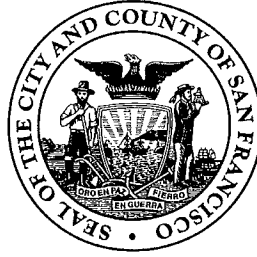


BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

December 2, 2014

Karl Nakamura
371-31st Avenue
San Francisco, CA 94121

Subject: Tentative Map Appeal - 3032, 3038-3040 Clement Street

Dear Mr. Nakamura:

This is in reference to the appeal you submitted concerning approval of the subject Tentative Map for property located at:

3032, and 3038-3040 Clement Street,
Assessor's Block No. 1402, Lot Nos. 022, and 023.

Pursuant to Subdivision Code, Section 1314, a hearing date has been scheduled on **Tuesday, December 16, 2014, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

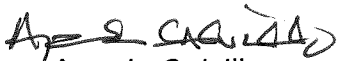
Please provide one electronic copy (sent to BOS.Legislation@sfgov.org) and one hard copy to the Office of the Clerk of the Board by:

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

NOTE: If an electronic version of the documentation is not available, please submit 18 hard copies to the Office of the Clerk of the Board for distribution.

If you have any questions, please feel free to contact Legislative Deputy, Rick Caldeira at (415) 554-7711, or Legislative Clerks, Joy Lamug at (415) 554-7712, or John Carroll at (415) 554-4445.

Sincerely,



Angela Calvillo
Clerk of the Board

c:
Project Sponsor, 3838 Clement Street, LLC., c/o John Kevlin
Project Contact, Jack Wholey, Utrecht and Lervin, LLP
Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
John Malamut, Deputy City Attorney
Mohammed Nuru, Director, Public Works
Jerry Sanguinetti, Public Works-Bureau of Street Use and Mapping
Fuad Sweiss, City Engineer, Public Works
Bruce Storrs, Public Works
Scott Sanchez, Zoning Administrator, Planning Department
Sarah Jones, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Mary Woods, Planning Department

11/26/2014

San Francisco Department of Public Works
c/o:
The Clerk of the Board of Supervisors
1 Dr Carlton B Goodlett Place, Room 244
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2014 DEC -1 PM 3:22
ETB

Dear Clerk of the Board of Supervisors and SF Department of Public Works

I am writing this letter to appeal the approval of the construction a new building at 3032, 3038 and 3040 Clement Street (Block 1402, Lot 022 and 023). I am writing on behalf of my family and my neighbors who oppose the building as designed for the following reasons.

- The building is too large for the neighborhood.
- The building is designed to the very limits of the lot with no open space at ground level. There are no buildings in the neighborhood other than a 100 year old Church that has no open space.
- The increased residential density will impact the parking and noise for the immediate neighbors. One parking space per unit is not enough in today's society. At present, we see most residents parking their vehicles on the street while using their on-site parking for storage. We see no reason to believe that the residents of this new building will behave differently.
- Placing residential units at the very back of the lot and at the upper levels will allow new residents to live very close to the bedrooms of the existing neighbors. The neighbors have serious concerns of noise and privacy.
- While some apartment buildings are already large and at four stories, the neighbors do not wish to increase the number of very large buildings. The existing large apartment buildings on the block are already causing noise and density problems. Additional density will only exacerbate the problem. The immediate neighbors to the proposed building are much smaller in scale at only 2 and 3 stories.
- The obvious prewritten letters of support in the original Draft motion for Case # 2012.0990CUEV do not represent the immediate neighbors who have to live and sleep by the new building.
- The vague plans for rooftop mechanical equipment will potentially have severe impact on the peace and quiet of immediate neighbors. Our bedrooms will be mere feet from the new building. Consideration is only given to the impact on a noisy street however no consideration is given to the quiet residential backside of the building.
- The building's excessive height and bulk will greatly diminish sunlight on the homes of the immediate neighbors. We expect the situation to become especially severe in the winter months when we need sunlight the most. Lowering the height of the proposed building will help alleviate this problem.
- Not all neighbors were notified of the various hearings on this project. Some neighbors complained of not receiving any notices of hearing or being given very short notice for any opportunity of appeal.

Thank you for your consideration in my appeal.



Karl Nakamura
371-31st Avenue
San Francisco, CA 94121
415-752-7944

Date: November 20, 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)
3032 CLEMENT STREET	1402	022
3038 – 3040 CLEMENT STREET	1402	023

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

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 subdivision will result in:

Mixed Use New Construction Condominiums 6 Residential & 1 Commercial Units

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,

A handwritten signature in black ink, appearing to read "Bruce R. Storrs".

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

KOSAKU KARL NAKAMURA
SHIRLEY Y. NAKAMURA
371 - 31ST AVE.
SAN FRANCISCO, CA 94121-1706

90-7162
3222 40749

1432

DATE Nov. 26, 2014

PAY TO THE ORDER OF SF Public Works

\$ 298.00

Two hundred ninety eight dollars only

DOLLARS



Security Features
Included
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO Block 1402
appeal Lot 022, 023

Shirley Nakamura

MP