0	0	4,472	14	12	4,472	34	14	0	0	0	0	0	0
Walnut	186	279	186	186	179 children	11	29	6,800	21	18	0	0	0	0	0	0	0	0	0
Center Bldg A	51	77	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Center Bldg B	139	209	139	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Masonic	57	86	57	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Euclid	139	209	139	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel Duplexes	14	21	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mayfair	30	45	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>			1,116	744		11	29		53	46		78	28		0	0			0
Car Share		5 Required Residential		3 Required Non-Residential		8 Total Required		10 Total Car Share Provided										Total Parking on Site: 857	

\* Occupied Floor Area (OFA) is assumed to be 80% of tenant floor area per NOPDR1

CLASS ONE BIKE	Bldg	Dwelling Units	Stalls Req'd 1/du to 100 then 1/4du	Total Res. Provided	Childcare	Stalls Req'd 1/20 children	Total Provided	Retail (general) x 0.8	Retail (general) Req'd 1/7,500sf	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) Req'd 1/7,500sf	Total Retail Provided	Office x 0.8	Office Req'd 1/50,000sf	Total Office Provided
	Plaza Bldg A	67	67	67	67	0	0	0	5,926	1	0*	5,926	1	0*	0	0
Plaza Bldg B	61	61	61	61	0	0	0	4,472	1	2	4,472	1	2	0	0	0
Walnut	186	122	186	186	179 children	9	10	6,800	1	4	0	0	0	0	0	0
Center Bldg A	51	51	51	51	0	0	0	0	0	0	0	0	0	0	0	0
Center Bldg B	139	110	139	139	0	0	0	0	0	0	0	0	0	0	0	0
Masonic	57	89	57	57	0	0	0	0	0	0	0	0	0	0	0	0
Euclid	139	110	139	139	0	0	0	0	0	0	0	0	0	0	0	0
Laurel Duplexes	14	14	14	14	0	0	0	0	0	0	0	0	0	0	0	0
Mayfair	30	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>			653	744		9	10		2	6		2	2		0	0

\* Class 1 bike parking for retail in the Plaza buildings is centralized at the B1 level in Plaza B and adjacent to a locker and shower room

Total on Site: 762

CLASS TWO BIKE	Bldg	Dwelling Units	Stalls Req'd 1/20 du	Total Res. Provided	Childcare	Stalls Req'd 1/20 children	Total Provided	Retail (general) x 0.8	Retail (general) Req'd 1/2,500sf	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) Req'd 1/750sf	Total Retail Provided	Office x 0.8	Office min 2, plus 1/50,000 sf	Total Office Provided
	Plaza Bldg A	67	3	4	4	0	0	0	5,926	2	2	5,926	8	8	0	0
Plaza Bldg B	61	3	4	4	0	0	0	4,472	2	2	4,472	6	6	0	0	0
Walnut	186	9	9	9	179 children	9	10	6,800	3	4	0	0	0	0	0	0
Center Bldg A	51	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0
Center Bldg B	139	7	8	8	0	0	0	0	0	0	0	0	0	0	0	0
Masonic	61	3	4	4	0	0	0	0	0	0	0	0	0	0	0	0
Euclid	139	7	8	8	0	0	0	0	0	0	0	0	0	0	0	0
Laurel Duplexes	14	1	2	2	0	0	0	0	0	0	0	0	0	0	0	0
Mayfair	30	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>			38	45		9	10		8	8		14	14		0	0

Total on Site: 77

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: PARKING SUMMARY



07.03.2019  
PLANNING APPLICATION RESUBMITTAL

VAR.01b

**EXHIBIT D**

holder of the entitlement bears the burden of proving to the City that the proposed or existing use is not a Formula Retail use.

(i) **Performance-Based Design Guidelines.** All new, enlarged, intensified or non-intensified Formula Retail uses or establishments must comply with the Commission's adopted Performance-Based Design Guidelines for Formula Retail, as directed by the Planning Department and Planning Commission.

(j) **Change of Use.** Changes of Formula Retail establishments are generally described below, except that a change of a Formula Retail use that is also a nonconforming use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail establishments from one use category to another, including a change from one use to another within the sub-categories of uses set forth in the definition of Retail Sales and Services in Section 102 and in Section 890.102 for Mixed Use Districts, require a new Conditional Use authorization as a new Formula Retail use. Changes of Formula Retail owner or operator within the same use category that are determined to be an enlargement or intensification of use pursuant to subsection 178(c) are required to obtain Conditional Use authorization and shall meet the Commission's adopted Performance-Based Design Guidelines for Formula Retail. In cases determined not to be an enlargement or intensification of use, the Performance-Based Design Guidelines for Formula Retail may be applied and approved administratively by the Planning Department, unless the applicant requests a Conditional Use hearing at the Planning Commission. The applicant shall also pay an administrative fee to compensate Planning Department and City staff for its time reviewing the project under this subsection (j), as set forth in Section 360 of this Code.

(k) **Accessory Uses.** Conditional Use authorization shall be required for all Accessory Uses within those use categories subject to Formula Retail controls as defined in this Section 303.1, except for the following:

- (1) Single automated teller machines falling within the definition of Limited Financial Services that are located at the street front that meet the Commission's adopted Performance-Based Design Guidelines for automated teller machines;
- (2) Automated teller machines located within another use that are not visible from the street;
- (3) Vending machines that do not exceed 15 feet of street frontage or occupy more than 200 square feet of area facing a public right of way.

(Added by Ord. 235-14, File No. 140844, App. 11/26/2014, Eff. 12/26/2014; amended by Ord. 22-15, File No. 141253, App. 2/20/2015, Eff. 3/22/2015; Ord. 129-17, File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. 229-17, File No. 171041, App. 12/6/2017, Eff. 1/5/2018; Ord. 202-18, File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. 179-18, File No. 180423, App. 7/27/2018, Eff. 8/27/2018, Oper. 1/1/2019; Ord. 296-18, File No. 180184, App. 12/12/2018, Eff. 1/12/2019)

#### AMENDMENT HISTORY

Divisions (c)(18) and (19) added; Ord. 22-15, Eff. 3/22/2015. Division (a)(9) amended; former divisions (c)(1)-(19) merged into division (c) and current division (c) amended; divisions (d) and (e)(4) amended; former divisions (e)(5) and (e)(9) deleted; former divisions (e)(6)-(8) and (e)(10)-(12) redesignated as (e)(5)-(10) and amended; divisions (g), (j), and (k) amended; Ord. 129-17, Eff. 7/30/2017. Division (c) amended; Ord. 229-17, Eff. 1/5/2018. Divisions (c), (f)(4)-(6), (f)(8)-(9), and (j) amended; Ord. 202-18, Eff. 9/10/2018. Division (g) amended; Ord. 179-18, Oper. 1/1/2019. Divisions (e)(13)<sup>1</sup> and (f)(10) added; Ord. 296-18, Eff. 1/12/2019.

#### CODIFICATION NOTE

1. So in Ord. 296-18.

## SEC. 304. PLANNED UNIT DEVELOPMENTS.

In districts other than C-3, the Eastern Neighborhoods Mixed Use Districts, or the DTR Districts, the North Beach Special Use District,<sup>1</sup> the Planning Commission may authorize as Conditional Uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this Section 304. After review of any proposed development, the Planning Commission may authorize such development as submitted

or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

(a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.

(b) **Nature of Site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than ½ acre, exclusive of streets, alleys and other public property that will remain undeveloped.

(c) **Application and Plans.** The application must describe the proposed development in detail, and must be accompanied by an overall development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this Section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.

(d) **Criteria and Limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

- (1) Affirmatively promote applicable objectives and policies of the General Plan;
- (2) Provide off-street parking appropriate to the occupancy proposed and not exceeding principally-permitted maximum amounts;
- (3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
- (4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
- (5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;
- (6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;
- (7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;
- (8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

(9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

(10) Provide street trees as per the requirements of Section 138.1 of the Code.

(11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

(Amended by Ord. 414-85, App. 9/17/85; Ord. 69-87, App. 3/13/87; Ord. 115-90, App. 4/6/90; Ord. 72-08, File No. 071157, App. 4/3/2008; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. 84-10, File No. 091453, App. 4/22/2010; Ord. 56-13, File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. 188-15, File No. 150871, App. 11/4/2015, Eff. 12/4/2015; Ord. 129-17, File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. 296-18, File No. 180184, App. 12/12/2018, Eff. 1/12/2019; Ord. 311-18, File No. 181028, App. 12/21/2018, Eff. 1/21/2019)

#### AMENDMENT HISTORY

Division (d)(1) amended; Ord. 56-13, Eff. 4/27/2013. Division (d)(5) amended; Ord. 188-15, Eff. 12/4/2015. Undesignated introductory paragraph amended; Ord. 129-17, Eff. 7/30/2017. Undesignated introductory paragraph amended; Ord. 296-18, Eff. 1/12/2019. Undesignated introductory paragraph and division (d)(2) amended; Ord. 311-18, Eff. 1/21/2019.

#### CODIFICATION NOTE

1. So in Ord. 296-18.

### **SEC. 304.5. INSTITUTIONAL MASTER PLANS.**

(a) **Purposes.** The principal purposes of the requirements for institutional master plans contained in this Section are:

(1) To provide notice and information to the Planning Commission, community and neighborhood organizations, other public and private agencies and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution;

(2) To enable the institution to make modifications to its master plan in response to comments made in public hearings prior to its more detailed planning and prior to any request for authorization by the City of new development proposed in the Master Plan; and

(3) To provide the Planning Commission, community and neighborhood organizations, other public and private agencies, the general public, and other institutions with information that may help guide their decisions with regard to use of, and investment in, land in the vicinity of the institution, provision of public services, and particularly the planning of similar institutions in order to insure that costly duplication of facilities does not occur.

(b) **When Required.** Each Hospital and each Post-Secondary Educational Institution in the City and County of San Francisco (for the purposes of this Section collectively referred to as "institution(s)"), including Group Housing affiliated with and operated by any such institution shall have on file with the Planning Department a current Institutional Master Plan describing the existing and anticipated future development of that institution as provided in Subsection (c) below. Institutions of less than 50,000 square feet or of less than 100,000 square feet in the C-3 district may submit an Abbreviated Institutional Master Plan as described in Subsection (d) below.

Thereafter, at intervals of two years, each such institution shall file an Update with the Planning Department describing the current status of its Institutional Master Plan. The requirements for an Update are provided in Subsection (f) below.

The Zoning Administrator shall be notified whenever the following occur to determine whether a new Institutional Master Plan or an Update shall be required: there are significant revisions to the information contained in the Institutional Master Plan; or 10 years have passed since the last Institutional Master Plan was submitted and heard by the Planning Commission (as

**EXHIBIT E**

## SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions. Accessory Dwelling Units are permitted within the District pursuant to subsection 207(c)(4) of this Code.

**Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1 ZONING CONTROL TABLE**

		NC-1
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
<b>Massing and Setbacks</b>		
Height and Bulk Limits.	§§ <u>102</u> , <u>105</u> , <u>106</u> , <u>250–252</u> , <u>260</u> , <u>261.1</u> , <u>270</u> , <u>271</u> . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per § <u>261.1</u> .
5 Foot Height Bonus for Active Ground Floor Uses	§ <u>263.20</u>	P(1) in some districts

Rear Yard	§§ <u>130</u> , <u>134</u> , <u>134(a)(e)</u> , <u>136</u>	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ <u>130</u> , <u>131</u> , <u>132</u> , <u>133</u>	Not Required.
<b>Street Frontage and Public Realm</b>		
Streetscape and Pedestrian Improvements	§ <u>138.1</u>	Required
Street Frontage Requirements	§ <u>145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ <u>145.4</u>	Required on some streets, see § <u>145.4</u> for specific districts.
Vehicular Access Restrictions	§ <u>155(r)</u>	Restricted on some streets, see § <u>155(r)</u> for specific districts
<b>Miscellaneous</b>		
Lot Size (Per Development)	§§ <u>102</u> , <u>121.1</u>	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ <u>304</u>	C
Awning	§ <u>136.1</u>	P
Canopy or Marquee	§ <u>136.1</u>	NP
Signs	§§ <u>262</u> , <u>602-604</u> , <u>607</u> , <u>607.1</u> , <u>608</u> , <u>609</u>	As permitted by § <u>607.1</u>
General Advertising Signs	§§ <u>262</u> , <u>602,604</u> , <u>608</u> , <u>609</u> , <u>610</u> , <u>611</u>	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category § References Controls

**RESIDENTIAL STANDARDS AND USES**

**Development Standards**

Usable Open Space [Per Dwelling Unit]	§§ <u>135</u> , <u>136</u>	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ <u>145.1</u> , <u>150</u> , <u>151</u> , <u>153</u> - <u>156</u> , <u>161</u> , <u>166</u> , <u>204.5</u>	No car parking required. Maximum permitted per § <u>151</u> . <sup>1</sup> Bike parking required per § <u>155.2</u> . If car parking is provided, car share spaces are required when a project has 50 units or more per § <u>166</u> .
Dwelling Unit Mix	§ <u>207.6</u>	Not required

**Use Characteristics**

Single Room Occupancy	§ <u>102</u>	P
Student Housing	§ <u>102</u>	P

**Residential Uses**

**Controls by Story**

		1st	2nd	3rd+
Residential Uses	§ <u>102</u>	P	P	P
Accessory Dwelling Unit Density	§§ <u>102</u> , <u>207(c)(4)</u> , <u>207(c)(6)</u>	P per Planning Code Sections <u>207(c)(4)</u> and <u>207(c)(6)</u> .		
Dwelling Unit Density	§§ <u>102</u> , <u>207</u>	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Group Housing Density	§ <u>208</u>	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Homeless Shelters Density	§§ <u>102</u> , <u>208</u>	Density limits regulated by the Administrative Code		
Senior Housing	§§ <u>102</u> , <u>202.2(f)</u> , <u>207</u>	P up to twice the number of dwelling units		

Density		otherwise permitted as a Principal Use in the district and meeting all the requirements of § <u>202.2(f)(1)</u> . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § <u>202.2(f)(1)</u> , except for § <u>202.2(f)(1)(D)(iv)</u> , related to location.		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ <u>317</u>	C	NP	NP
Residential Demolition and Merger	§ <u>317</u>	C	C	C

Zoning Category § References Controls  
**NON-RESIDENTIAL STANDARDS**

Development Standards		
Floor Area Ratio	§§ <u>102</u> , <u>123</u> , <u>124</u>	1.8 to 1
Use Size	§ <u>102</u>	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ <u>145.1</u> , <u>150</u> , <u>151</u> , <u>153</u> - <u>156</u> , <u>161</u> , <u>166</u> , <u>204.5</u>	No car parking required... <sup>1</sup> Maximum permitted per § <u>151</u> . Bike parking required per Section <u>155.2</u> . Car share spaces required when a project has 25 or more parking spaces per § <u>166</u> .
Off-Street Freight Loading	§§ <u>150</u> , <u>152</u> , <u>153</u> - <u>155</u> , <u>161</u> , <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155</u> and <u>161</u> .
Commercial Use Characteristics		
Drive-up Facility	§ <u>102</u>	NP
Formula Retail	§§ <u>102</u> , <u>303.1</u>	C
Hours of Operation	§ <u>102</u>	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.
Maritime Use	§ <u>102</u>	NP
Open Air Sales	§§ <u>102</u> , <u>703(b)</u>	See § <u>703(b)</u>

Outdoor Activity Area	§ <u>102</u> , <u>145.2</u>	P if located in front of building; C if located elsewhere		
Walk-up Facility	§ <u>102</u>	P		
<b>NON-RESIDENTIAL USES</b>		<b>Controls by Story</b>		
		1st	2nd	3rd+
<b>Agricultural Use Category</b>				
Agriculture, Industrial	§§ <u>102</u> , <u>202.2(c)</u>	NP	NP	NP
Agriculture, Large Scale Urban	§§ <u>102</u> , <u>202.2(c)</u>	C	C	C
Agriculture, Neighborhood	§§ <u>102</u> , <u>202.2(c)</u>	P	P	P
<b>Automotive Use Category</b>				
<b>Automotive Uses*</b>	§ <u>102</u>	NP	NP	NP
Parking Garage, Private	§ <u>102</u>	C	C	C
Parking Garage, Public	§ <u>102</u>	C	NP	NP
Parking Lot, Private	§§ <u>102</u> , <u>142</u> , <u>156</u>	C	C	C
Parking Lot, Public	§§ <u>102</u> , <u>142</u> , <u>156</u>	C	NP	NP
<b>Entertainment, Arts and Recreation Use Category</b>				
<b>Entertainment, Arts and Recreation Uses*</b>	§§ <u>102</u> , <u>202.4</u>	NP	NP	NP
Arts Activities	§ <u>102</u>	NP(7)	NP(8)	NP(8)
Entertainment, General	§ <u>102</u>	C	NP	NP
Entertainment, Nighttime	§ <u>102</u>	C	NP	NP
Open Recreation Area	§ <u>102</u>	C	C	C
Passive Outdoor Recreation	§ <u>102</u>	C	C	C
<b>Industrial Use Category</b>				

<b>Industrial Uses</b>	§ <u>102</u> , <u>202.2(d)</u>	NP	NP	NP
<b>Institutional Use Category</b>				
<b>Institutional Uses*</b>	§ <u>102</u>	P	C	NP
Child Care Facility	§ <u>102</u>	P	P	P
Hospital	§ <u>102</u>	NP	NP	NP
Medical Cannabis Dispensary	§§ <u>102</u> , <u>202.2(e)</u>	NP(6)	NP(6)	NP
Philanthropic Admin. Services	§ <u>102</u>	NP	NP	NP
Public Facilities	§ <u>102</u>	C	C	C
Religious Institution	§ <u>102</u>	P	C	NP
Residential Care Facility	§ <u>102</u>	P	P	P
<b>Sales and Service Use Category</b>				
<b>Retail Sales and Service Uses*</b>	§ <u>102</u>	P(2)(3)	<u>NP</u>	<u>NP</u>
<u>Adult Business</u>	§ <u>102</u>	NP	NP	NP
Animal Hospital	§ <u>102</u>	NP	NP	NP
Bar	§§ <u>102</u> , <u>202.2(a)</u>	P(2)(6)	<u>NP</u>	<u>NP</u>
<u>Cannabis Retail</u>	§§ <u>102</u> , <u>202.2(a)</u>	NP(6)	NP(6)	NP
Flexible Retail	§ <u>102</u>	NP(7)	NP	NP
Gym	§ <u>102</u>	P	NP	NP
Hotel	§ <u>102</u>	NP	NP	NP
Kennel	§ <u>102</u>	NP	NP	NP
Liquor Store	§ <u>102</u>	P(6)	NP	NP
Massage Establishment	§ <u>102</u>	NP	NP	NP
Massage, Foot/Chair	§ <u>102</u>	NP	NP	NP
Mortuary	§ <u>102</u>	NP	NP	NP
Motel	§§ <u>102</u> , <u>202.2(a)</u>	NP	NP	NP

Services, Financial	§ 102	NP	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	P	NP	NP
Services, Instructional	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	NP	NP
Services, Retail Professional	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
<b>Non-Retail Sales and Service*</b>	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Trade Office	§ 102	P	NP	NP
<b>Utility and Infrastructure Use Category</b>				
<b>Utility and Infrastructure*</b>	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

\* Not listed below

■(1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street.

(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.

<p>☞(2) P if located more than one-fourth mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.</p>
<p>☞(3) TARAVAL STREET RESTAURANT SUBDISTRICT. Applicable only for the Taraval Street NC-1 District between 40th and 41st Avenues and between 45th and 47th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.</p>
<p>☞(4) [Note deleted.]</p>
<p>☞(5) C if a Macro WTS Facility; P if a Micro WTS Facility.</p>
<p>☞(6) C in the area comprising all of that portion of the City and County commencing at the point of the intersection of the shoreline of the Pacific Ocean and a straight-line extension of Lincoln Way, and proceeding easterly along Lincoln Way to 17th Avenue, and proceeding southerly along 17th Avenue to Judah Street, and proceeding westerly along Judah Street to 19th Avenue, and proceeding southerly along 19th Avenue to Sloat Boulevard, and proceeding westerly along Sloat Boulevard, and following a straight-line extension of Sloat Boulevard to the shoreline of the Pacific Ocean and proceeding northerly along said line to the point of commencement.</p>
<p>☞(7) P in the geographic area described as Flexible Retail Zones in Section <u>202.9</u>.</p>
<p>☞(8) C in the geographic area described as Flexible Retail Zones in Section <u>202.9</u>.</p>

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 42-89, App. 2/8/89; Ord. 229-99, File No. 990991, App. 8/20/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 5-10, File No. 090319, App. 1/22/2010; Ord. 66-11, File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. 140-11, File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. 75-12, File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. 175-12, File No. 120241, App. 8/7/2012, Eff. 9/6/2012; Ord. 56-13, File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. 287-13, File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. 235-14, File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. 14-15, File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. 20-15, File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. 30-15, File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. 161-15, File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. 33-16, File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. 162-16, File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. 166-16, File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. 129-17, File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. 130-17, File No. 170204, App. 6/30/2017, Eff. 7/30/2017; Ord. 189-17, File No. 170693, App. 9/15/2017, Eff. 10/15/2017; Ord. 229-17, File No. 171041, App. 12/6/2017, Eff. 1/5/2018; Ord. 199-18, File No. 180482, App. 8/10/2018, Eff. 9/10/2018; Ord. 202-18, File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. 277-18, File No. 180914, App. 11/20/2018, Eff. 12/21/2018; Ord. 285-18, File No. 180806, App. 12/7/2018, Eff. 1/7/2019; Ord. 303-18, File No. 180915, App. 12/21/2018, Eff. 1/21/2019; Ord. 311-18, File No. 181028, App. 12/21/2018, Eff. 1/21/2019; Ord. 116-19, File No. 181156, App. 6/28/2019, Eff. 7/29/2019)

#### AMENDMENT HISTORY

Zoning Control Table: 710.69C and 710.69D added; Ord. 66-11, Eff. 5/20/2011. Zoning Control Table: 710.10 and 710.17 amended; Specific Provisions: 710.68 added, 710.84 amended; Ord. 140-11, Eff. 8/4/2011. Zoning Control Table: 710.43 and 710.44 amended, former categories 710.42, 710.67, and 710.69A deleted; Specific Provisions: 710.40 through 710.44 amended; Ord. 75-12, Eff. 5/23/2012. Zoning Control Table: 710.10 amended; Ord. 175-12, Eff. 9/6/2012. Zoning Control Table: 710.13 and 710.69B amended; Ord. 56-13, Eff. 4/27/2013. Zoning Control Table: former categories 710.38 and 710.39 redesignated as 710.36 and 710.37 and amended; Ord. 287-13, Eff. 1/25/2014. Zoning Control Table: 710.26 amended; Ord. 235-14, Eff. 12/26/2014. Zoning Control Table: 710.92b added; Ord. 14-15, Eff. 3/15/2015. Zoning Control Table: 710.14, 710.15, 710.16, and 710.17 amended; Ord. 20-15, Eff. 3/22/2015. Section redesignated (formerly Sec. 710.1); Zoning Control Table: 710.54, 710.91, and 710.92 amended; Ord. 30-15, Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 710.91 amended; Specific Provisions: 710.91 added; Ord. 161-15, Eff. 10/18/2015. Zoning Control Table: former categories 710.36 and 710.37 deleted, 710.96 added; Ord. 33-16, Eff. 4/10/2016. Introductory material amended; Specific Provisions: 710.91 amended; Ord. 162-16, Eff. 9/3/2016. Zoning Control Table: 710.33A added; Ord. 166-16, Eff. 9/10/2016. Zoning Control Table: 710.33A added; Ord. 166-16, Eff. 9/10/2016. New Zoning Control Table and notes added;

**EXHIBIT F**

Table amended; Notes (9) and (10) added; Ord. 285-18, Eff. 1/7/2019. Zoning Control Table amended; Ord. 311-18, Eff. 1/21/2019. Zoning Control Table amended; Ord. 116-19, Eff. 7/29/2019.

CODIFICATION NOTE

1. So in Ord. 129-17.

**\*\*Editor's Note:**

*Ordinance 186-17, effective October 15, 2017, requires that "No more than three MCDs shall be permitted at any given time within the boundaries of Supervisorial District 11."*

**SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.**

NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses in low-scale buildings. Rear yards are not required for new development. Most neighborhood-serving retail businesses are permitted at the first and second stories, but limitations apply to fast-food restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection 207(c)(4) of this Code.

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE**

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE**

		NC-S
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
<b>Massing and Setbacks</b>		
Height and Bulk Limits.	§§ <u>102</u> , <u>105</u> , <u>106</u> , <u>250</u> – <u>252</u> , <u>253.3</u> , <u>260</u> , <u>261.1</u> , <u>270</u> , <u>271</u> . See also Height and Bulk District Maps	Varies, but generally 40-X. Lakeshore Plaza SUD requires C for buildings above 26 feet ( <u>1</u> ). See Height and Bulk Map Sheets

		HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130, 134, 134(a)(e), 136	Not Required.
Front Setback and Side Yard	§§ 131, 132, 133	Not Required.
<b>Street Frontage and Public Realm</b>		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on certain streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
<b>Miscellaneous</b>		
Lot Size (Per Development)	§ 102, 121.1	N/A
Planned Unit Development	§ 304	C
Awning, Canopy, or Marquee	§§ 102, 136	P
Signs	§§ 262, 602-604, 607, 608, 609	As permitted by § 607.1

General Advertising Signs	§§ <u>262</u> , <u>602,604</u> , <u>608</u> , <u>609</u> , <u>610</u> , <u>611</u>	NP(1)
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category | § References | Controls  
**RESIDENTIAL STANDARDS AND USES**

<b>Development Standards</b>				
Usable Open Space [Per Dwelling Unit]	§§ <u>135</u> , <u>136</u>	Generally, either 100 square feet if private, or 133 square feet if common.(1)		
Off-Street Parking Requirements	§§ <u>145.1</u> , <u>150</u> , <u>151</u> , <u>153</u> - <u>156</u> , <u>161</u> , <u>166</u> , <u>204.5</u>	No car parking required. Maximum permitted per § <u>151</u> . Bike parking required per § <u>155.2</u> . If car parking is provided, car share spaces are required when a project has 50 units or more per § <u>166</u> .		
Dwelling Unit Mix	§ <u>207.6</u>	Not required		
<b>Use Characteristics</b>				
Single Room Occupancy	§ <u>102</u>	P		
Student Housing	§ <u>102</u>	P		
<b>Residential Uses</b>		<b>Controls by Story</b>		
		1st	2nd	3rd+
Residential Uses	§ <u>102</u>	P	P	P
Accessory Dwelling Unit Density	§§ <u>102</u> , <u>207(c)(4)</u> , <u>207(c)(6)</u>	P per Planning Code Sections <u>207(c)(4)</u> and <u>207(c)(6)</u> .		
Dwelling Unit Density	§§ <u>102</u> , <u>207</u>	1 unit per 800 square feet lot area, or the density permitted in the nearest Residential District, whichever is greater.(1)(4)		
<u>Group Housing Density</u>	§ <u>208</u>	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential		

		District, whichever is greater.(1)
Homeless Shelter Density	§§ <u>102</u> , <u>208</u>	Density limits regulated by the Administrative Code
Senior Housing Density	§§ <u>102</u> , <u>202.2(f)</u> , <u>207</u>	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § <u>202.2(f)(1)</u> . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § <u>202.2(f)(1)</u> , except for § <u>202.2(f)(1)(D)(iv)</u> , related to location.
<b>Loss of Dwelling Units</b>		<b>Controls by Story</b>
		<b>1st                      2nd                      3rd+</b>
Residential Conversion	§ <u>317</u>	C                      NP                      NP
Residential Demolition and Merger	§ <u>317</u>	C                      C                      C

Zoning Category § References Controls  
**NON-RESIDENTIAL STANDARDS**

<b>Development Standards</b>		
Floor Area Ratio	§§ <u>102</u> , <u>123</u> , <u>124</u>	1.8 to 1
Use Size	§ <u>102</u> , <u>121.2</u>	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ <u>145.1</u> , <u>150</u> , <u>151</u> , <u>153-156</u> , <u>161</u> , <u>166</u> , <u>204.5</u>	No car parking required <sup>1</sup> Maximum permitted per § <u>151</u> . Bike parking required per Section <u>155.2</u> . Car share spaces required when a project has 25 or more parking spaces per § <u>166</u> .
Off-Street Freight Loading	§§ <u>150</u> , <u>152</u> , <u>153</u> - <u>155</u> , <u>161</u> , <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155</u> and <u>161</u> .
<b>Commercial Use Characteristics</b>		
Drive-up Facility	§ <u>102</u>	C
Formula Retail	§§ <u>102</u> , <u>303.1</u>	C

Hours of Operation	§ <u>102</u>	P 6 a.m. - 2 a.m., C 2 a.m. - 6 a.m. (1)		
Maritime Use	§ <u>102</u>	NP		
Open Air Sales	§§ <u>102</u> , <u>703(b)</u>	See § <u>703(b)</u>		
Outdoor Activity Area	§§ <u>102</u> , <u>145.2(a)</u>	P if located in front; C if located elsewhere		
Walk-up Facility	§§ <u>102</u> , <u>145.2(b)</u>	P		
<b>NON-RESIDENTIAL USES</b>		<b>Controls by Story</b>		
		1st	2nd	3rd+
<b>Agricultural Use Category</b>				
Agriculture, Industrial	§§ <u>102</u> , <u>202.2(c)</u>	NP	NP	NP
Agriculture, Large Scale Urban	§§ <u>102</u> , <u>202.2(c)</u>	C	C	C
Agriculture, Neighborhood	§§ <u>102</u> , <u>202.2(c)</u>	P	P	P
<b>Automotive Use Category</b>				
<b>Automotive Uses*</b>	§ <u>102</u>	NP	NP	NP
Automotive Sale/Rental	§ <u>102</u>	C	NP	NP
Automotive Service Station	§§ <u>102</u> , <u>202.2(b)</u>	P	NP	NP
Automotive Wash	§§ <u>102</u> , <u>202.2(b)</u>	C	NP	NP
Gas Station	§§ <u>102</u> , <u>187.1</u> , <u>202.2(b)</u>	C	NP	NP
Parking Garage, Private	§ <u>102</u>	C	C(1)	C(1)
Parking Garage, Public	§ <u>102</u>	P	P	NP
Parking Lot, Private	§§ <u>102</u> , <u>142</u> , <u>156</u>	C	C(1)	C(1)
Parking Lot, Public	§§ <u>102</u> , <u>142</u> , <u>156</u>	P	P	NP
<b>Entertainment, Arts and Recreation Use Category</b>				
<b>Entertainment, Arts and Recreation Uses*</b>	§ <u>102</u>	NP	NP	NP

Amusement Game Arcade	§ 102	C	NP	NP
Arts Activities	§ 102	NP(6)	NP(7)	NP(7)
Entertainment, General	§ 102	P(1)	P(1)	NP
Entertainment, Nighttime	§ 102	P(1)	P(1)	NP
Movie Theater	§§ 102, 202.4	P(1)	NP(1)	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
<b>Industrial Use Category</b>				
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP
<b>Institutional Use Category</b>				
Institutional Uses*	§ 102	P(1)	P(1)	NP(1)
Child Care Facility	§ 102	P(1)	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary**	§§ 102, 202.2(e)	C	C	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P(1)	P(1)	P(1)
<b>Sales and Service Use Category</b>				
Retail Sales and Service Uses*	§ 102	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102, 202.2(a)	P(1)	P(1)	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
Flexible Retail	§ 102	NP(6)	NP	NP

Hotel	§ 102	C(4)	C(4)	C(4)
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102, 303(o)	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C(1)	C(1)	NP
Motel	§§ 102, 202.2(a)	NP(4)	NP(4)	NP(4)
Restaurant, Limited	§§ 102, 202.2(a)	P(1)	P(1)	NP
Services, Financial	§ 102	P	P	NP(1)
Services, Fringe Financial	§ 102	P	NP	NP
Services, Health	§ 102	P	P	NP(1)
Services, Instructional	§ 102	P	P	NP(1)
Services, Limited Financial	§ 102	P	P	NP
Services, Personal	§ 102	P	P	NP(1)
Storage, Self	§ 102	C	C	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
<b>Non-Retail Sales and Service*</b>	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Service, Non-Retail Professional	§ 102	C	C	NP(1)
Trade Office	§ 102	P	P	NP
<b>Utility and Infrastructure Use Category</b>				
<b>Utility and Infrastructure*</b>	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP

* Not listed below
<p>☞ (1) LAKESHORE PLAZA SPECIAL USE DISTRICT  <b>Boundaries:</b> Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map SU13 and HT13.  <b>Controls:</b> Special controls on various features and uses, and residential standards per Section <u>780.1</u>, and special Height controls per Section <u>253.3</u>.</p>
☞ (2) [Note deleted.]
☞ (3) [Note deleted.]
<p>☞ (4) BAYSHORE-HESTER SPECIAL USE DISTRICT  <b>Boundaries:</b> Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.  <b>Controls:</b> Hotels and Motels may be permitted as a Conditional Use.</p>
☞ (5) C if a Macro WTS Facility; P if a Micro WTS Facility.
☞ (6) P in the geographic area described as Flexible Retail Zones in Section <u>202.9</u> .
☞ (7) C in the geographic area described as Flexible Retail Zones in Section <u>202.9</u> .

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 42-89, App. 2/8/89; Ord. 331-97, App. 8/19/97; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 66-11, File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. 47-12, File No. 111315, App. 3/16/2012, Eff. 4/15/2012; Ord. 75-12, File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. 56-13, File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. 287-13, File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. 235-14, File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. 14-15, File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. 20-15, File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. 30-15, File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. 161-15, File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. 33-16, File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. 162-16, File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. 166-16, File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. 129-17, File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. 130-17, File No. 170204, App. 6/30/2017, Eff. 7/30/2017; Ord. 189-17, File No. 170693, App. 9/15/2017, Eff. 10/15/2017; Ord. 229-17, File No. 171041, App. 12/6/2017, Eff. 1/5/2018; Ord. 202-18, File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. 277-18, File No. 180914, App. 11/20/2018, Eff. 12/21/2018; Ord. 285-18, File No. 180806, App. 12/7/2018, Eff. 1/7/2019; Ord. 303-18, File No. 180915, App. 12/21/2018, Eff. 1/21/2019; Ord. 311-18, File No. 181028, App. 12/21/2018, Eff. 1/21/2019; Ord. 116-19, File No. 181156, App. 6/28/2019, Eff. 7/29/2019)

#### AMENDMENT HISTORY

Zoning Control Table: 713.69C and 713.69D added; Ord. 66-11, Eff. 5/20/2011. Zoning Control Table: 713.61 amended; Ord. 47-12, Eff. 4/15/2012. Zoning Control Table: 713.43 and 713.44 amended, former categories 713.42, 713.67, and 713.69A deleted; Ord. 75-12, Eff. 5/23/2012. Zoning Control Table: 713.13, 713.54, and 713.69B amended; Specific Provisions: 713.54 added; Ord. 56-13, Eff. 4/27/2013. Zoning Control Table: former categories 713.38 and 713.39 redesignated as 713.36 and 713.37 and amended; Ord. 287-13, Eff. 1/25/2014. Zoning Control Table: 713.26 amended; Specific Provisions: 713.54 amended; Ord. 235-14, Eff. 12/26/2014. Zoning Control Table: 713.92b added; Ord. 14-15, Eff. 3/15/2015. Zoning Control Table: 713.14, 713.15, 713.16, 713.17, and 713.30 amended; Ord. 20-15, Eff. 3/22/2015. Section redesignated (formerly Sec. 713.1); Zoning Control Table: 713.54, 713.91, and 713.92 amended; Ord. 30-15, Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 713.91 amended; Specific Provisions: 713.91 ("Accessory Dwelling Units") added; Ord. 161-15, Eff. 10/18/2015. Zoning Control Table: former categories 713.36 and 713.37 deleted, 713.96 and 713.97 added; Ord. 33-16, Eff. 4/10/2016. Introductory material amended; Specific Provisions: 713.91 amended; Ord. 162-16, Eff. 9/3/2016. Zoning Control Table: 713.33A added; Ord. 166-16, Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. 129-17, Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. 130-17, Eff. 7/30/2017. Zoning Control Table amended; Note (2) deleted; Ord. 189-17, Eff. 10/15/2017. Zoning Control Table amended; Ord. 229-17, Eff. 1/5/2018. Zoning Control Table amended; Ord. 202-18, Eff. 9/10/2018. Zoning Control Table amended; Ord. 277-18, Eff. 12/21/2018. Zoning Control Table amended; Notes (6) and (7) added; Ord. 285-18, Eff. 1/7/2019. Zoning Control Table amended; Note (3) deleted; Ord. 303-

18, Eff. 1/21/2019. Zoning Control Table amended; Ord. 311-18, Eff. 1/21/2019. Zoning Control Table amended; Ord. 116-19, Eff. 7/29/2019.

CODIFICATION NOTE

1. So in Ord. 311-18.

**\*\*Editor's Note:**

*Ordinance 186-17, effective October 15, 2017, requires that "No more than three MCDs shall be permitted at any given time within the boundaries of Supervisorial District 11."*

**EXHIBIT G**



PLANNING COMMISSION

# STANDARDS FOR THE TRANSPORTATION DEMAND MANAGEMENT PROGRAM



ADOPTED AUGUST 4, 2016

Updated June 7, 2018



San Francisco  
Planning



SAN FRANCISCO

## SECTION 2

# Transportation Demand Management Plan

This section provides the standards a property owner uses in developing a TDM Plan.

### 2.1 DETERMINE APPLICABILITY

Any Development Project that meets the applicability criteria of Planning Code Section 169.3 shall be subject to the TDM Program requirements of Planning Code Section 169 and the TDM Program Standards. The TDM Program Standards require each land use within a Development Project to be categorized as one of four separate land use categories (see Section 2.2(a)(1) below), and each land use category within a Development Project to trigger individual TDM targets within the overall TDM Plan (see Section 2.2(a) below). As such, the TDM Program Standards allow for a mixed use Development Project to have some land uses that must meet a TDM target within the TDM Plan, and some land uses that will not be required to meet a TDM target.

For a Development Project that involves a Change of Use, the Change of Use must result in an intensification of use for the TDM Program to apply. An intensification of use is described as going from a lower land use category to a higher land use category, according to the estimated number of vehicle trips per parking space provided for the primary user. For example, a change from land use category D to land use category B constitutes an intensification of use. If the Change of Use does not result in an intensification of use, the base target score is zero points and the Development Project is not required to submit a TDM Plan or monitoring and reporting.

### 2.2 TDM PLAN STANDARDS

Any Development Project subject to the TDM Program shall submit a TDM Plan Application and administrative fee<sup>1</sup> along with its first Development Application. The TDM Plan shall document the Development Project's compliance with the TDM Program.

**2.2(a) Targets.** The TDM Program Standards require each Development Project subject to the TDM Program to meet a target, without exceptions. The target is based upon the land use(s) associated with the Development Project and the number of Accessory Parking spaces proposed for the land use.<sup>2,3</sup> The Planning Code contains definitions for over 100 different land uses. In order to simplify the applicability of the TDM Program, the TDM Program Standards classify land use definitions into four land

- 1 Refer to Planning Department Fee Schedule for potential waivers regarding any administrative fees referenced in the TDM Program Standards.
- 2 Each land use within a Development Project will fall within a land use category. The TDM Program Standards require each Accessory Parking space to be assigned to a distinct land use, including those Accessory Parking spaces within Development Projects located within Use Districts that permit Accessory Parking up to a certain percentage of gross floor area (e.g., C-3 Districts). If an Accessory Parking space is used by more than one land use (e.g., shared spaces), the Accessory Parking space shall be counted toward each land use for which it is assigned.
- 3 For any Development Project that meets the applicability criteria of Planning Code Section 169.3 and includes a Parking Garage or Parking Lot, for the purposes of determining the target(s), all parking spaces associated with any such Parking Garage or Parking Lot shall be assigned to distinct land use categories (A, B, and C) that trigger the TDM Plan requirement within the Development Project. The number of such parking spaces assigned to each qualifying land use category shall be proportional, so that the percentage of total parking spaces assigned to a land use category is equal to the percentage of occupied square feet that such land use category represents within the total area of qualifying land use categories within the Development Project. However, no individual land use category within the Development Project shall be assigned such parking spaces in an amount that exceeds the maximum amount of parking permitted for the associated land use(s) by the Planning Code."

TABLE 2-1: LAND USE CATEGORIES AND TARGETS

Land Use Category	Typical Land Use Type	# of Parking Spaces proposed by Land Use	Target
A	Retail	Base number: $0 \leq 4$	Base Target: 13 points
		Each additional 2*	1 additional point
B	Office	Base number: $0 \leq 20$	Base Target: 13 points
		Each additional 10*	1 additional point
C	Residential	$0 \leq 5$	10 points
		$6 \leq 10$	11 points
		$11 \leq 15$	12 points
		$16 \leq 20$	13 points
		Each additional 10*	1 additional point
D	Other	Any # of parking spaces	3 points

\* For each additional parking space proposed above the base target, the number of parking spaces will be rounded up to the next highest target. For example, a project within Land Use Category C that proposes 21 parking spaces is subject to a 14 point target.

use categories, based upon reducing *Vehicle Miles Traveled* from the primary trip generator associated with that land use. The TDM Program Standards rank the four land use categories, from highest (A) to lowest (D), according to the estimated number of vehicle trips per parking space provided for that primary user: visitors and customers, employees, or residents as shown in Table 2-1.

Typical types of land uses that fall within each of the four land use categories include: Land use category A: formula retail, museums, entertainment venues, and grocery stores. Land use category B: office, child care facility, school. Land use category C: residential. Land use category D: internet service exchange, manufacturing, and production, distribution, and repair. A complete list of land uses classified from the Planning Code into land use categories is included as Section 2.2(a)(1) of the TDM Program Standards. The rationale for the land use categories is described in Chapter 3 in the TDM Technical Justification document.

The TDM Program Standards set a *base target* that all Development Projects within land use categories A, B, and C are required to meet at 25% of the total available number of points in the relevant land use categories. The TDM Program Standards allow for the base target to change as *TDM measures* are added or removed from the *TDM menu of options* (menu) or points associated with existing TDM measures are refined. As stated in Planning Code Section 169 and defined further in the Glossary of Terms, each TDM measure on the menu shall be designed to reduce Vehicle Miles Traveled by residents, tenants, employees, and visitors and must be under the control of the property owner. This process is described in Section 4 of the TDM Program Standards. The TDM Program Standards require land uses associated with land use category D to achieve a target of three points. The target for these land uses is lower than the other three land use categories because the land uses within this category would not substantially affect *Vehicle Miles Traveled*. The rationale for setting the base target for all land use categories is described in Chapter 3 of the TDM Technical Justification document.

**TABLE 2-2: PLANNING CODE LAND USE CATEGORIZATION**

Land Use Category	Planning Code Definition Title (Section 102)	
<p><b>(A)</b> Retail</p>	<ul style="list-style-type: none"> <li>• Adult Business; Automobile Sale or Rental; Automotive Use, Retail;</li> <li>• Bar; Bona Fide Eating Place;</li> <li>• Community Facility; Community Facility, Private;</li> <li>• Drive-Up Facility;</li> <li>• Eating and Drinking Use; Entertainment, General; Entertainment, Nighttime; Entertainment, Outdoor; Entertainment, Arts and Recreation, Non-Commercial; Entertainment, Arts and Recreation, Retail; Entertainment, Arts and Recreation Use;</li> <li>• Gas Station; Gift Store-Tourist Oriented; Grocery, General; Grocery, Specialty; Gym</li> <li>• Jewelry Store</li> <li>• Job Training</li> <li>• Liquor Store</li> </ul>	<ul style="list-style-type: none"> <li>• Massage, Chair/Foot; Massage Establishment; Medical Cannabis Dispensary; Mortuary; Movie Theater</li> <li>• Non-Auto vehicle Sales or Rental</li> <li>• Open Air Sales</li> <li>• Pharmacy</li> <li>• Religious Institution; Restaurant; Restaurant, Limited</li> <li>• Service, Financial; Service, Fringe Financial; Service, Limited Financial; Service, Personal; Service, Retail Professional</li> <li>• Sports Stadium</li> <li>• Take-Out Food; Tobacco Paraphernalia Establishment; Trade Shop</li> <li>• Walk-Up Facility</li> </ul>
<p><b>(B)</b> Office</p>	<ul style="list-style-type: none"> <li>• Animal Hospital</li> <li>• Cat Boarding; Child Care Facility</li> <li>• Design Professional</li> <li>• Hospital; Hotel</li> <li>• Institutional Education Use</li> <li>• Kennel</li> <li>• Laboratory; Licensed Child Care Facility; Life Science</li> <li>• Motel</li> <li>• Nonprofit Organization</li> </ul>	<ul style="list-style-type: none"> <li>• Office, General</li> <li>• Post-Secondary Educational Institution</li> <li>• Residential Care Facility</li> <li>• School; Service, Business; Service, Health; Service, Instructional; Service, Non-Retail Professional; Service, Philanthropic Administrative; Small Enterprise Workspace (S.E.W.); Social Service or Philanthropic Facility</li> <li>• Trade Offices; Trade School</li> </ul>
<p><b>(C)</b> Residential</p>	<p>Residential Use</p>	
<p><b>(D)</b> Other</p>	<ul style="list-style-type: none"> <li>• Agriculture, Large-Scale Urban; Agriculture, Neighborhood; Automobile Assembly; Automobile Wrecking; Automotive Service; Automotive Service Station; Automotive Use, Non-Retail; Automotive Wash</li> <li>• Catering; Community Recycling Collection Center</li> <li>• Food, Fiber and Beverage Processing 1; Food Fiber and Beverage Processing 2</li> <li>• Greenhouse</li> <li>• Hazardous Waste Facility</li> <li>• Internet Service Exchange</li> <li>• Junk Yard</li> <li>• Livery Stable; Livestock Processing 1; Livestock Processing 2</li> </ul>	<ul style="list-style-type: none"> <li>• Manufacturing 1, Heavy; Manufacturing 2, Heavy; Manufacturing 3, Heavy; Manufacturing, Light; Maritime Use; Metal Working</li> <li>• Open Recreation Area</li> <li>• Passive Outdoor Recreation; Power Plant; Production, Distribution, and Repair; Public Transportation Facility; Public Utilities Yard</li> <li>• Service, Ambulance; Service, Motor Vehicle Tow; Service, Parcel Delivery; Shipyard; Storage, Commercial; Storage, Self; Storage, Volatile Materials; Storage, Wholesale; Storage Yard</li> <li>• Truck Terminal</li> <li>• Utility and Infrastructure; Utility Installation</li> <li>• Wholesale Sales; Wireless Telecommunication Services (WTS) Facility</li> </ul>

**2.2(b)(2) Mixed Use Projects.** For projects that propose a mix of land uses, the TDM Program Standards allow six of the 26 TDM measures in the TDM menu to apply to any land use associated with a Development Project, assuming that all users of the Development Project are able to access the TDM measures. The six TDM measures are: Improve Walking Conditions, Bicycle Repair Station, Delivery Supportive Amenities, Shuttle Bus Service, Multimodal Wayfinding Signage, and Real Time Transportation Displays. Therefore, a property owner developing a TDM Plan for a project that proposes a mix of land uses and selecting any of these six TDM measures for one land use category must select the same TDM measure for every other land use category.

**EXAMPLE**

**A property owner proposes new construction that includes 500,000 square feet of office space and 400 dwelling units.**

Office space is identified as land use category B. Residential units are identified as land use category C. Of the six TDM measures identified above, the property owner for land use category B has selected Improve Walking Conditions (Option A), Bicycle Repair Station, and Shuttle Bus Service (Option A). Improve Walking Conditions requires the property owner to make streetscape improvements along or near the frontages of the project site. Bicycle Repair Station requires an on-site bicycle repair station. The property owner will allow this station to be accessed by all users of the Development Project. Shuttle Bus Service requires a local shuttle bus service to be provided free of charge to residents, tenants, employees, and visitors. Given that these three TDM measures will benefit the whole of the Development Project, the property owner must also select these three TDM measures for land use category C.

**2.2(b)(3) Development Projects With Multiple Buildings.** For Development Projects that include multiple buildings, selected physical TDM measures must be proportionately allocated amongst any land use on the a project's site; and/or readily identifiable and accessible to the residents, tenants, employees and/or visitors to a project's site.

**2.2(b)(4) Development Projects With a Substantial Amount of Parking.** A Development Project may propose more Accessory Parking spaces than the TDM menu can address. The following are the approximate<sup>5</sup> number of Accessory Parking spaces for Development Projects within land use categories A, B, and C for which all available points have been exhausted<sup>6</sup> (excluding the Parking Supply measure):

- » Land use category A (Retail Type Uses) = 56 parking spaces.
- » Land use category B (Office Type Uses) = 270 parking spaces.
- » Land use category C (Residential Type Uses) = 280 parking spaces.

Given no more TDM measures and points are available for these Development Projects, excluding the Parking Supply measure, the TDM Program Standards require these projects to include all measures and points, up to a 80% of the total number of points available, applicable for the land use category in the Development Project's TDM Plan. When using the TDM Tool, this percent reduction of the total number of points to achieve is automatically calculated. When using the TDM Tool, this percent reduction of the total number of points to achieve is automatically calculated. The rationale for setting the 80% requirement for these Development Projects is described in Chapter 4 of the TDM Technical Justification Document.

5 The exact number will vary and will need to be determined by the Planning Department if a Development Project approaches this number of Accessory Parking spaces. Given some of the TDM measures are based upon location or the size or type of the land use associated with the Development Project, an approximate number is given in the TDM Program Standards, instead of an exact number.

6 Chapter 3 of the TDM Technical Justification Document describes the methodology for identifying the total number of available points for each land use category, as every TDM measure is not applicable to every land use. In addition, this number of Accessory Parking spaces assumes the Shuttle Bus Service measure is not available.

TABLE 2-3: TDM MENU OF OPTIONS

Category	Measure	Points	Land Use Category			
			A	B	C	D
ACTIVE-1	Improve Walking Conditions: Option A; or	1 ●	☒	☒	☒	○
	Improve Walking Conditions: Option B; or	1 ●	☒	☒	☒	○
	Improve Walking Conditions: Option C; or	1 ●	☒	☒	☒	○
	Improve Walking Conditions: Option D	1 ●	☒	☒	☒	○
ACTIVE-2	Bicycle Parking: Option A; or	1 ●	☒	☒	☒	☒
	Bicycle Parking: Option B; or	2 ●●	☒	☒	☒	☒
	Bicycle Parking: Option C; or	3 ●●●	☒	☒	☒	☒
	Bicycle Parking: Option D	4 ●●●●	☒	☒	☒	○
ACTIVE-3	Showers and Lockers	1 ●	☒	☒	☒	☒
ACTIVE-4	Bike Share Membership: Location A; or	1 ●	☒	☒	☒	○
	Bike Share Membership: Location B	2 ●●	☒	☒	☒	○
ACTIVE-5A	Bicycle Repair Station	1 ●	☒	☒	☒	○
ACTIVE-5B	Bicycle Maintenance Services	1 ●	☒	☒	☒	○
ACTIVE-6	Fleet of Bicycles	1 ●	☒	☒	☒	○
ACTIVE-7	Bicycle Valet Parking	1 ●	☒	☒	☒	○
CSHARE-1	Car-share Parking and Membership: Option A; or	1 ●	☒	☒	☒	☒
	Car-share Parking and Membership: Option B; or	2 ●●	☒	☒	☒	☒
	Car-share Parking and Membership: Option C; or	3 ●●●	☒	☒	☒	☒
	Car-share Parking and Membership: Option D; or	4 ●●●●	☒	☒	☒	○
	Car-share Parking and Membership: Option E	5 ●●●●●	☒	☒	☒	○
DELIVERY-1	Delivery Supportive Amenities	1 ●	☒	☒	☒	○
DELIVERY-2	Provide Delivery Services	1 ●	☒	☒	☒	○
FAMILY-1	Family TDM Amenities: Option A; and/or	1 ●	☒	☒	☒	☒
	Family TDM Amenities: Option B	1 ●	☒	☒	☒	☒
FAMILY-2	On-site Childcare	2 ●●	☒	☒	☒	☒
FAMILY-3	Family TDM Package	2 ●●	☒	☒	☒	☒

One point may be equal to a 1% reduction in VMT.

- ☒ = applicable to land use category.
- ☒ = applicable to land use category, see fact sheets for further details regarding project size and/or location.
- ☒ = applicable to land use category only if project includes some parking.
- ☒ = not applicable to land use category.
- = project sponsor can select these measures for land use category D, but will not receive points.

Category	Measure	Points	Land Use Category			
			A	B	C	D
HOV-1	Contributions or Incentives for Sustainable Transportation: Option A; or	2 ●●	ⓐ	ⓑ	ⓒ	ⓓ
	Contributions or Incentives for Sustainable Transportation: Option B; or	4 ●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Contributions or Incentives for Sustainable Transportation: Option C; or	6 ●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Contributions or Incentives for Sustainable Transportation: Option D	8 ●●●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
HOV-2	Shuttle Bus Service: Option A; or	7 ●●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Shuttle Bus Service: Option B	14 ●●●●●●●●●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
HOV-3	Vanpool Program: Option A; or	1 ●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option B; or	2 ●●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option C; or	3 ●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option D; or	4 ●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option E; or	5 ●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option F; or	6 ●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Vanpool Program: Option G	7 ●●●●●●●	ⓐ	ⓑ	ⓒ	ⓓ
INFO-1	Multimodal Wayfinding Signage	1 ●	ⓐ	ⓑ	ⓒ	ⓓ
INFO-2	Real Time Transportation Information Displays	1 ●	ⓐ	ⓑ	ⓒ	ⓓ
INFO-3	Tailored Transportation Marketing Services: Option A; or	1 ●	ⓐ	ⓑ	ⓒ	ⓓ
	Tailored Transportation Marketing Services: Option B; or	2 ●●	ⓐ	ⓑ	ⓒ	ⓓ
	Tailored Transportation Marketing Services: Option C; or	3 ●●●	ⓐ	ⓑ	ⓒ	ⓓ
	Tailored Transportation Marketing Services: Option D	4 ●●●●	ⓐ	ⓑ	ⓒ	ⓓ
LU-1	Healthy Food Retail in Underserved Area	2 ●●	ⓐ	ⓑ	ⓒ	ⓓ
LU-2	On-site Affordable Housing: Option A; or	1 ●	ⓐ	ⓑ	ⓒ	ⓓ
	On-site Affordable Housing: Option B; or	2 ●●	ⓐ	ⓑ	ⓒ	ⓓ
	On-site Affordable Housing: Option C; or	3 ●●●	ⓐ	ⓑ	ⓒ	ⓓ
	On-site Affordable Housing: Option D	4 ●●●●	ⓐ	ⓑ	ⓒ	ⓓ

One point may be equal to a 1% reduction in VMT.

- ⓐ = applicable to land use category.
- ⓑ = applicable to land use category, see fact sheets for further details regarding project size and/or location.
- ⓒ = applicable to land use category only if project includes some parking.
- ⓓ = not applicable to land use category.
- = project sponsor can select these measures for land use category D, but will not receive points.

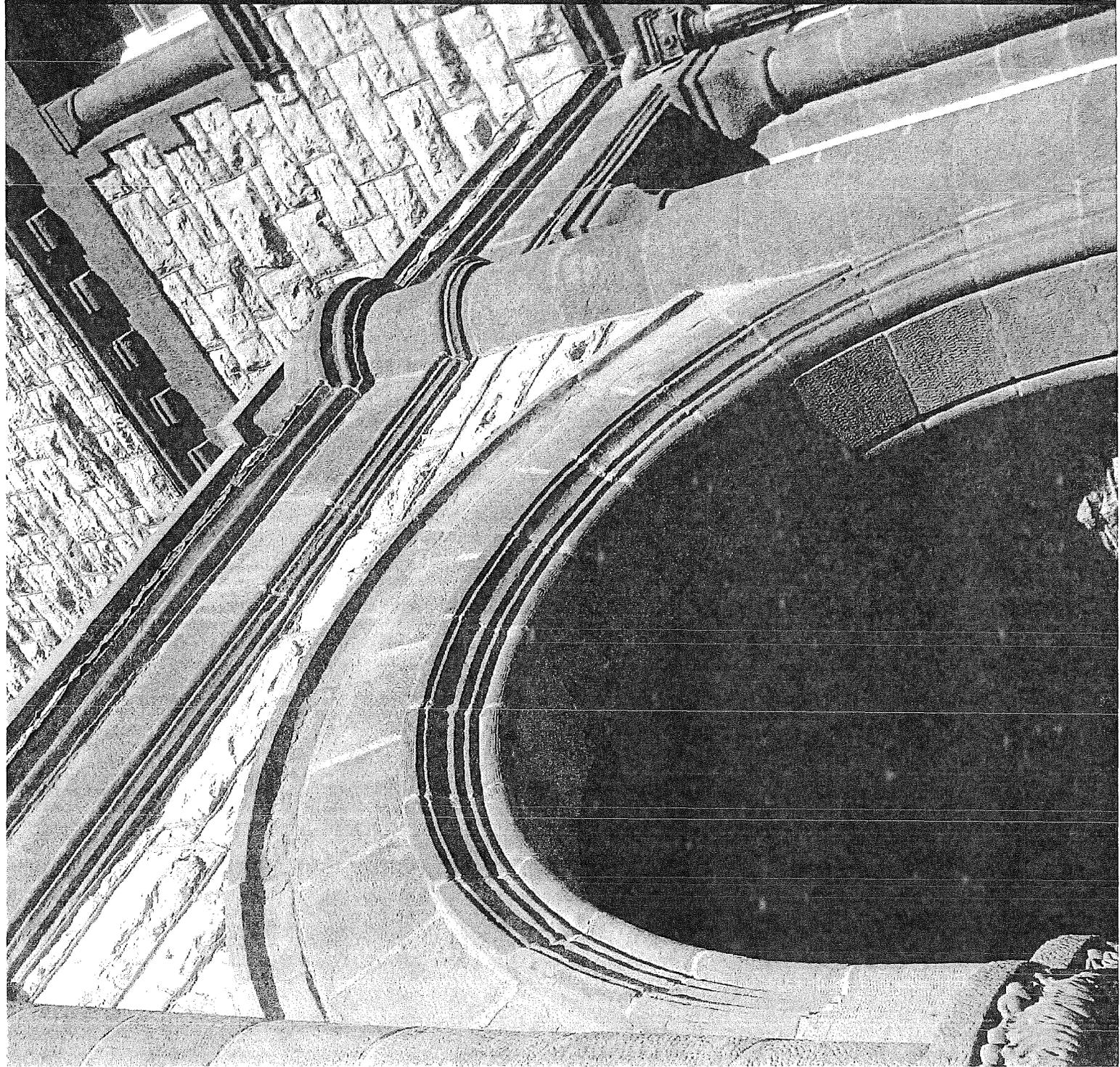
NOTE: A project sponsor can only receive up to 14 points between HOV-2 and HOV-3.

# EXHIBIT H

**THE SECRETARY  
OF THE INTERIOR'S  
STANDARDS FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES**  
WITH  
**GUIDELINES FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS**



U.S. Department of the Interior  
National Park Service  
Technical Preservation Services



**NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION**

**RECOMMENDED**

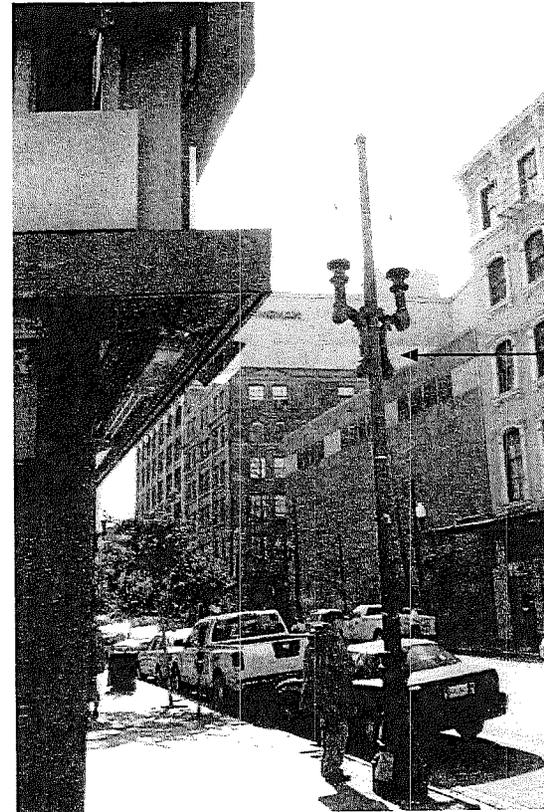
**NOT RECOMMENDED**

**Rooftop Additions**

Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Constructing a rooftop addition that is highly visible, which negatively impacts the character of the historic building, its site, setting, or district.

[ 63] (a) A mockup should be erected to demonstrate the visibility of a proposed rooftop addition and its potential impact on the historic building. Based on review of this mockup (orange marker), it was determined that the rooftop addition would meet the Standards (b). The addition is unobtrusive and blends in with the building behind it.



**NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION**

**RECOMMENDED**

Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.

**NOT RECOMMENDED**

Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character.

Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district.

Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.



[64] **Not Recommended:** It is generally not appropriate to construct a rooftop addition on a low-rise, two- to three-story building such as this, because it negatively affects its historic character.

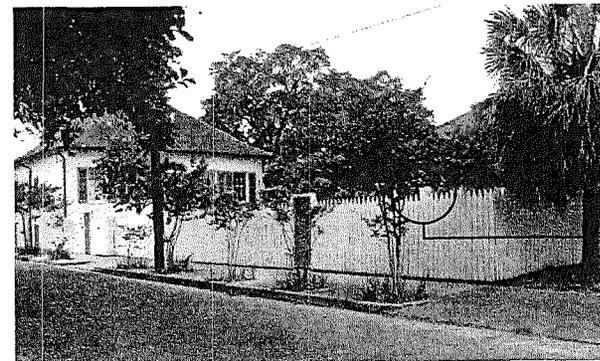
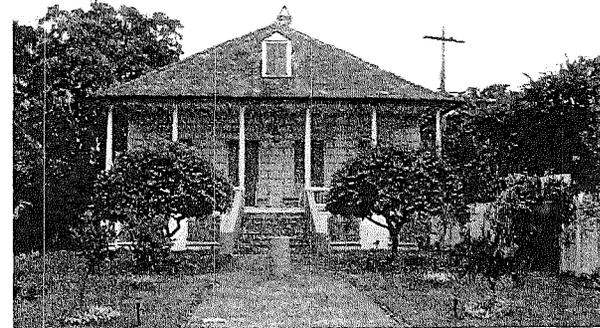
**NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION**

**RECOMMENDED**

**NOT RECOMMENDED**

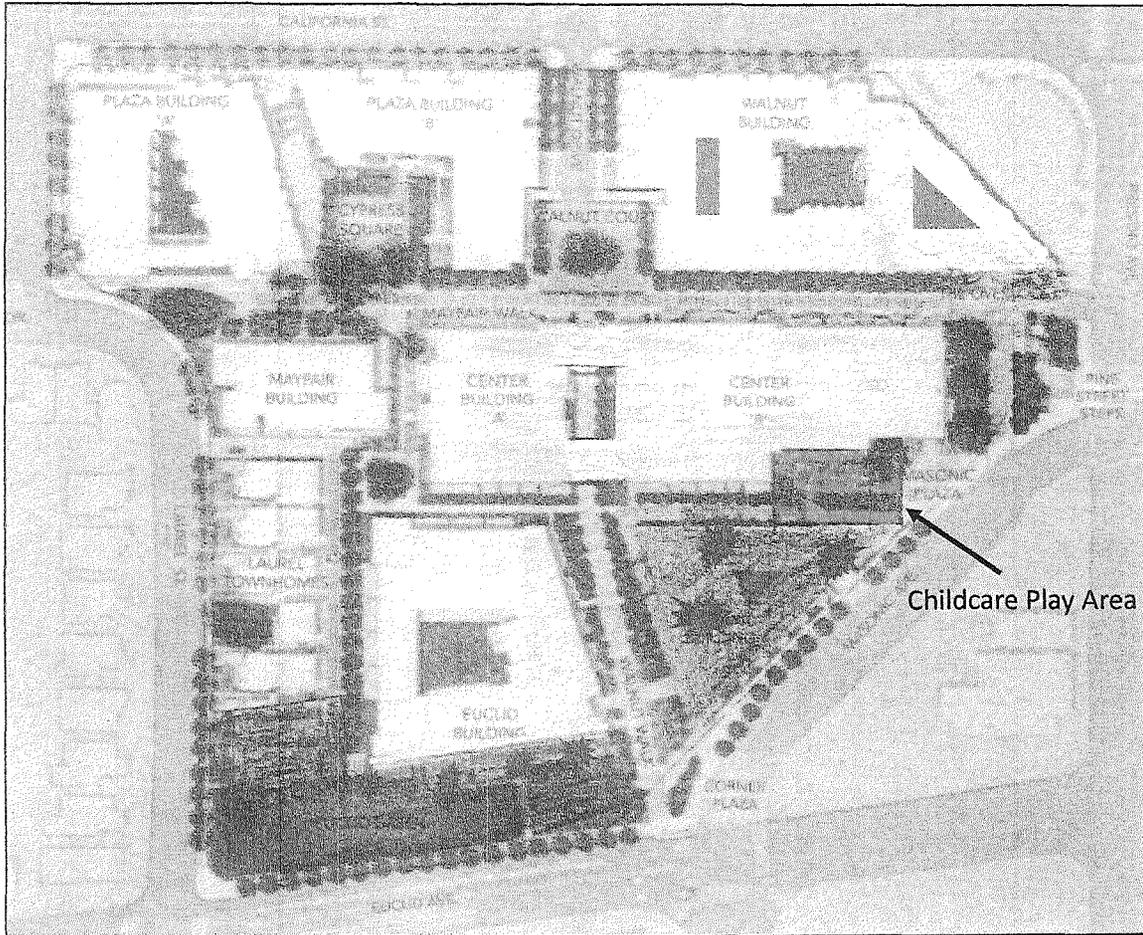
Related New Construction	
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.

[65] (a) This (far left) is a compatible new outbuilding constructed on the site of a historic plantation house (b). Although traditional in design, it is built of wood to differentiate it from the historic house (which is scored stucco) located at the back of the site so as not to impact the historic house, and minimally visible from the public right-of-way (c).



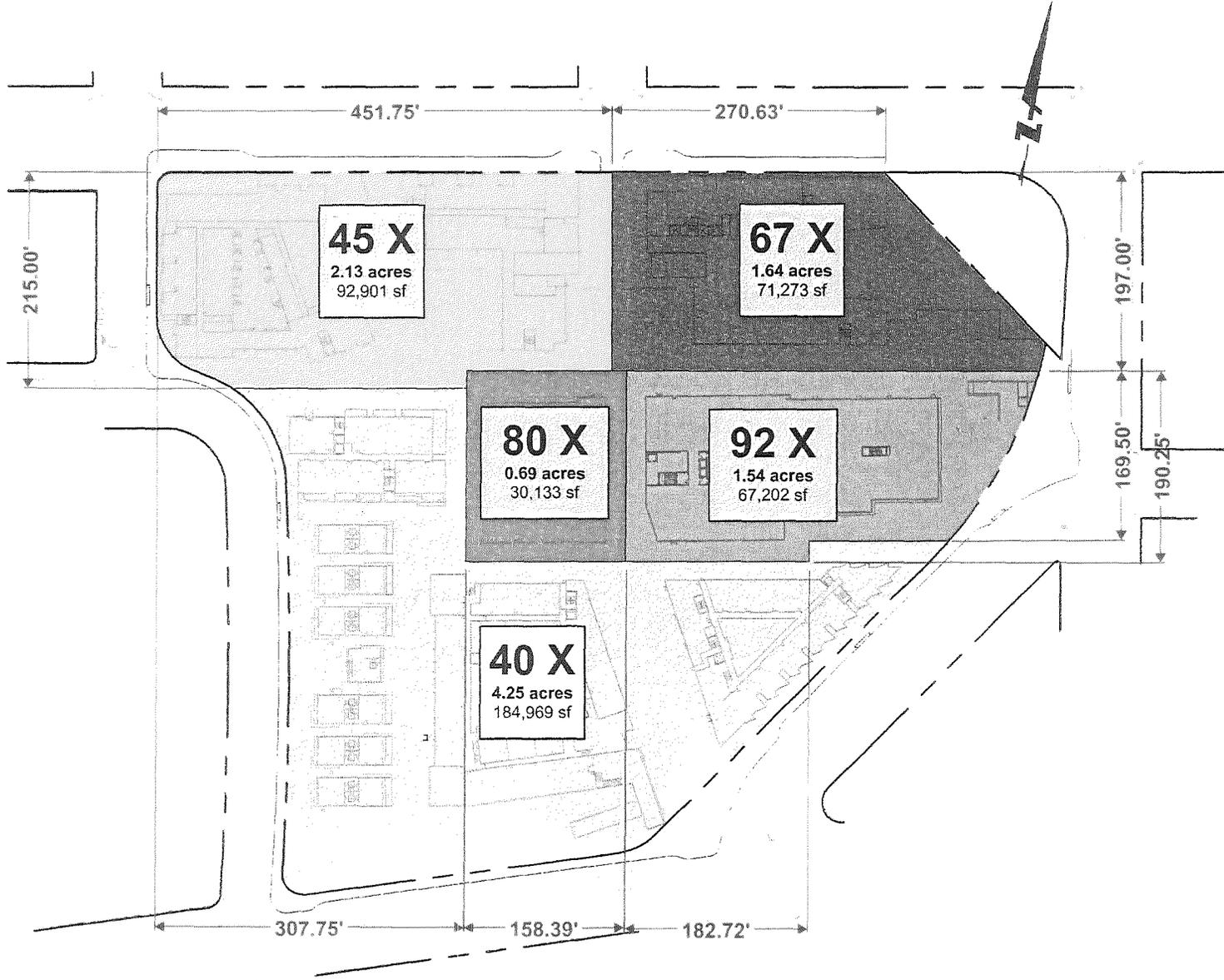
# **EXHIBIT I**

Figure 4: Community Preservation Lookalike Variant



BUILDING	DEVELOPER	COMMUNITY
	VARIANT 7/3/2019	PRESERVATION
	Residential GSF	VARIANT
		"Developer Lookalike"
	Residential GSF	Residential GSF
Masonic	83,505	N/A
Euclid	184,170	144,870
Laurel Townhomes	55,300	34,935
Mayfair	46,680	46,680
Plaza A	66,755	81,571
Plaza B	72,035	83,215
Walnut	147,590	336,350
Main Building-Note 1	N/A	268,365
Center A	89,735	N/A
Center B	231,667	N/A
<b>TOTAL Residential GSF</b>	<b>977,437</b>	<b>995,986</b>

**EXHIBIT J**



ZONING HEIGHT MAP

\*NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE



3333 CALIFORNIA DRIVE

July 16 2019  
EXHIBIT

**EXHIBIT K**

PLANNING CODE REQUIRED OPEN SPACE SUMMARY (SECTION 135):

PROJECT TOTALS	Building	Total Units	Base O.S. Req'd (100/du)	Units with Private O.S.	Provided Private O.S.	Remaining Area	Area Req'd as Common (x1.33)	Provided Common O.S.	Remaining Area Req'd on Project Site
	Plaza Bldg A	67	6,700	1	100	6,600	8,778	5,550	3,228
Plaza Bldg B	61	6,100	4	400	5,700	7,581	5,180	2,401	
Walnut	0	0	0	0	0	0	0	0	
Center Bldg A	51	5,100	12	1,200	3,900	5,187	435	4,752	
Center Bldg B	139	13,900	39	3,900	10,000	13,300	1,275	12,025	
Masonic	57	5,700	11	1,100	4,600	6,118	1,400	4,718	
Euclid	139	13,900	24	2,400	11,500	15,295	9,660	5,635	
Laurel Duplexes	14	1,400	14	1,400	0	0	0	0	
Mayfair	30	3,000	12	1,200	1,800	2,394	700	1,694	
<b>Total</b>	<b>558</b>	<b>55,800</b>	<b>117</b>	<b>11,700</b>	<b>44,100</b>	<b>58,653</b>	<b>24,200</b>	<b>34,453</b>	

COMMON SITE PLAN OPEN SPACE CONTRIBUTING TO SECTION 135 REQUIREMENT:

CYPRESS SQUARE + WESTERN MAYFAIR WALK	24,780 SF
LOWER WALNUT WALK	16,850 SF
CALIFORNIA PLAZA	4,290 SF
OVERLOOK	10,450 SF

TOTAL COMMON OPEN SPACE\*: 56,370 SF, EXCEEDS REQUIRED -- COMPLIES

LOCATIONS FOR REQUIRED OPEN SPACE ON SITE

PLAZA BLDG A	3,228 SF REQUIRED ON PROJECT SITE 3,228 (OF 4,290) SF PROVIDED AT CALIFORNIA PLAZA
PLAZA BLDG B	2,401 SF REQUIRED ON PROJECT SITE 2,401 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE
WALNUT	0 SF REQUIRED ON PROJECT SITE
CENTER BLDG A	4,752 SF REQUIRED ON PROJECT SITE 4,752 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE
CENTER BLDG B	12,025 SF REQUIRED ON PROJECT SITE 6,400 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK 5,625 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE
MASONIC	4,718 SF REQUIRED ON PROJECT SITE 4,718 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK
EUCLID	5,635 SF REQUIRED ON PROJECT SITE 5,635 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK
LAUREL DUPLEXES	0 SF REQUIRED ON PROJECT SITE
MAYFAIR	1,694 SF REQUIRED ON SITE 1,694 (OF 24,780) PROVIDED AT CYPRESS SQUARE

OPEN SPACE USE

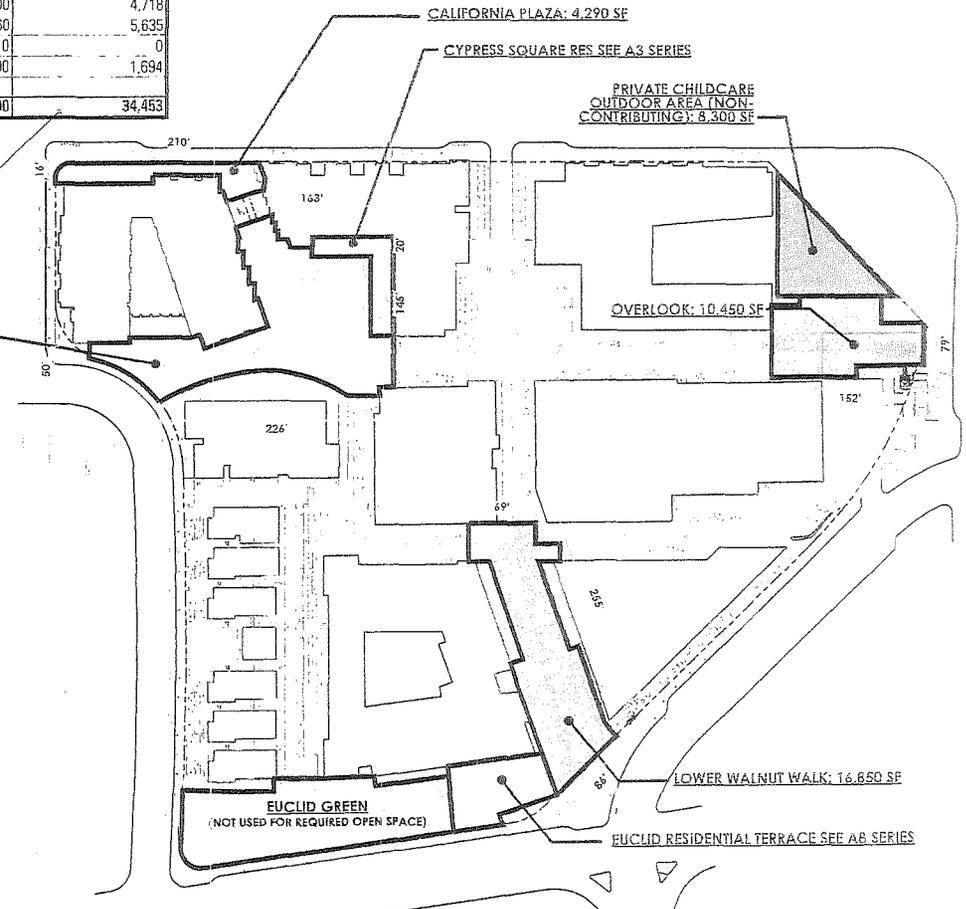
CALIFORNIA PLAZA:	3,228 SF FOR PLAZA A BLDG 3,228 SF OF 4,290
CYPRESS SQUARE	2,401 SF FOR PLAZA B BLDG 4,752 SF FOR CENTER BLDG A 5,625 SF FOR CENTER BLDG B 1,694 SF FOR MAYFAIR BLDG 14,472 SF OF 24,780
LOWER WALNUT WALK	6,400 SF FOR CENTER BLDG B 4,718 SF FOR MASONIC BLDG 5,635 SF FOR EUCLID BLDG 16,753 SF OF 16,850

OPEN SPACE SUMMARY (SECTION 135):

PUBLICLY ACCESSIBLE OPEN SPACE MEETS THE DIMENSIONAL REQUIREMENTS OF SECTION 135(g)(1 & 2). ALL SPACES ARE AT LEAST 15'x15' AND 300 SF MIN.

ALL INNER COURT CONDITIONS COUNTED TOWARDS OPEN SPACE CALCULATIONS ARE MIN. 20' WIDE AND AT LEAST AS WIDE AS THE BUILDINGS FRONTING THEM.

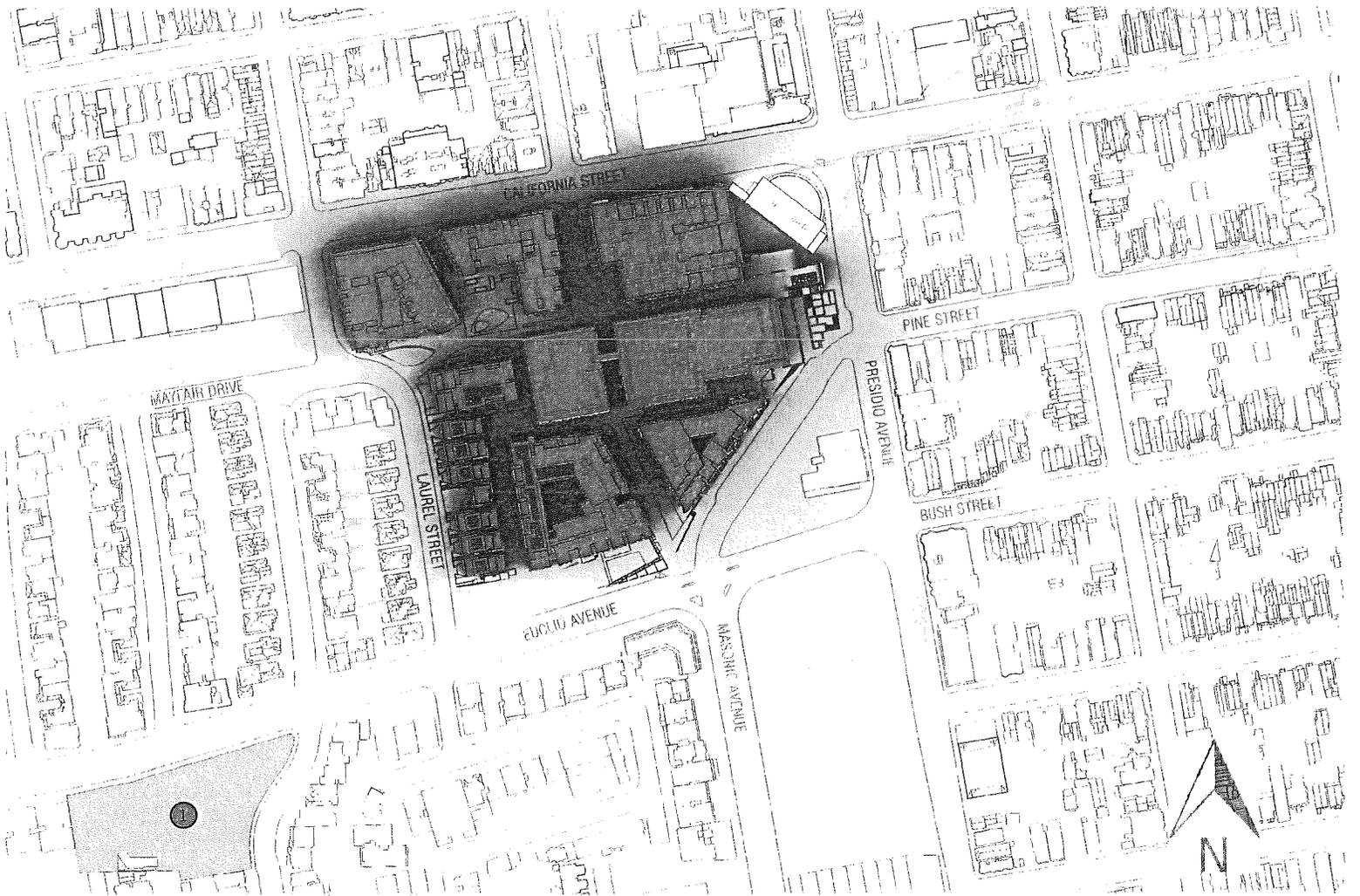
\* NOTE: AREAS HIGHLIGHTED ARE SECTION 135 COMPLIANT. OTHER PUBLIC, COMMON, AND PRIVATE OPEN SPACE IS PROVIDED, BUT NOT DENOTED ON THIS DIAGRAM



**A**

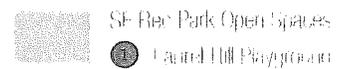
**3333 CALIFORNIA MIXED-USE PROJECT**

Refined Annual Shadow Fan Diagram (Factoring in Existing Shadow)



EXTENTS OF NET NEW PROJECT SHADING  
THROUGHOUT THE YEAR

**FULL YEAR**



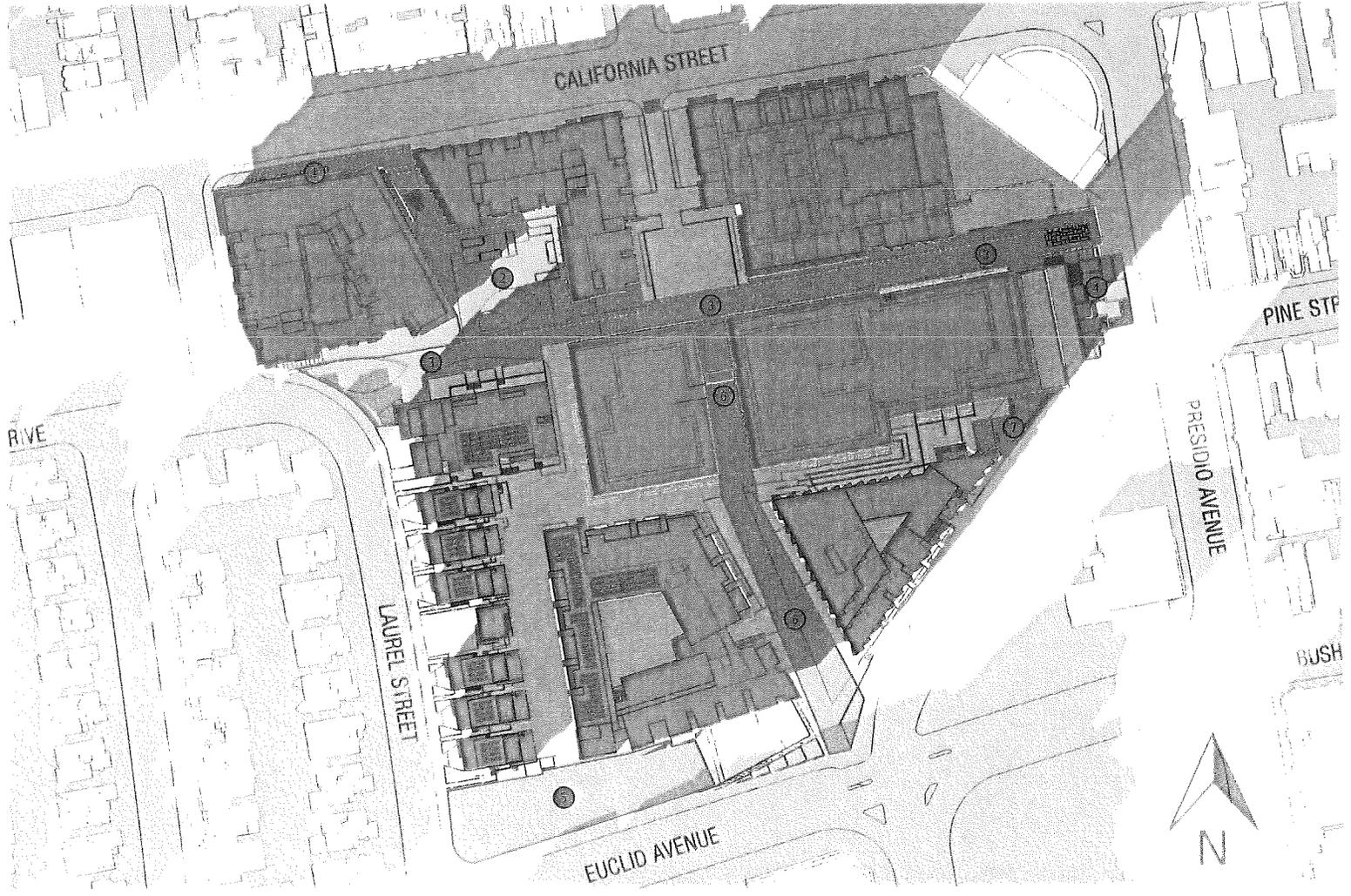
Note: No other existing publicly accessible open spaces are within the vicinity affected by net new project generated shading.



# C3.8

## 3333 CALIFORNIA MIXED USE MULTI-FAMILY HOUSING VARIANT

Shading diagrams on the Winter Solstice



WINTER SOLSTICE  
DECEMBER 20

3:00 PM

-  Planned Project
-  Existing Concrete Windows
-  New Shading by Project Board

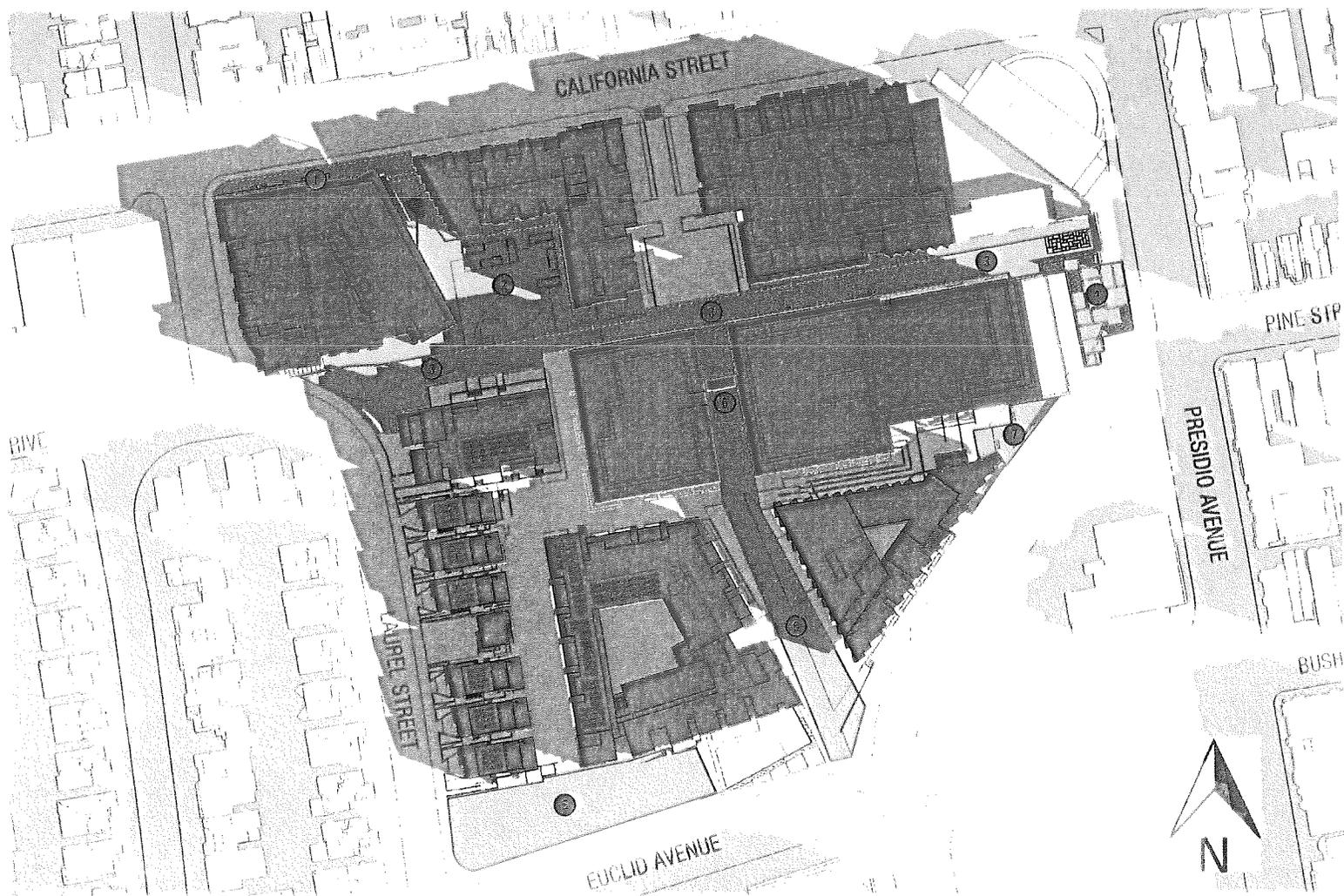
- Project Open Spaces
-  1 California Plaza
  -  2 Lyons Square / Stairs
  -  3 Meyer Walk
  -  4 Hill Green / Steps / Plaza
  -  5 Euclid Green
  -  6 Walnut Walk
  -  7 Masonic Plaza



# C2.3

## 3333 CALIFORNIA MIXED USE MULTI-FAMILY HOUSING VARIANT

Shading diagrams near the Fall/Spring Equinoxes



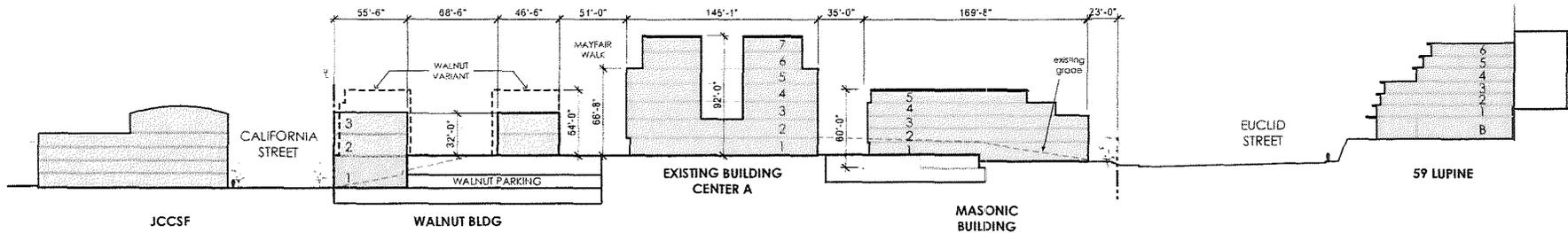
APPROX. FALL EQUINOX (SPRING SIMILAR)  
SEPTEMBER 20

# 9:00 AM

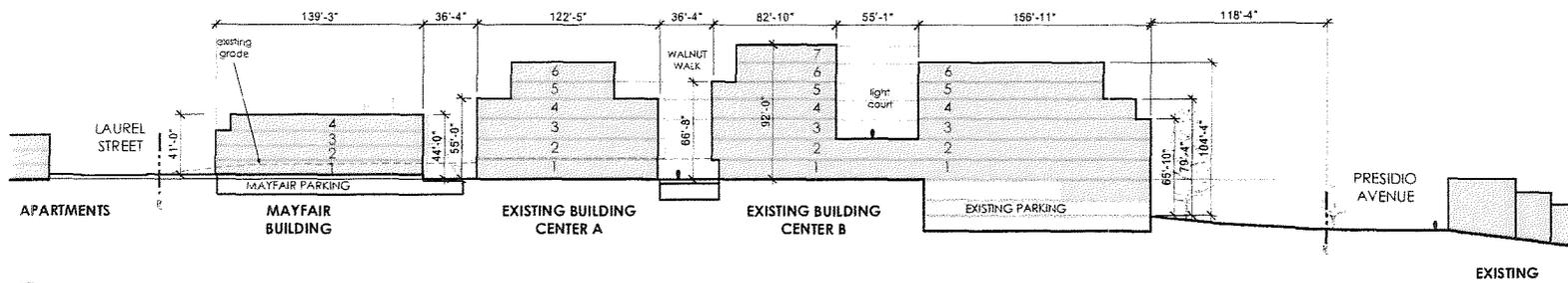
-  Proposed Project
-  Existing (current) Shadows
-  New Shading by Project Variant

- Project Open Spaces
- ① California Plaza
  - ② Cypress Square / Stairs
  - ③ Mission Walk
  - ④ Pine, Junco, Steps / Plaza
  - ⑤ Ludlow Green
  - ⑥ Walnut Walk
  - ⑦ Mission Plaza

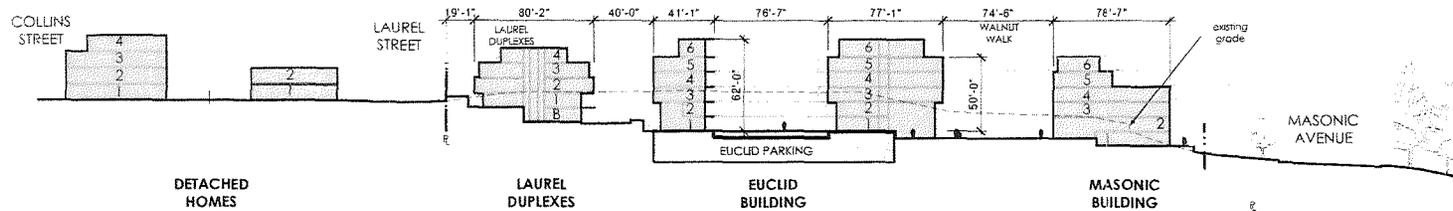
**EXHIBIT L**



1 NORTH-SOUTH SITE SECTION



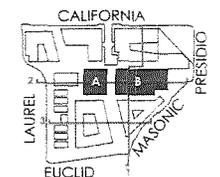
2 EAST-WEST SITE SECTION



3 EAST-WEST SITE SECTION

- CHILD CARE USABLE CHILD CARE B.O.M.
- PARKING
- RETAIL USABLE RETAIL B.O.M.
- OFFICE OFFICE CORE
- RESIDENTIAL HOMES RESIDENTIAL CORE
- LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR



3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROJECT SITE SECTIONS



7.3.2019  
PLANNING APPLICATION SUBMITTAL (REVISED)



G2.08

**EXHIBIT M**

# Traffic Appendix Chart

3333 California Street

Travel Demand Summary - Office Scenario, Weekday PM Peak Hour

<b>Land Use Program</b>		
Land Use	Size	Units
Residential	558	DU
	735	Studio/1-bed
	323	2/2+bed
	824,691	GSF
General Office	49,999	SF
General Retail	40,004	SF
Quality Sit-Down	4,287	SF
Composite Restaurant	9,826	SF
Daycare Center	14,690	SF

Source: Planning Application and Project Description, August 2017

## Daily and PM Peak Hour Person-Trips and Vehicle-Trips Summary - Internal and External

Mode	Daily						Daily Total	Weekday PM Peak Hour						PM Peak Hour Total
	Residential	General Office	General Retail	Quality Sit-Down	Composite Restaurant	Daycare Center		Residential	General Office	General Retail	Quality Sit-Down	Composite Restaurant	Daycare Center	
Auto	2,730	489	3,836	548	3,769	629	12,001	472	41	345	74	509	113	1,554
Transit	1,354	240	476	68	468	78	2,684	250	23	43	9	63	14	402
Walk	610	129	1,532	219	1,505	251	4,246	93	10	138	30	203	45	519
Other	299	47	156	22	154	26	704	49	3	14	3	21	5	95
<b>Total Person Trips</b>	<b>4,993</b>	<b>905</b>	<b>6,000</b>	<b>857</b>	<b>5,896</b>	<b>984</b>	<b>19,635</b>	<b>864</b>	<b>77</b>	<b>540</b>	<b>116</b>	<b>796</b>	<b>177</b>	<b>2,570</b>
<b>Total Vehicle Trips</b>	<b>1,631</b>	<b>288</b>	<b>2,070</b>	<b>296</b>	<b>2,033</b>	<b>339</b>	<b>6,656</b>	<b>309</b>	<b>30</b>	<b>186</b>	<b>40</b>	<b>275</b>	<b>61</b>	<b>901</b>



# San Francisco Planning

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

## BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

2019 OCT -7 PM 3:12

BY BJ

### APPLICATION

#### Appellant's Information

Name: Laurel Heights Improvement Association of San Francisco, Inc./By K. Devincenzi, President

Address: 22 Iris Avenue, SF, CA 94118

Email Address: KRDevincenzi@gmail.com

Telephone: (415) 221-4700

#### Neighborhood Group Organization Information

Name of Organization: Laurel Heights Improvement Association of San Francisco, Inc.

Address: 22 Iris Avenue, San Francisco, CA 94118

Email Address: KRDevincenzi@gmail.com

Telephone: (415) 221-4700

#### Property Information

Project Address: 3333 California Street

Project Application (PRJ) Record No: 2015-014028ENV/CUA Building Permit No:

Date of Decision (if any): September 5, 2019

#### Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	<input checked="" type="checkbox"/>	

#### For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

#### Submission Checklist:

- APPELLANT AUTHORIZATION     CURRENT ORGANIZATION REGISTRATION     MINIMUM ORGANIZATION AGE  
 PROJECT IMPACT ON ORGANIZATION

WAIVER APPROVED     WAIVER DENIED



*Laurel Heights Improvement Association of San Francisco, Inc.*

BY HAND

October 7, 2019

San Francisco Planning Department  
Planning Information Center  
1660 Mission Street, First Floor  
San Francisco, CA 94103

Re: 3333 California Street, San Francisco, CA  
Record Number: 2015-014028ENV/CUA/PCA/MAP/DVA  
Fee Waiver for Appeal of Planning Commission's Certification of Final EIR and CEQA Findings

I am President of, and am also a member of, the Laurel Heights Improvement Association of San Francisco, Inc. (LHIA). As President of LHIA, I am authorized to file the appeal from the September 5, 2019 decision of the Planning Commission from the certification of the Final Environmental Report (EIR) for the 3333 California Street project by the San Francisco Planning Commission on September 5, 2019, along with the related approval of California Environmental Quality Act (CEQA) findings and statement of overriding considerations under CEQA, which related CEQA approvals are also being appealed. I am also authorized to file this application for appeal fee waiver. I am authorized to act as agent of LHIA for all purposes of this appeal.

Appellant is appealing on behalf of the LHIA organization that is registered with the Planning Department and that appears on the Planning Department's current list of neighborhood organizations. LHIA was incorporated in approximately 1950 and has been operating since that time. Therefore, appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Evidence establishing existence is attached hereto including minutes of meetings more than 24 months ago, a prior fee waiver granted to LHIA by the Planning Department, and Statement of Information filed with Secretary of State. Also attached is the Certification of Corporate Secretary that I was elected to serve in the office of President of LHIA.

Appellant is appealing on behalf of a neighborhood organization that is affected by the project at 3333 California Street that is the subject of the appeal. Members of LHIA reside in properties that are within 300 feet of the 3333 California Street site on Laurel Street and Euclid Avenue as shown in the approximate annotations I have made on the map attached hereto, and other LHIA members reside in properties nearby the 3333 California Street site. Members of LHIA will be affected by the construction and operational noise, traffic, air emissions, impairment of the historical resource, excavation, destruction of trees and other impacts caused by the proposed project.

San Francisco Planning Department  
October 7, 2019  
Page 2

Appellant and its members objected to approval of the project both in writing and orally at hearings conducted as to the project.

Very truly yours,

Laurel Heights Improvement Association of SF, Inc.

A handwritten signature in cursive script that reads "Kathryn Devincenzi".

By: Kathryn Devincenzi, President

ATTACHMENTS



# *Laurel Heights Improvement Association of San Francisco, Inc.*

## MINUTES

The Laurel Heights Improvement Association of San Francisco, Inc. held its annual meeting commencing at 6:45 p.m. on September 22, 2008 at The Presidio Café. The meeting was held pursuant to notice sent to the Association's members.

The meeting began with our customary introductions of the members present.

In her capacity of Recording Secretary, Kathy Devincenzi read the minutes of the annual meeting of our members held on October 15, 2007. There being no corrections to the minutes, upon motion by Dana Becker, seconded by Dr. Carolyn Carr, the members unanimously approved the minutes as read.

Treasurer Dr. Jerome Stroumza reported that the Association had \$9,879.88 in a bank account. He stated that the association's yearly expenses had run approximately \$2,478.60, with about \$600.00 being spent on the block party.

President John Rothmann reported that the Laurel Hill playground continues to be well maintained. Also, about 60 to 70 persons attended the Association's block party. Upon motion by Greg Kirkland, the members voted to conduct the block party for another year.

Mrs. Rothmann suggested that the Association use e-mail more effectively. Corresponding Secretary Edie Walker reported that she has e-mail addresses for about two-thirds of the Association's members.

Monica Fernandez provided information on tree planting that could be arranged for the cost of \$165 per tree through Friends of the Urban Forest pursuant to a request by a property owner.

Dr. Jerome Stroumza reported that he had been trained in neighborhood emergency response.

Mr. Nomura reported that the police have been sending a car to monitor traffic on Mayfair Drive.

Upon motion by MJ Thomas, seconded by Dana Becker, the members unanimously elected the following officers and directors:

President - John Rothmann  
Vice President - Kathy Devincenzi  
Corresponding Secretary - Edie Walker

Recording Secretary - Kathy Devincenzi  
Treasurer - Dr. Jerome Stroumza

Directors for Two-Year Terms:

John Rothmann  
Kathy Devincenzi  
Edi Walker  
Peter Chovanos  
John Corsiglia  
Dr. Jerome Stroumza  
William Hikido

Directors for One-Year Term:

Patrick Phillips  
Marie Carr  
Irving Jarkovsky  
Helen Jarkovsky  
Dr. Carolyn Carr  
Dana Becker  
Charlene Tuchmann

The Association remembered Seymour Whitelaw and Carmen Whitelaw who both passed away in the past year.

After our customary raffle of wine, there being no further business, upon motion by Edie Walker, seconded by MJ Thomas, the meeting was adjourned at approximately 8:43 p.m.

Respectfully submitted,



Kathy Devincenzi, Recording Secretary



# *Laurel Heights Improvement Association of San Francisco, Inc.*

## MINUTES

The Laurel Heights Improvement Association of San Francisco, Inc. held its annual meeting commencing at 6:45 p.m. on October 15, 2007 at The Presidio Café. The meeting was held pursuant to notice sent to the Association's members.

The meeting began with our customary introductions of the members present.

Treasurer Dr. Jerome Stroumza reported that the Association had \$11,390.43 in a bank account earning 5.7%. He stated that the association's yearly expenses had run approximately \$2,000.00, with the block party being the major expense. Upon motion by Kathy Devincenzi, seconded by John Rothmann, the members unanimously approved the Treasurer's report as read.

Recording Secretary Kathy Devincenzi read the minutes of the annual meeting of our members held on October 16, 2006. There being no corrections to the minutes, upon motion by Irving Jarkovsky, seconded by Edi Walker, the members unanimously approved the minutes as read.

President Rothmann reported that he had worked with the City to have Spruce Street repaved. Also, the covered brick bus stop at the corner of Collins Street and Euclid Avenue had been vandalized and was removed by the City upon the request of Mr. Rothmann. Mr. Rothmann reported that the fencing on the tennis court had been replaced and that new sand would be placed in the sand box in the Laurel Hill playground. Mr. Rothmann stated that his nine-year-old son, Joel Rothmann, had acted as chair of the block party which the Association held in August. Joyce Scardina-Becker suggested that the block party be held in September when less people would be on vacation. Mr. Rothmann also reported that the school building on Cook Street was being used for administrative offices.

Vice-President Kathy Devincenzi reported that the group of fourteen neighborhood associations which had sued for an environmental impact report on the proposed amendments to the housing element of the City's general plan had won in the California Supreme Court, which denied the City's petition for review. The City will therefore be required to prepare that environmental impact report. Ms. Devincenzi requested that a committee of association members be formed to monitor the plans of the Booker T. Washington center to build a housing complex on Presidio Avenue.

Mrs. Charlene Tuchmann suggested that trees be planted in the neighborhood.

Dr. Raitna Jayne reported that there was excessive noise emanating from the Laurel Village parking lot on Friday and Saturday nights, probably from Starbucks customers. Starbucks does not provide security and flood lights are on at night in the parking lot. President

Rothmann said that he would look into the matter. Also, a 5:15 a.m. garbage collection in the parking lot had caused excessive noise, but had been moved to 6:30 or 6:45 a.m. President Rothmann stated that the Laurel Village merchants maintain the Mayfair strip.

Upon motion by Edi Walker, seconded by Greg Tucker, the members unanimously elected the following officers and directors:

President - John Rothmann  
Vice President - Kathy Devincenzi  
Corresponding Secretary - Edi Walker  
Recording Secretary - Kathy Devincenzi  
Treasurer - Dr. Jerome Stroumza

Directors for Two-Year Terms:

John Rothmann  
Kathy Devincenzi  
Edi Walker  
Peter Chovanos  
John Corsiglia  
Dr. Jerome Stroumza  
William Hikido

Directors for One-Year Term:

Patrick Phillips  
Marie Carr  
Irving Jarkovsky  
Helen Jarkovsky  
Dr. Carolyn Carr  
Dana Becker  
Charlene Tuchmann

The Association remembered Marie Cicoletti who had passed away in the past year.

After our customary raffle of wine, there being no further business, upon motion by Sidney Tuchmann, seconded by Michael Moore, the meeting was adjourned at approximately 8:35 p.m.

Respectfully submitted,



Kathy Devincenzi, Recording Secretary



**State of California  
Secretary of State**

**N**

**Statement of Information**

(Domestic Nonprofit, Credit Union and General Cooperative Corporations)

Filing Fee: \$20.00. If this is an amendment, see instructions.  
**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**FX07168**

**FILED**

In the office of the Secretary of State  
of the State of California

**MAY-29 2018**

**1. CORPORATE NAME**

LAUREL HEIGHTS IMPROVEMENT ASSOCIATION OF SAN FRANCISCO

**2. CALIFORNIA CORPORATE NUMBER**

C0245361

This Space for Filing Use Only

**Complete Principal Office Address** (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
250 EUCLID AVENUE, SAN FRANCISCO, CA 94118			

4. MAILING ADDRESS OF THE CORPORATION	CITY	STATE	ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
JOHN ROTHMANN	250 EUCLID AVENUE, SAN FRANCISCO, CA 94118			

6. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
CATHERINE CARR MAGEE	63 LUPINE AVENUE, SAN FRANCISCO, CA 94118			

7. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
MARY JOY THOMAS	556 SPRUCE STREET, SAN FRANCISCO, CA 94118			

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS  
JOHN ROTHMANN

9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
250 EUCLID AVENUE, SAN FRANCISCO, CA 94118			

**Common Interest Developments**

10.  Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

05/29/2018	KATHRYN ROSE DEVINCENZI	VICE-PRESIDENT	
DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE



# SAN FRANCISCO PLANNING DEPARTMENT

June 2, 2016

Mr. John Atkins, Member of LHIA  
250 Euclid Avenue  
San Francisco, CA 94118

RE: **Discretionary Review Application Fee Waiver Request**  
Project Address: 245 Euclid Avenue  
Project Case Number: 2015-014114DRP

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

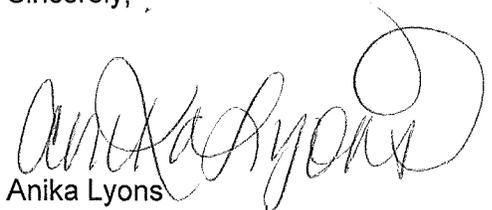
Dear Mr. Atkins:

We have confirmed that "Laurel Heights Improvement Association" qualifies as a neighborhood organization and is therefore entitled to a fee waiver.

Enclosed is the original check (# 146) issued on May 5, 2016 on behalf of the Laurel Heights Improvement Association for the above referenced Discretionary Review project application.

Thank you very much for your patience and cooperation.

Sincerely,

  
Anika Lyons  
Acting Finance Manager

146

**LAUREL HEIGHTS IMPROVEMENT ASSOCIATION OF SAN FRANCISCO**  
SAN FRANCISCO, CA 94118

Date May 5, 2016 11-8166/3210 19

Pay to the Order of San Francisco Planning Dept. \$ 562.00

Five hundred sixty-two Dollars

FIRST REPUBLIC BANK  
3535 California St.  
San Francisco, CA 94118  
Tel (415) 831-6888

For Building Per. (M) 2015-10-02-8734

J. Thomas MP

VOID

⑆321081669⑆ 91900033432⑆ 00146

GUARDIAN® SAFETY BLUE WB



*Laurel Heights Improvement Association of San Francisco, Inc.*

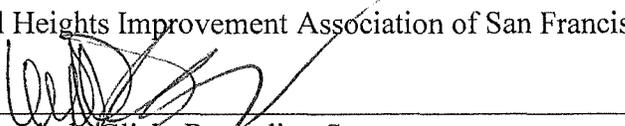
**CERTIFICATION OF CORPORATE SECRETARY**

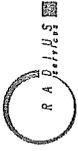
I, Linda Glick, Recording Secretary, certify that at the duly noticed meeting of the members of the Laurel Heights Improvement Association of San Francisco, Inc. held on July 15, 2018, the members elected Kathryn R. Devincenzi to serve in the office of President of the Laurel Heights Improvement Association of San Francisco, Inc. and elected Mary Joy Thomas to serve in the office of Treasurer of the Laurel Heights Improvement Association of San Francisco, Inc.

Dated: August 11, 2018

Laurel Heights Improvement Association of San Francisco, Inc.

By: \_\_\_\_\_

  
Linda Glick, Recording Secretary



1221 Harrison Street, Suite 18  
San Francisco, CA 94103-4448  
(415) 391-4775

BLOCK 1032  
LOT 3  
San Francisco, CA

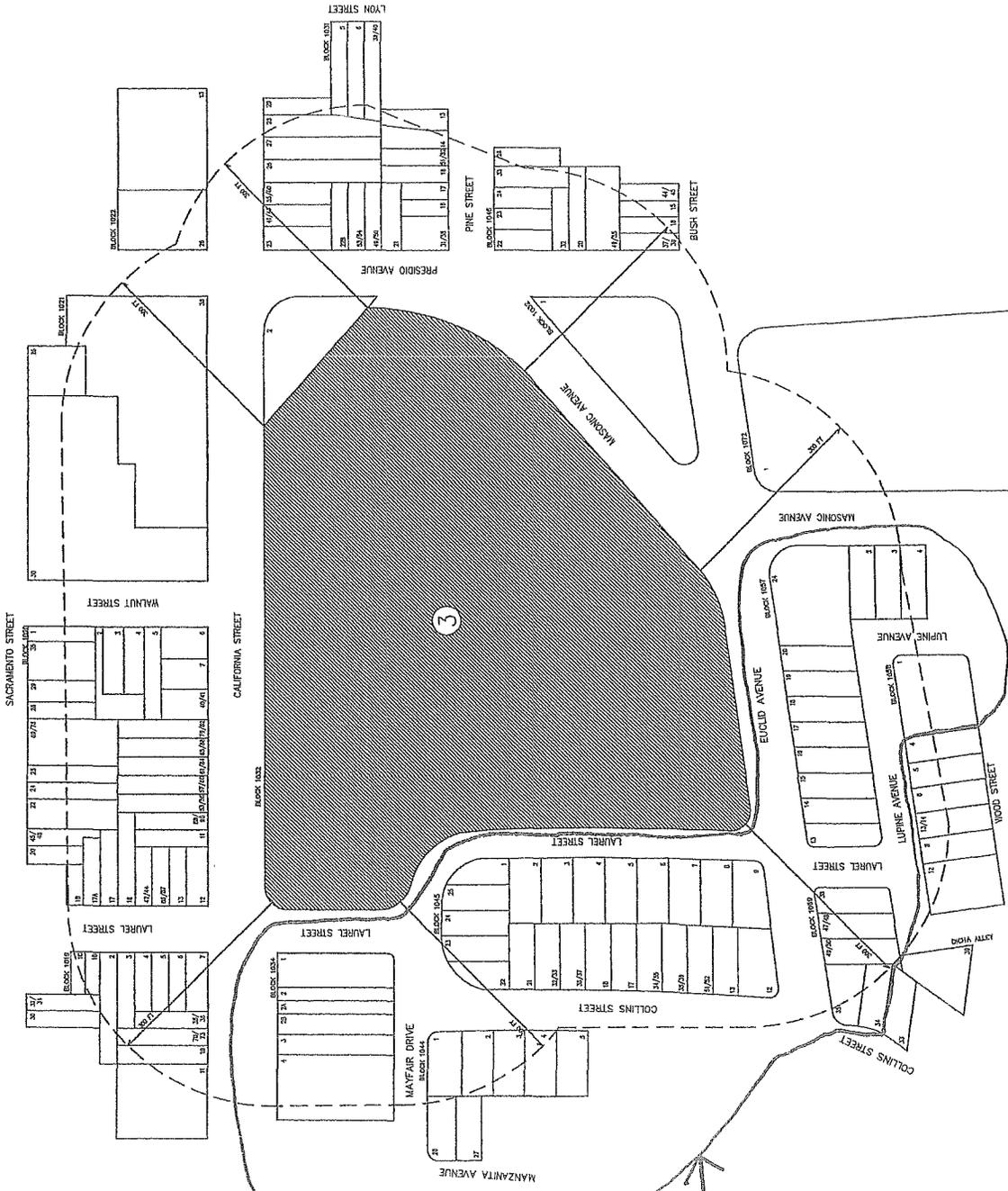


SCALE: 1" = 75' - 0"

DATE: 11/11/11

DATE: 11/11/11	BY: [Signature]
JOB NO. 10320003	DRAWN: [Signature]
10320003	CHECKED: [Signature]

300 FOOT  
RADIUS MAP



*Laurel Heights  
Imp. Assn.  
Members*

The information contained herein has been obtained from sources that we deemed reliable and correct. We do not warrant, represent or agree to defend or indemnify anyone from or against any liability that may be incurred by any user of this information.

LAUREL HEIGHTS IMPROVEMENT  
ASSOCIATION OF SAN FRANCISCO  
SAN FRANCISCO, CA 94118

180

Date October 7, 2019 11-8166/3210  
19

Pay to the Order of San Francisco Planning Department \$ 640.00  
Six Hundred forty and <sup>40</sup>/<sub>100</sub> Dollars

 Security features  
are included.  
Details on back.



FIRST REPUBLIC BANK  
3333 California St.  
San Francisco, CA 94118  
Tel (415) 851-6688

For CU Appeal Fee 3333 California St.

Kathryn R. DeLuca NP

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2019 OCT - 7 PM 3:12  
BY [Signature]