

From: [Greg Ippolito](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: chapman@grvhc.com
Subject: Re: SPEAKER CONFIRMATION: Appeal of Tentative Map - 2556 Filbert Street - Appeal Hearing on April 26, 2022
Date: Tuesday, April 19, 2022 4:22:54 PM
Attachments: [image001.png](#)
[NOPDR 2556 Filbert.pdf](#)
[PID 11016 APN 0944 025 \(2LS\) 2556 FILBERT ST \(1\).eml.msg](#)

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

Hi Jocelyn,

I will be available to be at the meeting in person. I believe this all might be a misunderstanding and the appeal has been withdrawn, but based on the prior emails it seems like the meeting will go ahead as planned.

As the project surveyor I will be available to answer any questions regarding the lot spit and lot width questions.

For background on September 30, 2021 the planning department asked us to revise our tentative map which at the time did not meet the minimum lot width requirements for our proposed parcel "B". On October 14th we re-submitted an updated tentative parcel map with an updated width for parcel "B" at the required minimum width of 25 feet. On March 18th 2022 our map received tentative map approval based on this updated map with the updated lot width.

Attached is the letter from planning dated September 30, 2021 requesting the change. Also attached is the email correspondence from SF DPW approving the tentative map with the updated width of 25 feet. Included in the email is a copy of the map with the updated lot width.

Please let me know if you need anything else or if you are not able to open these attachments.

Thanks,

Greg Ippolito, PLS

Foresight Land Surveying, Inc
301 California Drive, Suite #2
Burlingame, CA 94010
415-735-6180
www.flsurveys.com

On Fri, Apr 15, 2022 at 9:16 AM BOS Legislation, (BOS) <bos.legislation@sfgov.org> wrote:

Greetings,

To facilitate the preparation of the appeal hearing, please provide our office with the following information by replying to this email no later than **Friday, April 22, 2022. Please let us know if you will be participating in-person, or remotely:**

To participate in the hearing in-person, the meeting will be held at:

City Hall, Room

1 Dr. Carlton B. Goodlett Place, Room 250

San Francisco, CA 94102

- *To participate remotely via Microsoft Teams, provide our office with your contact information for the representative(s) that will present your appeal arguments:*

Name

Email Address

Phone number

Parties wishing to share presentations during a hearing must provide them to the Clerk 48 hours in advance (bos.legislation@sfgov.org); equipment is not available to share hard-copy documents received in-person.

If you choose to participate by telephone (not by Microsoft Teams), you will still need to provide the telephone number you will be calling from on that day, as well as an email address to receive an invitation from our office. Kindly let us know who the main presenter will be from your group.

Attached are instructions on how to participate remotely, meeting procedures (including sharing presentations), as well as best practices when participating. The email invitation will provide a call-in number and Meeting ID that is specific for the scheduled meeting only. You will be reminded to not forward the invitation or give out the conference number, as it will compromise the security and access to the live meeting. The email invitation will be sent out on the morning of the Board meeting of April 26, 2022.

In addition, members of the public providing public comment remotely via teleconference, should review the detailed instructions available at: <https://sfbos.org/remote-meeting-call>, or in person at the noticed meeting. Members of the public attending in-person may also be required to wear masks or adhere to current orders, please visit https://sfbos.org/in_person_meeting_guidelines for the current guidelines. Prior to the hearing, members of the public can also email comments to bos@sfgov.org or they can be mailed to Board of Supervisors, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Comments received will be distributed to the Members of the Board and

included in the official file. Members of the public may also watch the meeting through www.sfgovtv.org or by SF Cable Channel 26, 78 or 99 (depending on your provider) once the meeting starts and the telephone number and Meeting ID for public comment will be displayed on the screen.

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

[Board of Supervisors File No. 220319](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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

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

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



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

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

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

addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



NOTICE OF PLANNING DEPARTMENT REQUIREMENTS

September 30, 2021

Geoffrey Chapman Trust
3169 Alika Avenue
Honolulu, HI 96817 (electronic delivery: chapman@grvhc.com)

Project Address: **2556 Filbert St**
Assessor's Block/Lot: **0944/025 & 026 (1 lot with 2 APNs)**
Zoning District: **RH-1/ 40-X**

DPW Project ID Number: **11016 (2 lot subdivision)**
Planning Record Number: **2021-007623SUB**

Project Manager **Laura Ajello, Planner, 628.652.7353**

The Planning Department has received your application for a two-lot subdivision. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your subdivision referral, the following is required:

- 1. Minimum Lot Width not met.** Planning Code Section 121 requires a minimum lot width of 25 feet. The proposed width of Parcel B does not meet this requirement.
- 2. Environmental Planning review required.** The proposed subdivision does not meet standard Planning Department CEQA Categorical Exemptions for subdivision applications. Prior to submittal for review by Environmental Planning staff, a revised proposal with conforming lot width is required.

The Permit Center at 49 South Van Ness Avenue, 2nd floor is closed during the coronavirus outbreak. We are working remotely to continue reviewing permits. All revisions must be submitted to the Planning Department via email to your assigned Planner's attention.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above.

Thank you,

Laura Ajello, Planner
NW Team, Current Planning Division

Cc: subdivision.mapping@sfdpw.org; Janet F. Schindler, janetschindler@hotmail.com; Foresight Land
Surveying, Inc., greg@flsurveys.com

From: [Mapping, Subdivision \(DPW\)](#)
To: [Greg Ippolito](#)
Subject: PID 11016_APN 0944 / 025 (2LS)_2556 FILBERT ST
Date: Friday, March 18, 2022 2:01:48 PM
Attachments: [2556 Filbert Street TPM 10-5-21.pdf](#)
[11016 Tentative Approval 20220318.pdf](#)
[11016 DCP APPROVAL 20211021.pdf](#)
[11016 DBI Referral 20210727 DBIResponse20220315 ConditionallyApproved.pdf](#)

Foresight Land Surveying,

Regarding: Tentative Map Approval Granted for PID11016, 2556 FILBERT ST
APN 0944 / 025 & 026
Project Type:2 Lot Subdivision

See attached documents:

- Tentative Map
- Tentative Map Approval letter
- DCP Approval letter
- DBI Conditional approval letter

Kind regards

Tsegereda Naizghi | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
sfpublicworks.org · [Subdivisions & Mapping](#)



March 18, 2022

Greg Ippolito, PLS
301 California Drive, Suite #2
Burlingame, CA 94010

London N. Breed
Mayor

Carla Short
Acting Director

Nicolas Huff
Bureau of Street-Use and
Mapping Manager

Office of the
City and County Surveyor

Street-Use and Mapping
49 South Van Ness Ave.,
Suite 300,
San Francisco, CA 94103
Phone: (628) 271-2000

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

TENTATIVE MAP APPROVAL

Project ID	11016
APN	0944/025 & 0944/026
Address	2556 Filbert Street
Project Type	2 Lot Subdivision

Attention: Engineer / Surveyor

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated October 20, 2021.

☒ Copy of Planning Department approval/conditions

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated March 15, 2022.

☒ Copy of D.B.I. approval/conditions (check if attached)

All provisions of the CCSF Subdivision Code, CCSF Subdivision Regulations, CCSF Mapping Standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act.

Please submit all applicable documents:

☒ One (1) Check Print in PDF format of the final version of this map

☐ One (1) copy of C.F.C. (Certificate of Final Completion)

☒ One (1) copy of the Map Checklist

Do not submit check prints without complying with ALL of the above.
Incomplete submittals will be returned and subject to \$250 fee.

Sincerely,

William Blackwell Jr Digitally signed by William Blackwell Jr
For: _____ Date: 2022.03.18 09:00:00 -07'00'
Chief Surveyor, Bureau of Street-Use and Mapping



















12) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. AN X CUT IN THE SOUTH SIDEWALK OF FILBERT STREET WAS TAKEN AS AN ASSUMED ELEVATION OF 153.74'

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 11-9-20. SITE CONDITIONS REFLECT THE INFORMATION THAT IS SHOWN ON THIS MAP.

AC	ASPHALT CONCRETE	LND	LANDING
AC BLD	BUILDING	N'LY	NORTHERLY
BR	BRICK	NG	GROUND
BRDG	BRIDGE	PA	PLANTER
BST	BOTTOM OF STEP	PACB	PACIFIC BELL
BW	BASE OF WALL	PGE	PAC GAS AND ELECTRIC
BX	BOTTOM OF DRIVEWAY "X"	RF	ROOF AT EAVES
CATV	CABLE TELEVISION	RR	ROOF RIDGE
CC	CEMENT CONCRETE	SCO	SANITARY CLEANOUT
CO	CLEANOUT	SLB	STREET LIGHTING BOX
CONC	CEMENT CONCRETE	S'LY	SOUTHERLY
DI	DRAIN INLET	SW	SIDEWALK
DECK	DECK	TA	TREE AREA
DWY	DRIVEWAY	TB	TOP OF BUILDING
EC	EDGE OF CEMENT CONCRETE	TC	TOP OF CURB
ELEV	ELEVATION	TD	TOP OF DRAIN
E'LY	EASTERLY	TG	TOP OF ROOF GUTTER
EW	ELEVATED WALKWAY	TST	TOP OF STEP
FF	FINISHED FLOOR	TX	TOP OF DRIVEWAY "X"
FL	FLOWLINE	W'LY	WESTERLY
GV	GAS VALVE	WM	WATER METER

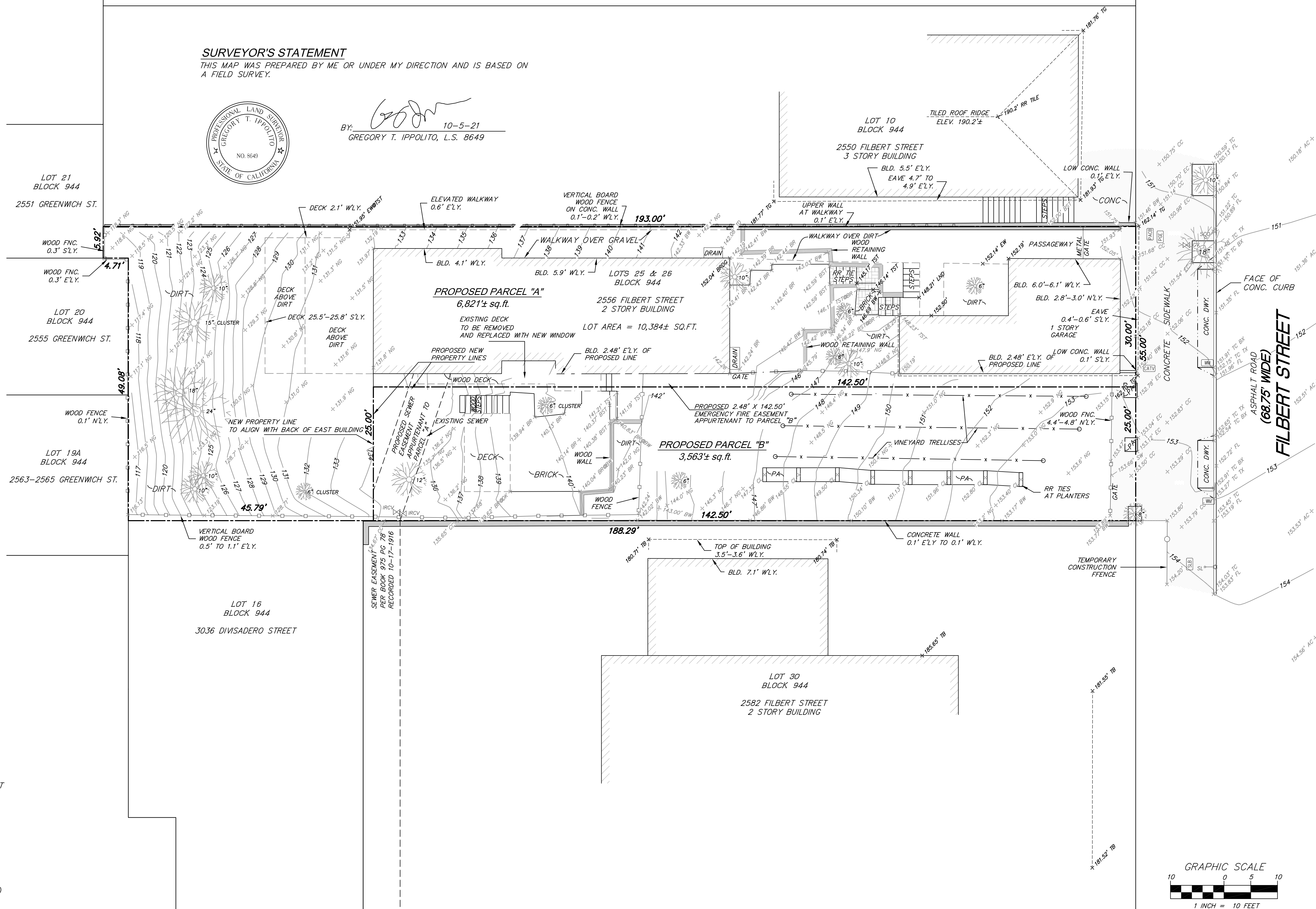
	PROPERTY LINE	 500	SANITARY SEWER CLEANOUT
	DECK OR OVERHANG	 GV	GAS VALVE
	FLOWLINE	 PAC	PAC BOX
	GRADE BREAK	 PGE	PGE BOX
	ROOF LINE	 CATV	CABLE TELEVISION BOX
	WOOD FENCE OR RAILING	 SL	STREET LIGHT
	CONTOUR (1' INTERVAL)	 SL	SPOT ELEVATION
			TREE (DIAMETER IN INCHES)
			WATER METER

MATTHEW PETER SHERWOOD CHAPMAN AS TRUSTEE OF THE GEOFFREY
CHAPMAN TRUST DATED DECEMBER 24, 2003, SUCH UNDIVIDED 50%
INTEREST

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



BY: GREGORY T. IPPOLITO 10-5-21
GREGORY T. IPPOLITO, L.S. 8649

[illegible]

FORESIGHT
LAND SURVEYING

TENTATIVE PARCEL MAP
2556 FILBERT STREET
A TWO LOT SUBDIVISION
SAN FRANCISCO, CA
BLOCK 944, LOTS 25 & 26

SHEET 1
OF
1 SHEETS

JOB No. 17074

**City and County of San Francisco**

San Francisco Public Works - Bureau of Street Use and Mapping
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
sfpublicworks.org - tel (628) 271-2000



Date: July 27, 2021

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:		11016	
Project Type:		2 Lot Subdivision	
Address#	StreetName	Block	Lot
2556	FILBERT ST	0944	025
2556	FILBERT ST	0944	026
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

James Ryan Digitally signed by James Ryan
Date: 2021.07.27 16:15:40
-07'00'

James Ryan, PLS Acting City and County
Surveyor

☒ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class n/a, CEQA Determination Date 10/19/2021, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed **Laura Ajello** Digitally signed by Laura Ajello
Date: 2021.10.20 15:01:47 -07'00'

Date October 20, 2021

Planner's Name Laura Ajello
for, Corey Teague, Zoning Administrator