

Law Offices of  
THOMAS N. LIPPE, APC

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BOARD OF SUPERVISORS  
SAN FRANCISCO

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San Francisco, California 94105

2014 MAR 14 PM 4:47  
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March 14, 2014

Board President David Chiu and Board of Supervisors  
c/o Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
City of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Re: Notice of Appeal of Department of Public Works approval of Subdivision Map for Project 7970 relating to Block 3706, Lots 275, 277, 093 and 706 Mission Street - Residential Tower and Mexican Museum Project.

Dear President Chiu and Supervisors:

This office represents the 765 Market Street Residential Owners Association ("ROA"), the Friends of Yerba Buena ("FYB"), Paul Sedway, Ron Wornick, Matthew Schoenberg, Joe Fang, and Margaret Collins (collectively "Appellants") regarding the Department of Public Works approval of Subdivision Map for Project 7970 relating to Block 3706, Lots 275, 277, 093 and 706 Mission Street - Residential Tower and Mexican Museum Project ("the Project").

Appellants appeal this DPW approval on the following grounds. The subdivision project does not comply with zoning, in particular Planning Code, Article 11, § 1111.6(c)(6) because the Project will increase the height of the Aronson Building by more than one story; Planning Code, Article 11, § 1111.6(c)(6) because the Project tower is not compatible in scale with the Aronson Building; Planning Code, Article 11, § 1113(a) because the Project tower is not compatible in scale and design with the New Montgomery-Mission-Second ("NMMS") Conservation District, as described in Article 11, Appendix F, Sections 6 and 7; and Planning Code §§ 295 and 309.

The approval does not comply with CEQA for all the reasons described in my clients prior appeal of the EIR for this Project, which is Board of Supervisors File No. 130308.

Thank you for your attention to this matter.

Encl: 3/4/14  
Notice of Decision

Very Truly Yours,  
*Tom Lippe*  
Thomas N. Lippe



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



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: March 04, 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
738 Mission Street	3706	277

This subdivision will result in:

**4 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

CHENG  
HARRIS  
777 5604