

File No. 140355

Committee Item No. \_\_\_\_\_

Board Item No. 25

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date May 6, 2014

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                          |                                     |                                     |
|--------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter</u>                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Response 04/29/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice Docs</u>          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Application for parcel map</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>List of recipients</u>           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                               |

Completed by: John Carroll Date May 1, 2014


Completed by: \_\_\_\_\_ Date \_\_\_\_\_

Jeremy Herzog  
653 Fell St.  
San Francisco, CA 94102

Tel: 206.303.8842  
email: herzog.jer@  
gmail.com

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2014 APR -9 PM 4:56



Board President David Chiu and Board of Supervisors  
Clerk of the Board of Supervisors  
City of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Notice of Appeal of Dept. of Public Works approval of  
Subdivision Map For Block 0829 Lot 024 Address of  
653-655 Fell St.

Dear President Chiu and Supervisors:

I, Jeremy D. Herzog, tenant of 653 Fell St  
in San Francisco, CA, hereby appeal this DPW  
approval.

Plans for this sub-division have not been shared with  
me and I would like further time to research the matter.  
Thank you for your attention to this matter.

Sincerely,

Jeremy D. Herzog



9th April 2014



Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
E mail: [Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor  
1155 Market Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94103  
  
Bruce R. Storrs, City and County Surveyor

Date: April 8, 2014

**THIS IS NOT A BILL.**

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

Address	Block	Lot
653 – 655 Fell Street	0829	024

This subdivision will result in:

**2 Lot Subdivision**

**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 \$290.00, payable to the Department of 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 email:  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org).

Sincerely,

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



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Tentative Parcel Map Appeal 653-655 Fell Street

**DATE:** April 29, 2014

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

**FROM:** John Rahaim, Planning Director – Planning Department (415) 558-6411  
Christine Lamorena, Case Planner – Planning Department (415) 575-9085

**RE:** File No. 140355 Planning Case No. 2013.0712S – Appeal of approval of a Tentative Parcel Map for 653-655 Fell Street

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

2014 APR 29 PM 3:32  
AK

**HEARING DATE:** May 6, 2014

**ATTACHMENTS:** A. Planning Department Referral Letter (dated May 25, 2014)  
B. Variance Decision Letter (dated January 6, 2014)

**PROJECT SPONSOR:** RWW Properties, LLC, 6114 La Salle Avenue #535, Oakland, CA 94551

**APPELLANT:** Jeremy D. Herzog, 653 Fell Street, San Francisco, CA 94102

### INTRODUCTION:

This memorandum and the attached documents are in response to the letter of appeal (“Appeal Letter”) to the Board of Supervisors (the “Board”) regarding the Department of Public Works (“DPW”) April 7, 2014 approval of a Tentative Parcel Map for a two lot subdivision at 653-655 Fell Street. The application was filed with DPW on April 30, 2013 and referred to the Planning Department (the “Department”) for review on May 20, 2013. Related variances for lot size, rear yard, open space, and parking were heard at a public hearing before the Zoning Administrator on October 23, 2013 and granted on January 6, 2014 (Case No. 2013.0712V). Recommendation for approval by the Department was made on March 25, 2014 and issued by DPW on April 7, 2014. The Appeal Letter to the Board was filed on April 9, 2014 by Jeremy D. Herzog and referenced the proposed project in Case No. 2013.0712S. The Appellant states that he was unaware of the proposed subdivision and requests further time to research the issues. The Appeal Letter does not include any specific concerns.

The decision before the Board is whether to uphold or overturn the Tentative Parcel Map approval for the two lot subdivision.

### SITE DESCRIPTION & PRESENT USE:

The subject property is a through lot located on the south side of Fell Street between Webster and Buchanan Streets. The subject lot is 25 feet wide by 120 feet deep and is developed with a three-story, two-unit building constructed circa 1900. A garage at the rear of the property fronts on Hickory Street.

Memo

#### **SURROUNDING PROPERTIES AND NEIGHBORHOOD:**

The subject property is located in the Western Addition. The building directly to the west of the subject building at 663 Fell Street is a two-story, two-unit building constructed circa 1900. An application to subdivide the lot was granted on September 12, 2008. The building directly to the east of the subject building at 647-651 Fell Street is a three-story over garage, six-unit building constructed circa 1908.

#### **PROJECT DESCRIPTION:**

The project proposes to subdivide the lot into two lots and requires the approval of the Tentative Parcel Map.

#### **BACKGROUND:**

*2013 – Tentative Parcel Map Application filed, Variance Application filed & heard*

On April 30, 2013, a Tentative Parcel Map application was filed with DPW to subdivide the lot into two lots and referred to the Department for review on May 20, 2013.

On July 2, 2013, a Variance application (Case No. 2013.0712V) was filed in relation to the subdivision, requesting variances from Lot Area (Planning Code Section 121), Rear Yard (Planning Code Section 134), Open Space (Planning Code Section 135), and Parking (Planning Code Section 159). The Variance application was heard at a public hearing before the Zoning Administrator on October 23, 2013. The Planning Department received no opposition to the proposed project.

*2014 – Variance Application granted, Tentative Parcel Map approved.*

On January 6, 2014, the Zoning Administrator granted the variances (Attachment B) and on March 25, 2014 the Department recommended approval of the Tentative Parcel Map application to DPW (Attachment A), and on April 7, 2014, DPW issued the Tentative Parcel Map approval.

#### **CONCLUSION:**

For the reasons stated above, we believe that our review and recommendation of approval of the Tentative Parcel Map application provides an accurate analysis of the proposed project. Therefore, for the reasons articulated in Attachments A and B, the Department recommends that the Board uphold DPW's approval for the Tentative Parcel Map to subdivide the lot into two lots.



Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

Date: May 20, 2013

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

<b>Project ID:</b> 7534			
<b>Project Type:</b> 2 Lot Subdivision			
Address#	StreetName	Block	Lot
653 - 655	FELL ST	0829	024
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): **SEE ATTACHED NSR**

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 03.25.14

G. LAMORENA  
FOR Mr. Scott F. Sanchez, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

**DOCKET COPY**  
**DO NOT REMOVE**

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: **RWW PROPERTIES, LLC.** )

Address: **6114 La Salle Ave #535** )

City: **Oakland** )

State: **California** )



San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

**DOC- 2014-J853350-00**

Check Number 4681

Friday, MAR 21, 2014 15:14:39

Ttl Pd \$24.00 Rcpt # 0004906908

okc/KC/1-4

Space Above This Line For Recorder's Use

**CERTIFIED COPY**

I (We) RWW PROPERTIES, LLC., the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 0829 LOT: 024**

**COMMONLY KNOWN AS: 653-655 Fell Street**

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on January 6, 2014 (Case No. 2013.0712V, to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage fronting on Hickory Street. The existing structure fronting on Fell Street will be reduced by approximately six feet in depth at the rear.

**The restrictions and conditions of which notice is hereby given are:**

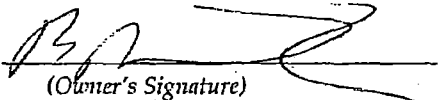
**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT A, to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage is fronting on Hickory Street, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The newly created lot fronting on Hickory Street will be limited to one dwelling unit.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: MARCH 20, 2014 at San Francisco, California  
RWV Properties, LLC  
  
(Owner's Signature)

*This signature(s) must be acknowledged by a notary public before recordation;  
add Notary Public Certification and Official Notarial Seal Below.*

CL/jms/653-655 Fell Street/NSR



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

**COMMENCING AT A POINT ON THE SOUTHERLY LINE OF FELL STREET, DISTANT THEREON 164 FEET 6 INCHES EASTERLY FROM THE EASTERLY LINE OF WEBSTER STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF FELL STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF HICKORY STREET; THENCE WESTERLY ALONG SAID LINE HICKORY STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF COMMENCEMENT.**

**BEING A PART OF WESTERN ADDITION BLOCK NO. 287**

**ACKNOWLEDGMENT**

State of California  
County of Alameda

On March 20, 2014 before me, Carmela Gonzales Pena  
(insert name and title of the officer)

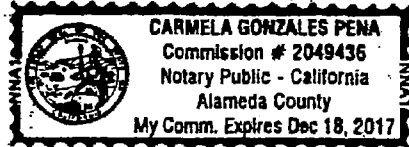
personally appeared B Reid Settlement  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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]

(Seal)





# SAN FRANCISCO PLANNING DEPARTMENT

## Variance Decision

*Date:* January 6, 2014  
*Case No.:* 2013.0712V  
*Project Address:* 653-655 FELL STREET  
*Zoning:* RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
*Block/Lots:* 0829/024  
*Applicant:* Guillermo Loyola  
RWW Properties, LLC  
6114 La Salle Avenue #535  
Oakland, CA 94611  
*Staff Contact:* Christine Lamorena – (415) 575-9085  
christine.lamorena@sfgov.org

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### DESCRIPTION OF VARIANCES – LOT SIZE, REAR YARD, OPEN SPACE AND PARKING VARIANCES SOUGHT:

The proposal is to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage fronting on Hickory Street. The existing structure fronting on Fell Street will be reduced by approximately six feet in depth at the rear.

Section 121 of the Planning Code requires the size of the proposed lots to be a minimum of 2,500 square feet each. The proposed lot subdivision would create an approximately 1,750 square foot lot for the property fronting on Fell Street and an approximately 1,250 square foot lot for the property fronting Hickory Street.

Section 134 of the Planning Code requires a rear yard equal to 25 percent of the lot depth or 15 feet, whichever is greater for each lot. The required rear yard for the lot fronting on Fell Street would be approximately 17 feet while the proposed rear yard would be approximately three feet.

Section 135 of the Planning Code requires 100 square feet of private open space for each dwelling unit, 266 square feet of common open space, or a sufficient combination of private and common open space. The proposed lot fronting on Fell Street containing two units would provide approximately 86 square feet of private open space where 100 square feet are required and 146 square feet of common open space where 266 square feet are required.

Section 159 of the Planning Code stipulates that required parking spaces for one-family and two-family dwellings be located on the same lot as the dwellings served. The proposed subdivision would result in the required parking spaces being located on a separate lot; therefore, a variance is required.

**PROCEDURAL BACKGROUND:**

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on Variance Application No. 2013.0712V on October 23, 2013.
3. Planning Code Section 311 notification is not required for the proposal.

**DECISION:**

**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT A, to subdivide a through lot containing a two-unit building fronting on Fell Street and a garage fronting on Hickory Street, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The newly created lot fronting on Hickory Street will be limited to one dwelling unit.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

**FINDINGS:**

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

**FINDING 1.**

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

**Requirement Met.**

- A. The subject block is bifurcated by Hickory Street with lots on its north and south sides. The subject property is located on the north side of Hickory Street. Many lots on the south side of Hickory Street, directly across from the subject property, as well as the property immediately adjacent and to the west at 663 Fell Street, were subdivided and developed with buildings fronting on the front and rear of their respective lots.
- B. The subject property has a lot depth of 120 feet, which is deeper than the typical lot depth of 100 feet.

**FINDING 2.**

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

**Requirement Met.**

- A. The literal enforcement of the Planning Code would preclude development on the proposed lot that is similar to approximately eight lots directly across Hickory Street and adjacent to the subject property, a practical difficulty or unnecessary hardship not created by or attributed to the applicant or to the owner of the property.

**FINDING 3.**

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

**Requirement Met.**

- A. Other properties on the block have enjoyed the ability to split lots and create development on Hickory Street, a substantial property right possessed by other properties in the same class of district. Variances were granted to other similar projects on the subject block. Specifically; nearby projects include the properties at 663 Fell Street, located immediately adjacent to the subject property, which was granted lot size, rear yard, open space and off-street parking variances on March 20, 2008 (Case No. 2007.1044V) and 513 and 519 Hickory Street, located directly across Hickory Street, which were granted lot size, rear yard, open space and off-street parking variances on November 8, 1990 (Case No. 1990.094V).

**FINDING 4.**

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

**Requirement Met.**

- A. The proposal will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity as there are no proposed physical alterations to

expand the structures and the lot subdivision would occur on a block with similar conditions. Previously approved lot size, rear yard, open space, and parking variances in the nearby area include 663 Fell Street. (Case No. 2007.1044V) and 513 and 519 Hickory Street (Case No.1990.094V).

B. The Planning Department received no opposition to the proposed project.

**FINDING 5.**

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

**Requirement Met.**

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

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

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

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for

Variance Decision  
January 6, 2014

CASE NO. 2013.0712V  
653-655 Fell Street

Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

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

Very truly yours,



Corey A. Teague

Acting Zoning Administrator

---

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

CL: G:\DOCUMENTS\2013\Vs\2013.0712\2013.0712V - 653-655 Fell St - Decision Letter.doc

Copy to I:\Decision Documents\Variance Decision Letters\2013\2013.0712V - 653-655 Fell St - Decision Letter



**NOTICE OF PUBLIC HEARING**

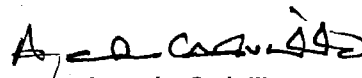
**BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

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

- Date:** Tuesday, May 6, 2014
- Time:** 3:00 p.m.
- Location:** Legislative Chamber, Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Subject:** File No. 140355. Hearing of persons interested in or objecting to the decision of the Department of Public Works dated April 8, 2014, approving a Tentative Parcel Map for a 2-lot subdivision located at 653-655 Fell Street, Assessor's Block No. 0829, Lot No. 024. (District 5) (Appellant: Jeremy D. Herzog) (Filed April 9, 2014).

Pursuant to Government Code, Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on May 2, 2014.

  
Angela Calvillo  
Clerk of the Board





CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (213) 229-5300 / Fax (213) 229-5481
Visit us @ WWW.LEGALADSTORE.COM

J CARROLL/J LAMUG
S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: Hearing Notice - Ten Map - 653-655 Fell St .

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

04/25/2014

Daily Journal Corporation

Serving your legal advertising needs throughout California. Call your local

- BUSINESS JOURNAL, RIVERSIDE (951) 784-0111
DAILY COMMERCE, LOS ANGELES (213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES (213) 229-5300
ORANGE COUNTY REPORTER, SANTA ANA (714) 543-2027
SAN DIEGO COMMERCE, SAN DIEGO (619) 232-3486
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO (800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE (408) 287-4866
THE DAILY RECORDER, SACRAMENTO (916) 444-2355
THE INTER-CITY EXPRESS, OAKLAND (510) 272-4747

CNS 2615055

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

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Date: Tuesday, May 6, 2014 Time: 3:00 p.m. Location: Legislative Chamber, Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 140355. Hearing of persons interested in or objecting to the decision of the Department of Public Works dated April 8, 2014, approving a Tentative Parcel Map for a 2-lot subdivision located at 653-655 Fell Street, Assessor's Block No. 0829, Lot No. 024. (District 5) (Appellant: Jeremy D. Herzog) (Filed April 9, 2014). Pursuant to Government Code, Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on May 2, 2014. Angela Calvillo, Clerk of the Board



\* A 0 0 0 0 0 3 4 0 4 3 8 2 \*

**New Order**



Your Order is sent.

**Customer Information**

**Customer Name** S.F. BD OF SUPERVISORS (NON-CONSECUTIVE) **Master Id** 52704  
**Address** 1 DR CARLTON B GOODLETT PL #244 **Phone** 4155547704  
**City** SAN FRANCISCO **Fax** 4155547714  
**State - Zip** CA - 94102

**Product Information**

Legal GOVERNMENT - GOVT PUBLIC NOTICE

**Order Information**

**Attention Name** J CARROLL/J LAMUG **Billing Reference No.**   
**Ad Description** Hearing Notice - Ten Map - 653-655 Fell St **Sale/Hrg/Bid Date**

**Special Instructions**

**Orders Created**

Order No.	Newspaper Name	Publishing Dates	Ad	Price Description	Price	Ad Status
2615055	SAN FRANCISCO CHRONICLE-CITY&CO. 10%, CA <b>Billed To:</b> S.F. BD OF SUPERVISORS (OFFICIAL NOTICES) <b>Created For:</b> S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)	04/25/2014	<b>Depth :</b> 4.50" <b>Lines :</b> 55	<b>\$ No Pricing Formula for 2175</b>	<b>Pricing will be done by DJC</b>	Sent

Order No.	Newspaper	View
2615055	SAN FRANCISCO CHRONICLE-CITY&CO. 10%	<b>View Ad In PDF</b>

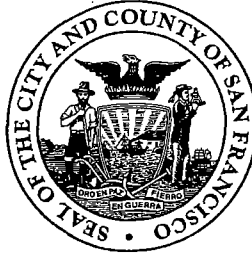
**NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **Date: Tuesday, May 6, 2014 Time: 3:00 p.m. Location: Legislative Chamber, Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102**

**Subject: File No. 140355.** Hearing of persons interested in or objecting to the decision of the Department of Public Works dated April 8, 2014, approving a Tentative Parcel Map for a 2-lot subdivision located at 653-655 Fell Street, Assessor's Block No. 0829, Lot No. 024. (District 5) (Appellant: Jeremy D. Herzog) (Filed April 9, 2014).

Pursuant to Government Code, Section 65009, the following notice is hereby given: if you challenge, in court, the general plan amendments or planning code and zoning map amendments described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

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

PROOF OF MAILING

Legislative File No. 140355

Description of Items: Two hundred and ninety-seven hearing notices for public hearing on May 6 regarding appeal of tentative map for 653-655 Fell Street.

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

Date: April 25, 2014

Time: 2:00 p.m.

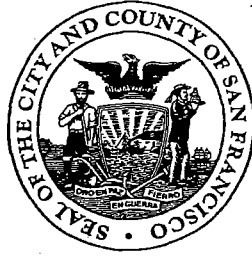
USPS Location: BOS COS OFFICE USPS PICKUP BOX

Mailbox/Mailslot Pick-Up Times (if applicable): 3:00 p.m.

Signature: John Carroll

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

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

April 14, 2014

Jeremy D. Herzog  
653 Fell Street  
San Francisco, CA 94102

File No. 140355  
Appeal of Tentative Parcel Map - 653-655 Fell Street  
Assessor's Block No. 0829, Lot No. 024  
2 Lot Subdivision

Dear Mr. Herzog:

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

653-655 Fell Street, Assessor's Block No. 0829, Lot No. 024

A hearing date has been scheduled on **Tuesday, May 6, 2014, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Please provide to the Clerk's Office by:

**11 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing;

**15 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing in label format.

For the above, the Clerk's office requests one electronic file (sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)) and one hard copy of the documentation for distribution, and, if possible, names and addresses of interested parties to be notified in label format. NOTE: If an electronic version of the documentation is not available, please submit 18 hard copies of the documentation to the Clerk's Office for distribution. Please note, if documents are received after the deadlines prescribed above, it is your responsibility to ensure that all parties have been given copies of such materials.

If you have any questions, please feel free to contact Legislative Deputy Director, 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, RWW Properties, LLC, c/o Guillermo Loyola, 6114 LaSalle Avenue, #535, Oakland, CA 94611  
Jon Givner, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
John Malamut, Deputy City Attorney  
Mohammed Nuru, Director, Department of Public Works  
Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping  
Fuad Sweiss, City Engineer, Department of Public Works  
Aaron Starr, Planning Department  
AnMarie Rodgers, Planning Department  
Scott Sanchez, Zoning Administrator, Planning Department  
Sarah Jones, Environmental Review Officer, Planning Department  
Joy Navarrete, Planning Department  
Tina Tam, Planning Department  
Tim Frye, Planning Department

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 693-655 Fell St. SF CA 94102

Assessor's Block: 0829 Lot Number(s): 024

For DPW-BSM use only  
ID No.: 7534

Owner:	
Name:	<u>RWW PROPERTIES, LLC</u>
Address:	<u>614 LA SALLE AVE #535, OAKLAND CA 94611</u>
Phone:	<u>510-339-9905</u> E-mail: <u>office@rww-llc.com</u>
Person to be contacted concerning this project (if different from owner)	
Name:	<u>RWW PROPERTIES, LLC C/O GUILLERMO LOYOLA</u>
Address:	<u>614 LA SALLE AVE #535, OAKLAND CA 94611</u>
Phone:	<u>(510) 339-9905</u> E-mail: <u>memo@rww-llc.com</u>
Firm or agent preparing the subdivision map:	
Name:	<u>Langford Land Surveying</u>
Address:	<u>424 Preston Court, Livermore CA 94551</u>
Phone:	<u>(510) 530-5200</u> E-mail: <u>LangfordLS@sbcglobal.net</u>
Subdivider: (if different from owner)	
Name:	
Address:	

\*\*

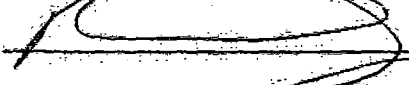
Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace:  No  Yes (shown on Tentative Map)

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

I (We) B. RELO SETTLEMIER  
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 5/14/13 Signed: 

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

RECEIVED  
13 MAY 16 PM 4: 08

RWW PROPERTIES, LLC

GUILLERMO LOYOLA

114 LA SALLE AVENUE, #535  
OAKLAND, CA 94611  
EMO@RWW-LLC.COM

C: 510-695-0016  
O: 510-379-7655  
F: 510-339-9906

\*\*\*\* WinMetro Label Set \*\*\*\*

Date : 4/24/2014  
Report : Avery 5160 Laser Label Option A  
Sort : SITEADDR  
Count : 301

For : san francisco co  
of : 653 fell  
By : Cindy Cost  
2 sets labels

Recs Processed : 336  
Dups Screened : 24  
CRs Screened : 0  
Bad Addresses : 0  
Labels Produced : 301

Zachary Alinder & Amy Keating  
268 Lombard St #4  
San Francisco, CA 94133-2480

Paul Olsen  
420 Buchanan St  
San Francisco, CA 94102-5528

Patrice Phillips  
21 Tamalpais Rd  
Fairfax, CA 94930-1518

Kumar Dandapani  
429 Buchanan St  
San Francisco, CA 94102-5529

Joseph Ross Swimmer & Swimmer Jos  
431 Buchanan St  
San Francisco, CA 94102-5529

M Victor & Victor & Le Sabbah  
798 Ranger Cir  
Foster City, CA 94404-1727

Christopher Briley  
436 Buchanan St  
San Francisco, CA 94102-5528

Thomas Mills Jr.  
438 Buchanan St  
San Francisco, CA 94102-5528

Tunde Munz-Abraham  
531 Buchanan St  
San Francisco, CA 94102-5527

Tieu Holman  
534 Buchanan St  
San Francisco, CA 94102-5526

Timothy Parker  
5032 Diamond Heights Blvd  
San Francisco, CA 94131-1651

Victoria Yelensky  
7723 Claremont Ave  
Berkeley, CA 94705-1436

Michael Giangrave & Stenly Song  
1833 Channing Way  
Berkeley, CA 94703-1760

Alicia Padilla  
14233 E Shaver St  
La Puente, CA 91746-1729

Glenn Krumbholz  
610 1/2 Buchanan St  
San Francisco, CA 94102-5015

Karl Gooden  
612 Buchanan St  
San Francisco, CA 94102-5015

Eileen Gordon  
614 Buchanan St  
San Francisco, CA 94102-5015

Kevin & Rati Levesque  
616 Buchanan St  
San Francisco, CA 94102-5015

Lisa Michele Wist  
618 Buchanan St  
San Francisco, CA 94102-5015

Alberta Samuels  
8090 Coach Dr  
Oakland, CA 94605-4203

Wymiarkewicz Slawomir  
1817 California St #108  
San Francisco, CA 94109-4535

Rodrigo & Gloria Villacruz  
408 Fell St  
San Francisco, CA 94102-5017

Nicolas & Victoria Kenery  
2830 Conifer Dr  
Fairfield, CA 94533-8104

Yen Youie  
420 Fell St  
San Francisco, CA 94102-5017

E Simmons Michael & Michael Simm  
425 Fell St  
San Francisco, CA 94102-5016

Cecilia Thwaite Gregor Tarrant  
165 W 66th St #7A  
New York, NY 10023-6506

Gina Lee Ran Satomi  
430 Fell St  
San Francisco, CA 94102-5017



Sybil Bourges  
588 Wyanpote  
Daly City, CA 94014

Bolbolan Shahla  
442B Fell St  
San Francisco, CA 94102-5017

G Lehtola Michael  
163 Divisadero St  
San Francisco, CA 94117-3212

Lucille Ngai-Saul & Zachary Saul  
7327 Geary Blvd  
San Francisco, CA 94121-1602

John Lvg Wai  
PO Box 641045  
San Francisco, CA 94164-1045

Mitchell Walker Jr.  
506 Fell St #A  
San Francisco, CA 94102-5010

Aline Godbout  
506 Fell St #B  
San Francisco, CA 94102-5010

Kunal Modi & Anita Gupta  
506 Fell St #C  
San Francisco, CA 94102-5010

Madeline Moran & Patterson Daniel  
517-519 Fell St  
San Francisco, CA 94102-5018

Thieu Tran Giang Phan  
525 Fell St  
San Francisco, CA 94102-5018

Betty Robinson  
529 Fell St  
San Francisco, CA 94102-5018

Helen Linder  
535 Fell St  
San Francisco, CA 94102-5018

Mark Wilson  
4324 Fran Way  
Richmond, CA 94803-1926

Irwin & Tanja Schulte Jonathan  
542 Fell St  
San Francisco, CA 94102-5019

Richard Couch  
559 Fell St  
San Francisco, CA 94102-5018

Richard Couch  
559 Fell St  
San Francisco, CA 94102-5018

Golden Properties LLC & Sergio Iantor  
2170 Sutter St  
San Francisco, CA 94115-3120

Nimer Massis  
593 Ofarrell St  
San Francisco, CA 94102-1931

Christine Wood Gonzalez  
419 Central Ave  
San Francisco, CA 94117-2022

Matthew Lever  
580 Fell St  
San Francisco, CA 94102-5019

Jonathan Rowe  
76-6204 Alii Dr #3  
Kailua Kona, HI 96740-2329

Gary & Katherine Murphy  
482 Hickory St  
San Francisco, CA 94102-5607

Kam Inson Yuen & Inson David  
591 Fell St  
San Francisco, CA 94102-5018

Rosemary Glavin  
601 Fell St  
San Francisco, CA 94102-5020

John Lambert  
601A Fell St  
San Francisco, CA 94102-5020

Dennis Heinke  
603 Fell St  
San Francisco, CA 94102-5020

Michael & Cla Hyland Goldman  
2261 Market St #428A  
San Francisco, CA 94114-1600

Peterson Robert & Robert Peterson  
2180 N Denair Ave  
Turlock, CA 95382-1822

Terence Choy  
791 Lakeview Ave  
San Francisco, CA 94112-2203

Robert & Jessica Lawson  
1521 Willow Ave  
Burlingame, CA 94010-5011

Rosario Billingsley  
2929 Summit St #207  
Oakland, CA 94609-3423

Marion Buchenau  
627 Fell St  
San Francisco, CA 94102-5020

Reco Investors LLC  
6114 La Salle Ave #535  
Oakland, CA 94611-2802

Stenkamp Kilby  
PO Box 460298  
San Francisco, CA 94146-0298

Whelan Family  
223 Lisbon St  
San Francisco, CA 94112-2018

Rishi Verma & Arvantely Peter  
679 Fell St  
San Francisco, CA 94102-5020

John Wong  
20 Lansdale Ave  
San Francisco, CA 94127-1609

William & Patricia Mandel  
112 Lyon St  
San Francisco, CA 94117-2113

Laguna Hayes Ptnrs LLC  
136 Parnassus Ave #1  
San Francisco, CA 94117-4213

Sung Luke & Ng Kitty Lian  
73 Almaden Ct  
San Francisco, CA 94118-4203

Campbell Family  
615 Hayes St  
San Francisco, CA 94102-4129

Parhizgar Derdula  
619 Hayes St  
San Francisco, CA 94102-4129

Steet Elizabeth  
623 Hayes St  
San Francisco, CA 94102-4129

Richard Fraige  
704 Terrace St  
Carson City, NV 89703-4831

Richard Fraige  
PO Box 475730  
San Francisco, CA 94147-5730

George Puffett  
260 Banks St  
San Francisco, CA 94110-5625

Mary Wallace  
2215 Market St #414  
San Francisco, CA 94114-1612

Kenneth Shroyer  
1016 Harrison Ave  
Venice, CA 90291-5023

David & Jennifer Pak  
464 Hickory St  
San Francisco, CA 94102-5607

Ralph Carlson  
470 Hickory St  
San Francisco, CA 94102-5607

Andrew Price  
471 Hickory St  
San Francisco, CA 94102-5606

Jueyan Zhang & Sandra Feng  
476 Hickory St  
San Francisco, CA 94102-5607

Keith Potter  
477 Hickory St  
San Francisco, CA 94102-5606

502-504 Hickory Street LLC  
237 Kearny St #273  
San Francisco, CA 94108-4502

Robert & William Connell  
513 Hickory St  
San Francisco, CA 94102-5518

Fox Louise  
2759 Woodley Pl NW  
Washington, DC 20008-1518

Fred Hamden  
519 Hickory St  
San Francisco, CA 94102-5518

John Scott Adams  
523 Hickory St  
San Francisco, CA 94102-5518

Stoddard Lambertson David  
728 S Grant St  
San Mateo, CA 94402-1412

Jerome Guillen  
527 Hickory St  
San Francisco, CA 94102-5518

Joshua Clayton  
579 Hickory St  
San Francisco, CA 94102

William & An Pamela McGee Jr.  
415 Laguna St  
San Francisco, CA 94102-5654

Michael Ellis  
417 Laguna St  
San Francisco, CA 94102-5654

Kenneth Gendemann  
419 Laguna St #1  
San Francisco, CA 94102-5654

Ronald & Summ Ingrid Hartman  
419 Laguna St #2  
San Francisco, CA 94102-5654

J Stacy Tr James & James Stacy  
1446 Waller St  
San Francisco, CA 94117-2925

William L K & Kelly Young  
517 Laguna St  
San Francisco, CA 94102-5051

Richard Fraige  
123 W Second St  
Carson City, NV 89703-4225

M Dattani Credit & Dattani Kaushi Mui  
3232 22nd St  
San Francisco, CA 94110-3007

Randall Lucas  
300 Lily St  
San Francisco, CA 94102-5608

Angela Maria Oliva  
33 Seward St  
San Francisco, CA 94114-2336

Edward Smith  
306 Lily St #A  
San Francisco, CA 94102-5681

Richard Stevens  
306 Lily St #B  
San Francisco, CA 94102-5681

Laurie Macdougall  
306 Lily St #C  
San Francisco, CA 94102-5681

John Wimberly & Zoe Cummings  
308 Lily St  
San Francisco, CA 94102-5682

Susan Macy  
4446 Finch Ct  
Napa, CA 94558-1703

Bui Connell & Tien Bu  
524 10th Ave  
San Francisco, CA 94118-3638

Kenneth Thomas Castellano  
314 Lily St  
San Francisco, CA 94102-5608

Michael Mertens  
454 W 54th St #40  
New York, NY 10019-4594

Bo Sook Han  
368 Lily St  
San Francisco, CA 94102-5608

Donald Bell Bruce & Bruce Donald Be  
4052 23rd St  
San Francisco, CA 94114-3214

Michael Willemsen  
PO Box 2183  
Arnold, CA 95223-2183

David & Elaine Sauers Jr.  
413 Lily St #4  
San Francisco, CA 94102-5560

Robert Tully  
436 Diamond St  
San Francisco, CA 94114-2823

Mission Housing Dev Corp  
474 Valencia St #280  
San Francisco, CA 94103-5928

Anne Pincus  
452-454 Lily St  
San Francisco, CA 94102-5521

Kate Ryan-Garrison  
412 Linden St  
San Francisco, CA 94102-5023

Arne Boudewyn  
21850 Monte Vista Ter  
Monte Rio, CA 95462

Mika & Lisa Newton  
417 Linden St #1  
San Francisco, CA 94102-5022

Bradley Maring  
419 Linden St #2  
San Francisco, CA 94102-5022

Ross Ronald  
612 Howard St #390  
San Francisco, CA 94105-3969

Nelson Montgomery  
5 Seymour St  
San Francisco, CA 94115-4525

Peter Holden  
427 Linden St  
San Francisco, CA 94102-5048

Casey & Victoria Stein Denis  
743 Green St  
San Francisco, CA 94133-3705

Audrey Donnelly & Roberts Gloria  
442 Linden St  
San Francisco, CA 94108-5442

Michael & Kathleen Klestoff  
1812 Noriega St  
San Francisco, CA 94122-4324

Mark Price  
10916 Adare Dr  
Fairfax, VA 22032-3103

Thomas Holt  
1661 Oak St  
San Francisco, CA 94117-2064

Anthony & Lidia Brown Nguyen  
PO Box 2064  
Santa Clara, CA 95055-2064

Stephen Sirota  
491 Linden St  
San Francisco, CA 94102-5022

Julie & Xavier Majic  
508 Linden St #2  
San Francisco, CA 94102-5025

Robert Katyal  
508 Linden St #3  
San Francisco, CA 94102-5025

Kevin Webb  
3298 Pierce St  
San Francisco, CA 94123-2700

Richard Johnson II  
511 Linden St #B  
San Francisco, CA 94102-5024

Cabot Kelly & Rossella Florio  
511 Linden St #C  
San Francisco, CA 94102-5024

Charles & Ruby Smith  
334 Harriet St  
San Francisco, CA 94103-4716

Janice Paniagua  
533 Linden St  
San Francisco, CA 94102-5024

Gregory Kellisky  
1297 Dolores St  
San Francisco, CA 94110-3614

Cheryl Bass  
555-557 Linden St  
San Francisco, CA 94102-5024

Roy Capps  
921 Windeler Ave  
Tracy, CA 95376-3849

Eric Fairfax  
63 Elsie St  
San Francisco, CA 94110-5106

Jasper Charles  
508 Linden St #1  
San Francisco, CA 94102-5025

Mary Lopez & Victor Yanasho  
420 Oak St  
San Francisco, CA 94102-5610

421-423 Oak Street LLC  
2010 Ocean Ave #E  
San Francisco, CA 94127-2755

Daniel Nosal  
422 Oak St  
San Francisco, CA 94102-5610

Belen Delrosario & Sabino Monica  
821 Quintara St  
San Francisco, CA 94116-1264

Silk Family & John Johnson  
139 Downey St  
San Francisco, CA 94117-4419

Lynne Creighton  
437 Oak St  
San Francisco, CA 94102-5609

Vai Family & C & M Colin  
436 Oak St  
San Francisco, CA 94102-5610

Bennett Family  
441 Oak St  
San Francisco, CA 94102-5609

Le-Carlson & Matthew Minou  
444 Oak St #A  
San Francisco, CA 94102-5684

Ronald & Summer Ingrid Hartman  
444 Oak St #B  
San Francisco, CA 94102-5684

David Alan & Al Jon Shuttleworth  
467 Oak St  
San Francisco, CA 94102-5609

Dorothy Cook  
466 Oak St  
San Francisco, CA 94102-5610

Edmund Bagaman  
59 Forest St  
Oakland, CA 94618

Gina Casagrande  
472 Oak St  
San Francisco, CA 94102-5610

Alison Kristen Lum  
473 Oak St  
San Francisco, CA 94102-5609

Jennifer Carrico  
474 Oak St  
San Francisco, CA 94102-5610

Hoang Tan Michael  
477 Oak St  
San Francisco, CA 94102-5609

Bradley Bombola  
483 Oak St  
San Francisco, CA 94102-5609

Baker Places Inc  
1000 Brannan St #401  
San Francisco, CA 94103-4888

Helen Veronica Gekakis  
504-506 Oak St  
San Francisco, CA 94102-5523

Nelson Banks  
547 Oak St  
San Francisco, CA 94102-5507

Jarrold & Taryn Shappell  
510 Oak St  
San Francisco, CA 94102-5523

Demonsant Benoit  
512 Oak St  
San Francisco, CA 94102-5523

Robert & Collee Woolsey Devney  
13001 42nd Ave NE  
Seattle, WA 98125-4624

Droese Family & Droese Douglas  
15760 Adams Rdg  
Los Gatos, CA 95033-8036

William McMorrow  
520 Oak St  
San Francisco, CA 94102-5523

Ashley Allen  
522 Oak St  
San Francisco, CA 94102-5523

Paul Tauger  
524 Oak St  
San Francisco, CA 94102-5523

Marco Vergara & Christophe Kohlmei  
526 Oak St  
San Francisco, CA 94102-5523

William Wilson III  
527 Oak St  
San Francisco, CA 94102-5522

Tracy & Dan Bowermaster Cheung  
529 Oak St  
San Francisco, CA 94102-5522

Tara Panattoni  
PO Box 709  
Pebble Beach, CA 93953-0709

Loretta Mak  
536 Oak St  
San Francisco, CA 94102-5523

Zanice Muckler  
12 Lullwater Est NE  
Atlanta, GA 30307-1281

San Francisco Zen Center  
300 Page St  
San Francisco, CA 94102-5649

Mack Dudley Jr.  
384 Page St  
San Francisco, CA 94102-5612

Pohl Hendrik  
434 Page St  
San Francisco, CA 94102-5525

John Mueller  
436 Page St  
San Francisco, CA 94102-5525

Stephanie Adraktas  
5906 Colby St  
Oakland, CA 94618-1227

Sharon Borden  
325A Haight St  
San Francisco, CA 94102-6128

Roger & Marlene Schaffner  
1328 Las Pulgas Rd  
Pacific Palisades, CA 90272-2449

Christopher Maliwat  
700 Fell St #2  
San Francisco, CA 94117-2630

Sergio Novoa  
700 Fell St #3  
San Francisco, CA 94117-2630

Robert McKinley  
700 Fell St #4  
San Francisco, CA 94117-2630

Jennifer & Andrew Newell  
700 Fell St #6  
San Francisco, CA 94117-2630

June Wood  
PO Box 232134  
Encinitas, CA 92023-2134

Kim Ann Pham  
700 Fell St #8  
San Francisco, CA 94117-2630

Gary Richards  
720 Fell St #1  
San Francisco, CA 94117-2636

William Tanzer  
720 Fell St #2  
San Francisco, CA 94117-2636

William Pizaruck  
720 Fell St #3  
San Francisco, CA 94117-2636

Fereidoun Razavi & Razavi Eric  
600 E Magnolia Blvd #305  
Burbank, CA 91501-3604

Joanne Body  
720 Fell St #6  
San Francisco, CA 94117-2636

Daniel & Liza Suh Monin  
2910 L1 Jacket Rd  
Encinitas, CA 92024

Sivakumar Family & Nandi & Chand R  
650 Santa Ray Ave  
Oakland, CA 94610-1758

Mary Kavanagh 06 Lvg Veronica  
2003 Britannia Ln  
San Leandro, CA 94579-1987

Raina & Kalinda Ashish  
2378 Pheasant Run Cir #CIV  
Stockton, CA 95207-5246

David McMillan  
725 Fell St #4  
San Francisco, CA 94117-2629

Linda Cook  
725 Fell St #5  
San Francisco, CA 94117-2629

Wan Yih  
725 Fell St #6  
San Francisco, CA 94117-2629

Stephen Todd  
725 Fell St #7  
San Francisco, CA 94117-2629

Youssef Tuma  
43 W 16th St #12A  
New York, NY 10011-6360

Scott Broccoli  
61 Roselyn Ter  
San Francisco, CA 94118-4320

McKeever Properties  
PO Box 320367  
San Francisco, CA 94132-0367

Fridge Family & Susan & Fri Kalian  
736 Fell St #736  
San Francisco, CA 94117-2609

Barry Hutton & Amand Hutton-Parrott  
738 Fell St  
San Francisco, CA 94117-2609

Sonnenblick Family  
744 Fell St  
San Francisco, CA 94117-2609

Joshua Williams & Nami Kim  
742 Fell St #742  
San Francisco, CA 94117-2609

Siri Margerin  
766 Fell St  
San Francisco, CA 94117-2609

Bruce Rueppel Sr.  
780 Fell St  
San Francisco, CA 94117-2609

Mark Steven & Elizabeth Hall  
1820 Linnet Ln  
Petaluma, CA 94954-3906

Aaron Lifshin  
809 Fell St  
San Francisco, CA 94117-2511

Zemlin & Robert James Sheela  
818 Fell St  
San Francisco, CA 94117-2512

Jacqueline Tom  
1318 Hayes St  
San Francisco, CA 94117-1424

Christine & Grze Slezak Fabi  
819-821 Fell St  
San Francisco, CA 94117-2511

Stephen Matchett  
824 Fell St  
San Francisco, CA 94117-2512

Willowmoss LLC  
1829 Market St #206  
San Francisco, CA 94103-7414

Richard Hsu  
840 Fell St  
San Francisco, CA 94117-2512

Mikhail-Marr Family & G & PA Peter  
842 Fell St  
San Francisco, CA 94117-2512

Peliks Family & Gerald & Susa Peliks  
111 Sutro Heights Ave  
San Francisco, CA 94121-2418

Howard Cooper  
4 Wray Ave  
Sausalito, CA 94965-1831

Leslie Warrington  
1015 2nd St #4  
Lafayette, CA 94549-3935

Thomas McInerney  
1350 Utah St  
San Francisco, CA 94110-3535

Deidre Bradford  
93 Warfield Dr  
Moraga, CA 94556-1340

Patrick & Madeleine Kelliher  
180 Urbano Dr  
San Francisco, CA 94127-2823

Bettina Glenning  
888 Fell St  
San Francisco, CA 94117-2512

Eugenia Kalinovich  
910 Fell St  
San Francisco, CA 94117-2405

Gloria Jean Survivors Wash  
919 Fell St  
San Francisco, CA 94117-2404

Steven Richardson Robert  
8 N Vista De La Luna  
Laguna Beach, CA 92651-6752

Vernon & Bennette Nulph  
415 Fillmore St  
San Francisco, CA 94117-3404

Deborah Rosenthal  
3726 Kirkham St  
San Francisco, CA 94122-3048

Gary Cohn  
426 Fillmore St #B  
San Francisco, CA 94117-3405

Todd Brabec & Nancy Goldsen  
5484 Parkmor Rd  
Calabasas, CA 91302-1028

Sun Shen & Shen Anthony  
665 Darrell Rd  
Hillsborough, CA 94010-6509

Allyn Jay & Lori Beltran  
430 Fillmore St #B  
San Francisco, CA 94117-3465

Nicholas  
665 Darrell Rd  
Hillsborough, CA 94010-6509

Russell John  
450 Fillmore St #1  
San Francisco, CA 94117-3405

Joe & Joseph Imbriani Salmon  
450 Fillmore St #2  
San Francisco, CA 94117-3405

Jane Chun  
450 Fillmore St #3  
San Francisco, CA 94117-3405

Ann Claire Coulter  
455-459 Fillmore St  
San Francisco, CA 94117-3404

Larry Saxxon & John Wagner  
460 Fillmore St #1  
San Francisco, CA 94117-3405

Damian Andrei  
460 Fillmore St #2  
San Francisco, CA 94117-3405

V Wilder  
460 Fillmore St #3  
San Francisco, CA 94117-3405

Zelte & Cubie Crawford Jr.  
851 W Idaho  
San Mateo, CA 94401

Larry Stiffler  
470 Fillmore St #1  
San Francisco, CA 94117-3405

Randall Gzebb  
470 Fillmore St #2  
San Francisco, CA 94117-3405

Smith-Taylor Family & Steven Smith  
470 Fillmore St #3  
San Francisco, CA 94117-3405

William & Kathleen Henderson  
525 27th St #1  
San Francisco, CA 94131-1909

Charles Joseph Englert  
480 Fillmore St #2  
San Francisco, CA 94117-3405

Pajarillo-Wang Family & Y & Kar Cle  
1940 Webster St  
San Francisco, CA 94115-2816

Jacquelynn Davis-Martin  
4094 25th St  
San Francisco, CA 94114-3815

Edmund Frey  
490 Fillmore St #2  
San Francisco, CA 94117-3405

Hoa Hoang  
490 Fillmore St #3  
San Francisco, CA 94117-3405

Gregory Joseph Schoepp  
3619 Balboa St  
San Francisco, CA 95403-0918

Alexander McMath  
522 Fillmore St  
San Francisco, CA 94117-2620

525 Fillmore St  
166 Ripley St  
San Francisco, CA 94110-5227

Wilson Hu & Agnes Toan  
531 Fillmore St  
San Francisco, CA 94117-2619

Pope James D & Pope Properties L  
540 Fillmore St  
San Francisco, CA 94117-2620

William & Kristin Arietta  
7115 Loomis Hills Rd  
Loomis, CA 95650-8917

Parnell & William Eagle  
612 Fillmore St  
San Francisco, CA 94117-2611

Jackson & Char Shaffer Craig  
618 Fillmore St #1  
San Francisco, CA 94117-2611

Christine Bulling  
618 Fillmore St #3  
San Francisco, CA 94117-2611

Kirchman Family & Kirchman T Sheld  
160 Prentiss St  
San Francisco, CA 94110-5730

Kent & Beverly Greg  
PO Box 236  
Alamo, CA 94507-0236

Thomas Cubeta  
624 Fillmore St #2  
San Francisco, CA 94117-2611

James Painter  
624 Fillmore St #3  
San Francisco, CA 94117-2611

Nagle Family  
714 Van Ness Ave  
San Francisco, CA 94102-3218

Mark & Shirley Vandewiel  
1407 Lyon St  
San Francisco, CA 94115-2914

Yolaida Duran & Magie Crystal  
646 Fillmore St  
San Francisco, CA 94117-2611



Hamilton Family & Mark & Paul Hami  
648 Fillmore St  
San Francisco, CA 94117-2611

Peter Moran  
649 Fillmore St  
San Francisco, CA 94117-2610

Arketha Munir  
3450 Sacramento St #129  
San Francisco, CA 94118-1914

Robert Alonso  
1448 6th Ave  
San Francisco, CA 94122-3811

Owald Cousins  
837 Hayes St  
San Francisco, CA 94117-2614

Michael Katz  
839 Hayes St  
San Francisco, CA 94117-2614

Christopher Anton & H Kerscher  
843- A Hayes St  
San Francisco, CA 94117

Noel Eckert  
5348 La Jolla Blvd  
La Jolla, CA 92037-7916

Manawy Nadim El  
1661 Turk St  
San Francisco, CA 94115-4527

Castaneda Daniel  
1923 Fillmore St #A  
San Francisco, CA 94115-2744

Carmelinas Limited A Bvi Co  
853 Hayes St  
San Francisco, CA 94117-2614

Joakim Peter Silvanderson  
855 Hayes St  
San Francisco, CA 94117-2614

Jeffrey Mihalic  
857 Hayes St  
San Francisco, CA 94117-2614

James Meyers  
877 Hayes St  
San Francisco, CA 94117-2614

Kawano Peterson Teiko & Eric Peterso  
879 Hayes St  
San Francisco, CA 94117-2614

A Buell  
3772 Miller Way  
Sacramento, CA 95817-1327

Jonathan & Daria Saraf Hom  
887 Hayes St  
San Francisco, CA 94117-2614

Andrew Peter Bosco  
889 Hayes St  
San Francisco, CA 94117-2614

Rosalynn Roberson  
893 Hayes St  
San Francisco, CA 94117-2614

Christian Leroy  
895 Hayes St  
San Francisco, CA 94117-2614

Louis & Kataya Cornejo  
650 Fillmore St  
San Francisco, CA 94117-2611

Angelique Brunner & Rachel Robasciot  
929 Hayes St  
San Francisco, CA 94117-2514

James & Halli Childers Propp  
933-935 Hayes St  
San Francisco, CA 94117-2514

Sst Investments LLC  
1318 Bel Aire Rd  
San Mateo, CA 94402-3617

Aida Jones  
963 Hayes St  
San Francisco, CA 94117-2514

Bruce Chu  
965 Hayes St  
San Francisco, CA 94117-2514

Andrew & Susanne Keller  
967 Hayes St  
San Francisco, CA 94117-2514

ew Darling & Kath Rudolph-Darli  
Hayes St #1  
San Francisco, CA 94117-2503

Megan Morris  
969 Hayes St #2  
San Francisco, CA 94117-2503

Paul Supawanich  
969 Hayes St #3  
San Francisco, CA 94117-2503

D. APPLICATION FOR PARCEL MAP / FINAL MAP SUBDIVISION

Property Address: 693-655 FEL ST. SF CA 94102

Assessor's Block: 0829 Lot Number(s): 024

For DPW-BSM use only  
ID No. 7534

Owner:	
Name:	<u>RWW PROPERTIES, LLC</u>
Address:	<u>6114 LA SALLE AVE #535, OAKLAND CA 94611</u>
Phone:	<u>510-339-9905</u> E-mail: <u>office@rww-llc.com</u>
Person to be contacted concerning this project (if different from owner)	
Name:	<u>RWW PROPERTIES, LLC C/O GUILLERMO LOYOLA</u>
Address:	<u>6114 LA SALLE AVE #535, OAKLAND CA 94611</u>
Phone:	<u>(510) 339-9905</u> E-mail: <u>memo@rww-llc.com</u>
Firm or agent preparing the subdivision map:	
Name:	<u>Langford Land Surveying</u>
Address:	<u>424 Preston Court, Livermore CA 94551</u>
Phone:	<u>(510) 530 5200</u> E-mail: <u>LangfordLS@sbcglobal.net</u>
Subdivider: (if different from owner)	
Name:	
Address:	

\*\*

Existing number of lots: 1 Proposed number of lots: 2

This subdivision results in an airspace:  No  Yes (shown on Tentative Map)

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

I (We) B. RED SETTLEMENTER  
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 5/14/13 Signed: [Signature]

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

RWW PROPERTIES, LLC

GUILLERMO LOYOLA

RECEIVED  
13 MAY 16 PM 4:08

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

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

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

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

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

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

**Sponsor(s):**

Clerk of the Board

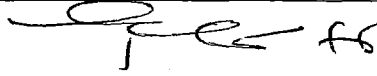
**Subject:**

Public Hearing - Appeal of Tentative Parcel Map - 653-655 Fell Street

**The text is listed below or attached:**

Hearing of persons interested in or objecting to the decision of the Department of Public Works dated April 8, 2014, approving a Tentative Parcel Map for a 2-lot subdivision located at 653-655 Fell Street, Assessor's Block No. 0829, Lot No. 024. (District 5) (Appellant: Jeremy D. Herzog) (Filed April 9, 2014).

Signature of Sponsoring Supervisor: \_\_\_\_\_



For Clerk's Use Only:

