

From: [Jay Drake](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Lew, Lisa \(BOS\); jim keith](#)
Subject: File No. 220232 - Tentative Map Appeal - 0 Palo Alto Avenue - Project Sponsor Response Letter
Date: Thursday, March 17, 2022 11:44:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[Ltr_BOS Clerk File No. 220232_03.17.22.pdf](#)

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Clerk of the Board,

This office represents Midtown Lands LLC, the Project Sponsor of the Tentative Map for the subdivision of the property at 0 Palo Alto Avenue (APN: 2724-002). Please find attached a letter in response to the appeal of the Tentative Map approval filed by Katherine Bleich on March 4, 2022.

Thank you,

Jay

REUBEN, JUNIUS & ROSE, LLP

Jay F. Drake, Partner

T. (415) 567-9000

C. (415) 828-7588

jdrake@reubenlaw.com

www.reubenlaw.com

SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

492 9th Street, Suite 200
Oakland, CA 94607



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REUBEN, JUNIUS & ROSE, LLP

Jay F. Drake
jdrake@reubenlaw.com

March 17, 2022

Delivered Via Email: bos.legislation@sfgov.org

Clerk of the Board
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

**Re: File No. 220232 - Tentative Map Appeal - 0 Palo Alto Avenue
Response to Appeal
Our File No.: 11105.04**

Dear Clerk of the Board:

This office represents Midtown Lands LLC (the “Project Sponsor”), the owner of the property at 0 Palo Alto Avenue (APN: 2724-002) (the “Subject Property”). This letter is in response to the appeal of the Tentative Map approval filed by Katherine Bleich (“Appellant”) on March 4, 2022. Although the legal address of the Subject Property in City records is 0 Palo Alto Avenue, the road in front of the Subject Property is typically referred to as La Avanzada Street and is shown with that name on Google Maps and some other sources.

The Project Sponsor submitted an application for a Parcel Map to the Department of Public Works-Bureau of Street-Use and Mapping (“BSM”) on March 8, 2021. The proposed Parcel Map subdivides the existing single lot into two lots, in what is commonly known as a lot split. After processing through other City agencies pursuant to standard procedure, the Tentative Map was approved by BSM on February 25, 2022.

The Appellant submitted her appeal of BSM’s approval of the Tentative Map on March 4, 2022. The Appellant’s property at 150 Glenbrook Avenue is not adjacent to the Subject Property but is several hundred feet away. The Appellant states no issue with the Tentative Map itself, the proposed subdivision or the two lots to be created. This is because the Tentative Map and proposed lot split have no direct impact on the Appellant’s property. Rather, Appellant has appealed the Tentative Map as a means to voice her concern about an unrelated issue – maintaining the barrier between Palo Alto Avenue and La Avanzada Street. In her appeal letter, the Appellant states that she wants to prevent access, ingress and egress from Palo Alto Avenue and La Avanzada Street. There is currently a roadblock at the west end of Palo Alto Avenue so that Palo Alto Avenue is not connected to La Avanzada Street. See Attachment A.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
492 9th Street, Suite 200, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

Our response to this appeal is threefold:

First, the Tentative Map and proposed lot split have been reviewed and vetted by BSM which found that the Tentative Map is in compliance with applicable City Codes and Regulations and California Subdivision Map Act. Appellant has provided no basis to overturn BSM's approval of this Map.

Second, appeal of a Tentative Map for a purpose unrelated to the Tentative Map or the proposed subdivision is not a proper use of such appeal. The access issue raised by the Appellant is a distinct and separate issue from the Tentative Map and proposed lot split.

Third, to address the concern raised by the Appellant, the Tentative Map and proposed lot split have no impact on the roadblock between Palo Alto Avenue and La Avanzada Street. The Project Sponsor has made no application to remove the roadblock and allow access between Palo Alto Avenue and La Avanzada Street. This is not part of the Tentative Map or proposed lot split in any way. The Subject Property does not abut the portion of Palo Alto Avenue or La Avanzada Street where the roadblock is located. The roadblock is down the road and around a corner from the Subject Property. See Attachment A.


The existing access to the Subject Property will not change in connection with this lot split. The Subject Property has existing, direct access to both Dellbrook Avenue and Clarendon Avenue, which are both very close to and easily accessible from the Subject Property. Dellbrook Avenue provides access to and from the Midtown Terrace neighborhood and Clarendon Avenue provides a cross-town route over Twin Peaks. See Attachment B. With such existing, convenient and ample access roads to the Subject Property, there is simply no need to open up additional access to the Subject Property from Palo Alto Avenue via La Avanzada Street. Moreover, the existing roadblock and restricted access between Palo Alto Avenue and La Avanzada Street actually benefits the Subject Property by reducing traffic in front of the Subject Property.

Again, the Project Sponsor has no plans to request any change to the existing access to the Subject Property or that the City remove the roadblock between Palo Alto Avenue and La Avanzada Street. Indeed, such a request is well beyond the subdivision mapping process and would require an extensive review and approval process.

For these reasons, we respectfully request that the Board of Supervisors deny the appeal and confirm BSM's approval of the Tentative Map.

Very truly yours,

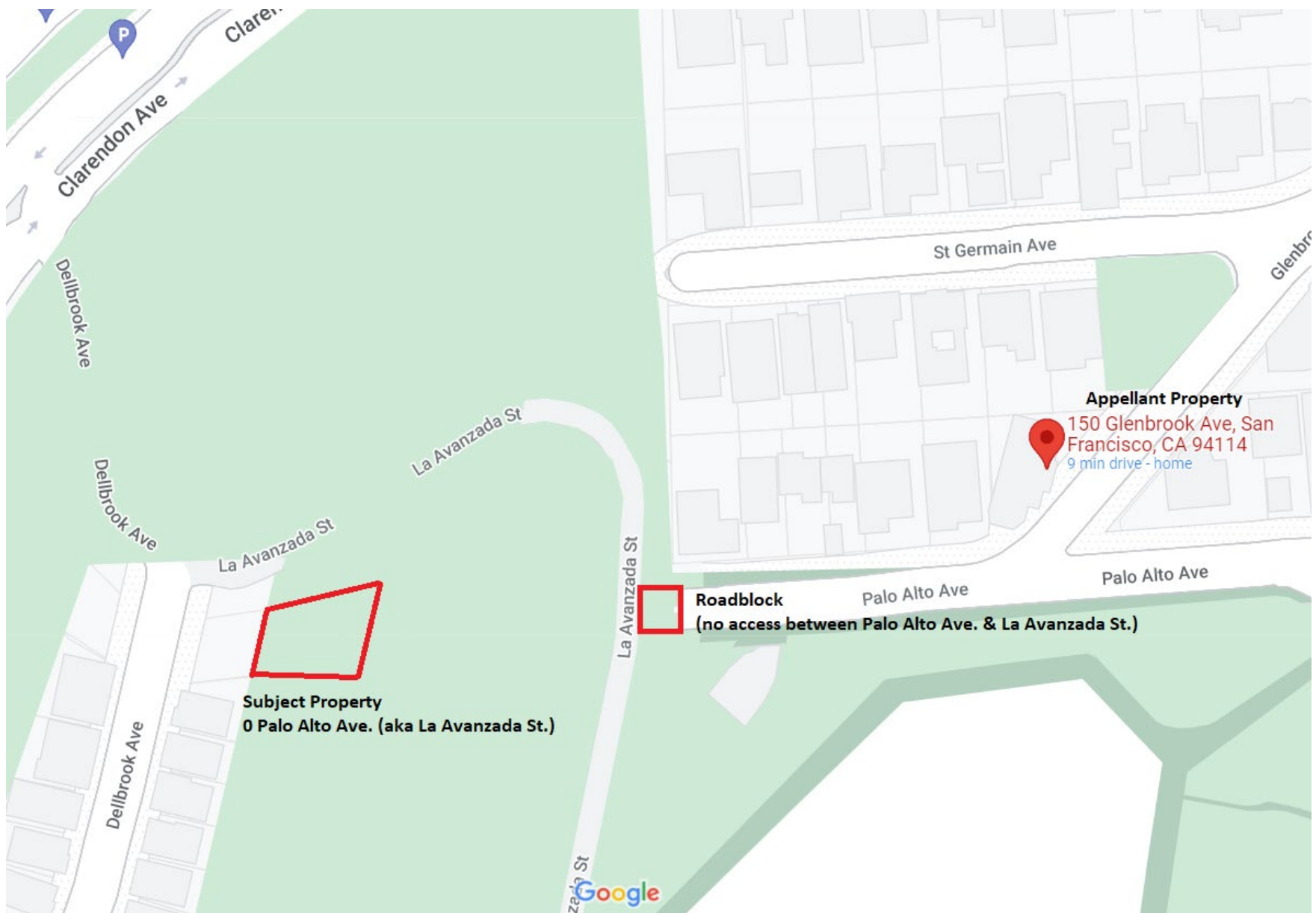
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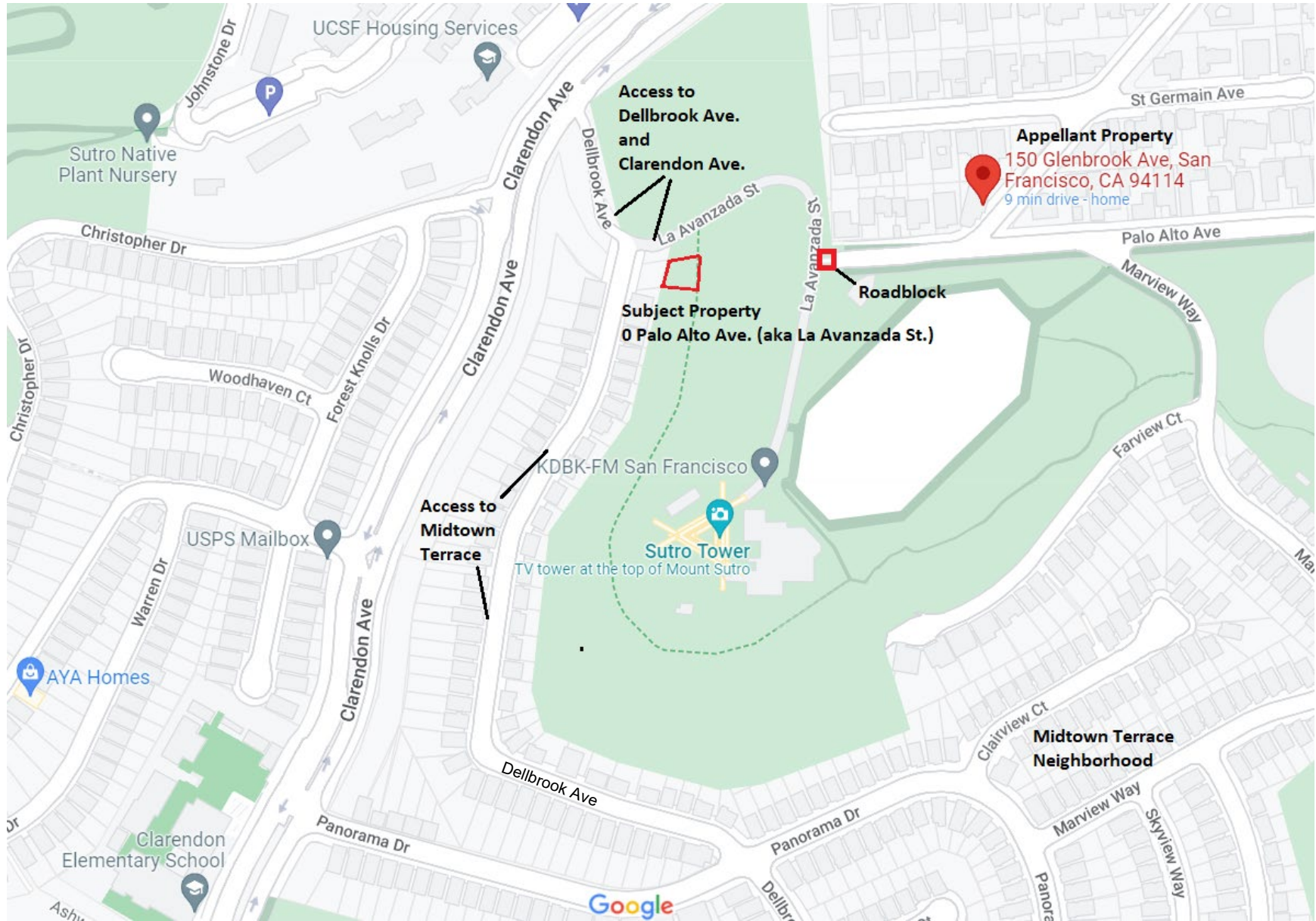
Jay F. Drake

cc: Jim Keith

ATTACHMENT A



ATTACHMENT B



Attachment B