

Verdi Club

2424 Mariposa Street
San Francisco, California 94110

November 3, 2014

Board of Supervisors for the City & County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2014 NOV -3 PM 2:37

BY HAND DELIVERY

Re: Appeal of the Tentative Subdivision Approval
480 Potrero Avenue
Block 3973 / Lot 002C

Dear Members of the Board of Supervisors:

Notice is hereby given of appeal of the tentative subdivision approval by the Department of Public Works for 480 Potrero Avenue [Block 3793 / Lot 002C]. The notification letter dated October 24, 2014 states “this subdivision will result in 75 residential units and one commercial unit, mixed-use new construction condominiums”.

One creates a condominium by following the process required by California Civil Code section 1352. “A condominium is created when:

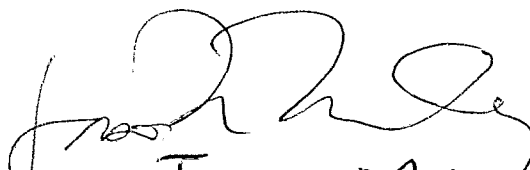
- i. A declaration of conditions, covenants and restrictions is recorded;
- ii. A subdivision or parcel map for condominium purposes is recorded;
- iii. A condominium plan is recorded; and
- iv. A unit is conveyed.”

(Cal. Civ. Code, §1352.)

The Verdi Club was promised by the owners of 480 Potrero Avenue that provisions would be added to the conditions, covenants and restrictions (CC&R) that occupants of 480 Potrero Avenue acknowledge they are moving next to an established venue that hosts live music events and a children’s music school, and they concede not to make noise complaints about the Verdi Club.

The Verdi Club appeals the tentative subdivision approval for condominium purposes to secure that the noise provisions are in fact added to the 480 Potrero Avenue CC&R.

Respectfully,


Jason Mulvaney, General Manager



Date: October 24, 2014

THIS IS NOT A BILL.

The City and County Surveyor has approved a tentative map for a proposed subdivision located at:

Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Bureau of Street Use & Mapping
Manager

Address	Block	Lot(s)
480 POTRERO AVENUE	3973	002C

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

This subdivision will result in:

**75 RESIDENTIAL UNITS & 1 COMMERCIAL UNIT
MIXED-USE NEW CONSTRUCTION CONDOMINIUMS.**

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

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

This notification letter is to inform you of your right to appeal this tentative approval.

IF YOU WOULD LIKE TO FILE AN APPEAL OF THE TENTATIVE APPROVAL:

You must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$298.00, payable to SF Public Works.

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

If you have any questions on this matter, please call us at (415) 554-5827 or our email address: Subdivision.Mapping@sfdpw.org.

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor
City and County of San Francisco

Appeal Filing – Tentative Subdivision Map Appeal

Section 1313 and 1314 Subdivision Code

- Who May File An Appeal:** The proposed subdivider, or any interested party may appeal to the Board from a final decision of the Director approving, conditionally approving, or disapproving a Tentative Parcel Map, or a Parcel Map for which a Tentative Map is not required.
- Filing Deadline:** The notice of appeal must be filed within 10 days of release of the decision of the Director of Public Works
- Where to File:** You can file your appeal with the Clerk of the Board accompanied by a fee.
- Fee:** \$298 payable to Department of Public Works
- Hearing Date:** Upon receipt, the Clerk shall set a time and place for hearing within 30 days after the appeal has been filed.

Filing Period	Within 10 days of the Director of Department of Public Works
Where to File	Clerk of the Board
Fee	\$298 payable to Department of Public Works
What to File	<ul style="list-style-type: none"> • Notice of Appeal (letter) • Copy of the Decision Appeal of the Director of Department of Public Works

PRIVATE EVENTS WEDDINGS CATERING CONCERTS

JASON MULVANEY
GENERAL MANAGER



JASON@VERDICLUB.NET
415-861-9199
WWW.VERDICLUB.NET

2424 MARIPOSA ST. SAN FRANCISCO CA 94110

vision Map Appeal Filing Instructions

VERDI CLUB INC
2424 MARIPOSA STREET
SAN FRANCISCO, CA 94110

1509

11-8166/3210
95

DATE Nov. 3, 2014

PAY
TO THE
ORDER OF

SF Public Works

\$ 298.00

Two hundred ninety-eight and ^{xx}/₁₀₀

DOLLARS



FIRST REPUBLIC BANK
Private Banking-San Francisco
111 Pine Street
San Francisco, CA 94111
Ph (415) 392-1400 / (800) 392-1407 (24hr Cust Serv)

FOR Appeal 480 Potrero Ave. project

[Signature] MP