

File No. 150854

Committee Item No. \_\_\_\_\_  
Board Item No. 45

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: September 29, 2015

#### 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 - September 3, 2015</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Public Works Memo - September 22, 2015</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Project Sponsor Letter - September 18, 2015</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Appellant Letter - September 18, 2015</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Clerical Documents &amp; Hearing Notice dated September 18, 2015</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Clerical Documents</u>

Completed by: John Carroll  
Completed by: \_\_\_\_\_

Date: September 24, 2015  
Date: \_\_\_\_\_

Law Offices of  
**Stuart M. Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
(510) 652-5373 (voice & FAX)  
e-mail: [stu@stuflash.com](mailto:stu@stuflash.com)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 SEP -3 AM 10:48

September 2, 2015

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

Re: Appeal of Tentative Final Subdivision Maps for Parkmerced Project.

To the Clerk of the Board of Supervisors:

On behalf of the Parkmerced Action Coalition and its members who are tenants of Parkmerced, I am filing this appeal to ask the Board of Supervisors to review and reverse the decision of the City and County Surveyor granting tentative approval to three tentative final subdivision maps: Development blocks 20, 21S and 22 (assessor's blocks 7326, 7330, 7331, 7364, 7365, 7366, and 7370), Development Block 6 (assessor's block 7335), and Development Block 1 (assessor's blocks 7303, 7303-A, 7308, and 7333-D). The bases for this appeal are laid out briefly below, and will be elaborated at greater length in a brief that will be filed once this appeal has been set for hearing.

### **BASES FOR APPEAL**

The bases for this appeal are as follows:

1. Violation of Right of Due Process: In violation of the provisions of the California Constitution and the United State Constitution, the subdivision approval denied my clients their right of due process, and specifically the right to adequate notice and an adequate opportunity to be heard.

These subdivision approvals were given administratively with no prior notice to my clients, who will be directly and adversely affected by these approvals. Nor were my clients provided an opportunity to be heard prior to the granting of these approvals.

The notice of subdivision approval was only sent to properties within 300 feet of the proposed subdivisions. However, given the size and density of the subdivisions, their significant effects, including effects on property values, will extend far beyond 300 feet. Therefore the notice also fails to comply with due process requirements in terms of those being notified.

In addition, my clients were only provided notice of their right to appeal the approvals after the approvals had already been granted, and while the notice theoretically gave ten days, starting on August 24, 2015, in which to appeal, it was not received by my clients until August 26<sup>th</sup> at the earliest. After reviewing the bare-bones notice they received, on August 28<sup>th</sup> my clients requested, via e-mail, copies of the maps for their review.

On August 31<sup>st</sup>, they were provided, via e-mail, links to download copies of the maps. This allowed my clients only three days to review the complex information contained in the subdivision maps, as well as to research other problems with the subdivision approvals. Given the amount of research required, this is clearly inadequate. For this reason, my clients reserve the right to add additional issues to this appeal that could not be adequately reviewed in the limited time available. Further, it is unclear whether the notice was made available in any language other than English. Thus inadequate notice was given non-English-speaking residents of the area.

2. Inconsistency between Notice and Maps: A preliminary review of the maps appears to indicate that they are inconsistent with the notice of subdivision approval. This would make the notice inaccurate and therefore inadequate on that basis alone. Further, the notice indicated that blocks beyond those for which maps were provided were also approved; yet only three maps were provided. Either the notice or the documentation was in error, and in either case the inconsistency requires that the approvals be renoticed with a consistent set of maps and adequate time to review the maps.
3. Inadequacy of documentation for subdivision approvals: According to the Department of Public Works Order #183447 (3/15/15), the subdivision maps should have been accompanied by supporting materials, including a notification list, description of community benefits, and other documents. It does not appear that these were provided and considered, or at least they were not provided in response to my clients' request.
4. It is unclear from the documentation provided whether actions necessary for subdivision approval have been taken: a) whether high pressure fire safety lines have been provided within all the subdivision areas, b) whether the high-rise buildings in the area have been conformed to meet required seismic safety standards, c) whether all water and sewer line changes have been reviewed and approved, d) whether a replanting plan has been prepared and approved for the subdivision areas, e) whether the community benefits that were to accompany subdivision approval have been confirmed, f) whether all necessary mitigation measures identified in the project approvals or the development agreement have been completed or committed to.
5. Questions about Project Ownership: There is a considerable degree of question about the actual ownership of the properties included in these subdivision approvals. My clients' attempts to obtain a complete history of the title for the project parcels have been thwarted by the fact that the Assessor/Recorder's office does not appear to have in its possession the microfiches for the 1930's and early 1940's when crucial changes in ownership, including transfer of title to Metropolitan Life Insurance Company, would have occurred. The lack of these documents means that there is a cloud over whether actual ownership of the parcels is validly held by the current purported owner/developer of the property. This cloud must be cleared up and resolved before any actual construction of the project begins. Otherwise, literally hundreds of millions of dollars may be wasted. Much more recently, on November 10, 2014, three deeds were recorded: (DOC-2014-J970573-00) transferring blocks/lots from Parkmerced Investors, LLC, a Delaware LLC to Maximus PM Mezzanine 2, LLC a Delaware LLC; (DOC-2014-J970573-00) transferring the same block/lots from Maximus PM Mezzanine 2, LLC a Delaware LLC to Maximus PM Mezzanine 1, LLC a Delaware LLC; and (DOC-2014-J970573-00), transferring the same

blocks and lots from Maximus PM Mezzanine 1, LLC a Delaware LLC to Parkmerced Owners, LLC, a Delaware LLC. The authorized agent on all of these deeds and for all of the companies listed was Robert Rosania – President of all four companies. This filing of three deeds for the same property within minutes on the same day is highly unusual and the purposes of these transfers needs to be investigated and explained.

In addition, the Subdivision Maps indicate that the owner is “Parkmerced Owners, LLC” located at 345 Vidal Drive, San Francisco. However, the California Secretary of State shows no such LLC, although it does show a Delaware LLC, “Parkmerced Owner, LLC” with offices at 575 Florida St., Ste. 150 in San Francisco. The discrepancy must be clarified.

6. Tax Liability: It is unclear at the moment whether taxes for the subdivision parcels have been paid, as is required. As of May 2015, one of the parcels, 7236-001 showed \$791,954.80 of tax due. Unfortunately, the City’s tax website is currently down for maintenance, so updated information was not available for September 1.

For all of the above reasons, the subdivision approvals should be reversed and the matter remanded for further investigation prior to any reconsideration of approval.

Most Sincerely,

Stuart M. Flashman  
Robert Cheasty

Attorneys for Parkmerced action Coalition

By: Stuart M. Flashman  
Stuart M. Flashman



Date: 8/24/2015

## THIS IS NOT A BILL.

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

Project ID	Address	Block-Lot
8530	111-125 CAMBON DR, 100-150 FONT BLVD, 20 FONT BLVD, and 55-CHUMASERO DR	7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001
8531	2-28 BUCARELI DR, 401-425 FONT BLVD, 700-750 GONZALEZ DR, 810 GONZALEZ DR, 80-116 JUAN BAUTISTA CIRCLE, 301-355 SERRANO DR, and 405 SERRANO DR	
8532	310-350 ARBALLO DR	

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

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

Bureau of Street Use & Mapping  
1155 Market St., 3rd floor  
San Francisco, CA 94103  
tel (415) 554-5827  
Subdivision.Mapping@sfdpw.org

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

This subdivision will result in:

### Lot & Condominium 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 \$298.00, payable to SF Public Works.

The Clerk of the Board is located at: City Hall of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184

If you have any questions on this matter, please call us at (415) 554-5827 or our email address: [Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org).

Sincerely,

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 SEP -3 AM 10:50

PARKMERGED ACTION COALITION  
P.O. BOX 320025  
SAN FRANCISCO, CA 94132

543

11-7650/3210

Pay to the  
Order of

Date

SF Fire Credit Union  
3201 California Street  
San Francisco, CA 94118-1003  
(415) 499 FIRE www.sffire.org

For

Harland Clarke

9/2/15

S.F. Public Works - \$298.00  
Two hundred ninety-eight and 00/100 Dollars

Parkmerged Action Coalition

## **Carroll, John (BOS)**

---

**From:** BOS Legislation, (BOS)  
**Sent:** Wednesday, September 23, 2015 8:29 AM  
**To:** ssuval@sbcglobal.net; PmAC; 'stu@stuflash.com'; 'jabrams@jabramslaw.com'; 'smallen@maximusrepartners.com'; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Sanguinetti, Jerry (DPW); Sweiss, Fuad (DPW); Storrs, Bruce (DPW); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Speirs, Jeffrey (CPC); BOS-Supervisors; BOS-Legislative Aides; Mabry, Paul (DPW)  
**Cc:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Adina, Seema (DPW); BOS Legislation, (BOS); Carroll, John (BOS)  
**Subject:** Public Works Memo - Tentative Map Appeal - Parkmerced Project - September 29, 2015  
**Categories:** 150854

Good morning,

Please find linked below a memo received by the Office of the Clerk of the Board from Public Works, regarding the Tentative Map Appeal of the Parkmerced project:

[Public Works Memo - September 22, 2015](#)


The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on September 29, 2015.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 150854](#)

Thank you,

John Carroll  
Legislative Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

 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.*



Date: September 21, 2015

Briefing from:  
Bruce Storrs,  
City and County Surveyor

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

**RE: ITEM No. \_\_\_\_\_ – Parkmerced Tentative Maps**  
**BOS Meeting Agenda Tuesday, September 29, 2015**

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

Bureau of Street Use & Mapping  
1155 Market St., 3rd floor  
San Francisco, CA 94103  
tel (415) 554-5827  
Subdivision.Mapping@sfdpw.org

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

Project ID	Address	Block-Lot
8530	111-125 CAMBON DR, 100-150 FONT BLVD, 20 FONT BLVD, and 55 CHUMASERO DR	7303-001, 7303-A-001, 7308-001, 7309-001, 7309-A-001, 7310-001, 7311-001, 7315-001, 7316-001, 7317-001, 7318-001, 7319-001, 7320-003, 7321-001, 7322-001, 7323-001, 7325-001, 7326-001, 7330-001, 7331-004, 7332-004, 7333-001, 7333-003, 7333-A-001, 7333-B-001, 7333-C-001, 7333-C-001, 7333-D-001, 7333-E-001, 7334-001, 7335-001, 7336-001, 7337-001, 7338-001, 7339-001, 7340-001, 7341-001, 7342-001, 7343-001, 7344-001, 7345-001, 7345-A-001, 7345-B-001, 7345-C-001, 7356-001, 7357-001, 7358-001, 7359-001, 7360-001, 7361-001, 7362-001, 7363-001, 7364-001, 7365-001, 7366-001, 7367-001, 7368-001, 7369-001, and 7370-001
8531	2-28 BUCARELI DR, 401-425 FONT BLVD, 700-750 GONZALEZ DR, 810 GONZALEZ DR, 80-116 JUAN BAUTISTA CIRCLE, 301-355 SERRANO DR, and 405 SERRANO DR	
8532	310-350 ARBALLO DR	

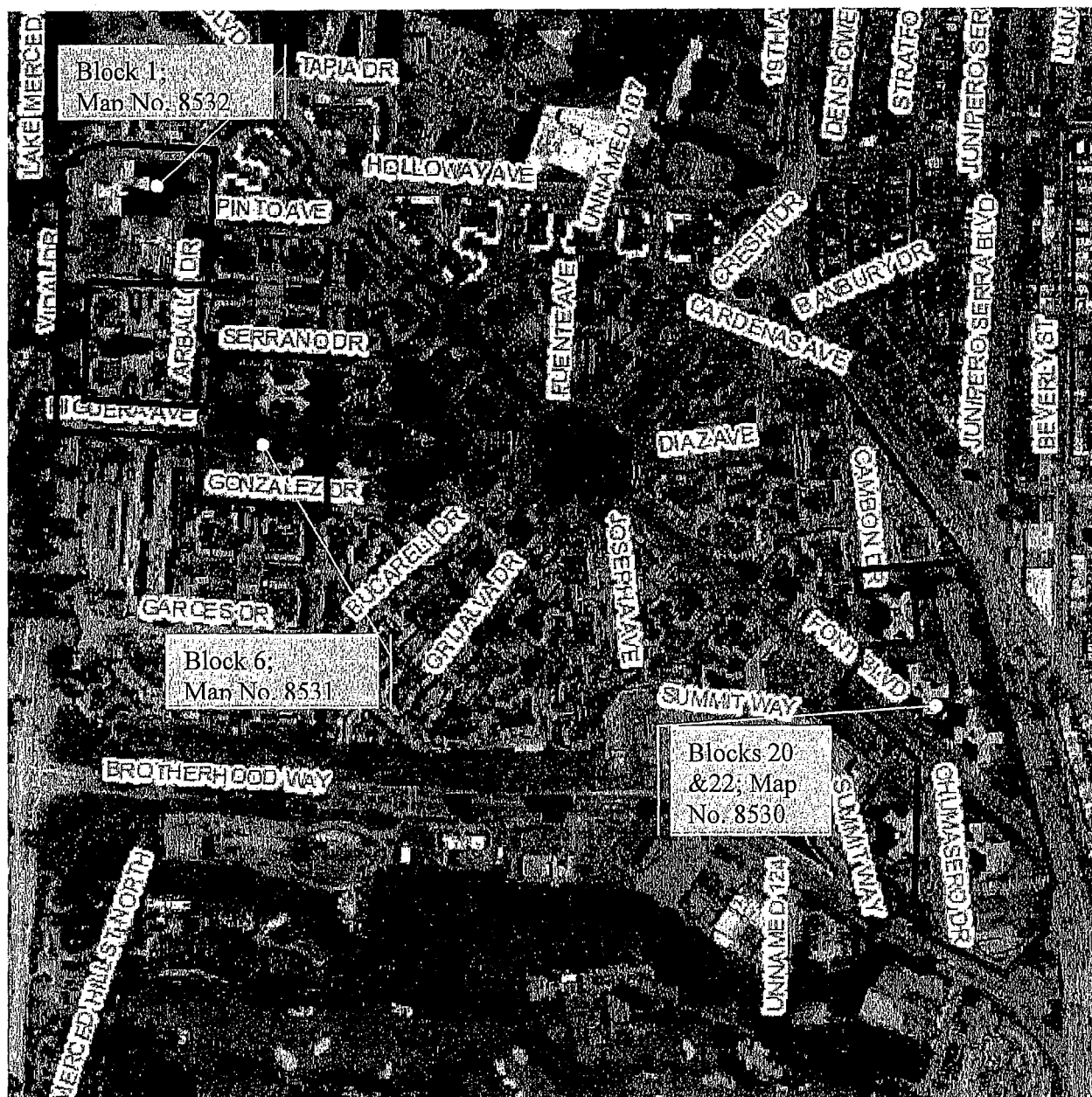
Members of the Board,

This project is the first subdivisions in a multi-phase development of the Parkmerced area. Below is a summation from our subdivision tracking system:

- 2/10/2015 – Public Works/BSM received the application
- 3/10/2015 - Referred Maps to City Agencies
- 8/6/2015 - Approved by Department of City Planning
- 8/24/2015 - Approved by Public Works (with conditions)
- 9/3/2015 - Received a Notice of Appeal from Stuart Flashman on behalf of the Parkmerced action Coalition raising six separate bases for appeal
  - 9/14/2015 – Received a response to Appeal from James Abrams on behalf of the Parkmerced Owner, LLC addressing each of basis of appeal.
  - 9/18/2015 – Responded to Appellants request for information.



Parkmerced areas subject to Tentative Subdivision Map Approvals



Public Works has reviewed the response made by the Project Sponsor on September 14, 2015, and agrees with and supports this response in all respects, including but not limited to public noticing, property ownership, and satisfaction of public infrastructure requirements. In addition, it is important to note that Public Works and other City Agencies reviewed this project at length to ensure that the tentative map and the map conditions met the requirements of the Subdivision Map Act, local codes and regulations and the Parkmerced Development Agreement. The project approvals are consistent with the process the Department uses in other tentative map reviews. The map approvals consist of approximately 37 pages of detailed conditions that the project sponsor must meet prior to recording future final maps or obtaining other project approvals. Many of the issues that appellant raises relate to the satisfaction of the tentative map conditions which are not required prior to tentative map approval, but rather before future final map approval.

The Department also does not recommend that a continuance be granted for the hearing presently scheduled for September 29, 2015. Public Works timely notified the appellant on Friday, September 18 that the approximately 250mb of project information he requested was available for pick-up during regular business hours, Monday through Friday, at City Hall, Room 348. With the provided information, the appellant has adequate time to review the project history and respond.

Sincerely,



Digitally signed by  
Paul Mabry  
Date: 2015.09.22  
15:57:15 -07'00'

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

## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Friday, September 18, 2015 2:06 PM  
**To:** ssuval@sbcglobal.net; PmAC; 'stu@stuflash.com'; 'jabrams@jabramslaw.com'; 'smallen@maximusrepartners.com'; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Sanguinetti, Jerry (DPW); Sweiss, Fuad (DPW); Storrs, Bruce (DPW); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Speirs, Jeffrey (CPC); BOS-Supervisors; BOS-Legislative Aides<https://outlook.office365.com/ecp/UsersGroups/EditDistributionGroup.aspx?reqId=1441732280579&pwmcid=5&ReturnObjectType=1&id=e461de0a-e6fa-453b-849b-ab7bfda77739#>  
**Cc:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Adina, Seema (DPW); BOS Legislation, (BOS); Carroll, John (BOS)  
**Subject:** Supplemental Memos - Tentative Map Appeal - Parkmerced Project - September 29, 2015  
**Categories:** 150854

Good afternoon,

Please find linked below memos received by the Office of the Clerk of the Board from the Project Sponsor and the Appellant, regarding the Tentative Map Appeal of the Parkmerced project:

[Project Sponsor Memo - September 18, 2015](#)

[Appellant Memo and Request for Continuance - September 18, 2015](#)

**The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on September 29, 2015.**

Please note that only the Board of Supervisors—not the Clerk of the Board—can continue or grant a written request for continuance of the appeal hearing.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 150854](#)

Thank you,

**John Carroll**  
**Legislative Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)



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

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**Carroll, John (BOS)**

---

**From:** James Abrams <jabrams@jabramslaw.com>  
**Sent:** Friday, September 18, 2015 11:30 AM  
**To:** Calvillo, Angela (BOS); Carroll, John (BOS)  
**Cc:** smallen@maximusrepartners.com; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Sanguinetti, Jerry (DPW); Sweiss, Fuad (DPW); Storrs, Bruce (DPW); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Speirs, Jeffrey (CPC); BOS-Supervisors; Caldeira, Rick (BOS); Adina, Seema (DPW); Thor Kaslofsky; YuSun Han; Rogelio Foronda  
**Subject:** Re: Tentative Map Appeal - Parkmerced Project - Appeal Hearing Date September 29, 2015  
**Attachments:** Parkmerced Subphases 1A and 1B Tentative Map Appeal Response Letter.pdf; ATT00001.htm  
  
**Categories:** 150854

Dear Ms. Calvillo and Mr. Carroll,

I've attached an electronic copy of a letter drafted on behalf of the Parkmerced project sponsor responding to the claims made in the appeal. I'm transmitting one hard copy of this letter to the Clerk's office today as well. We respectfully request that this letter be circulated to the Board of Supervisors.

Thanks,  
Jim

Jim Abrams

J. Abrams Law, P.C.  
575 Florida Street, Suite 150  
San Francisco, California 94110

[jabrams@jabramslaw.com](mailto:jabrams@jabramslaw.com)  
415 999 4402

J. ABRAMS LAW, P.C.

415 999 4402  
jabrams@jabramslaw.com

575 Florida Street  
Suite 150  
San Francisco, CA 94110

September 14, 2015

President London Breed and Clerk of the San Francisco Board of Supervisors  
San Francisco City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2015 SEP 21 AM 10:26  
AK

Re: Appeal of Tentative Subdivision Maps Nos. 8530, 8531, and 8532  
(DPW Order No. 183946)

Dear President Breed and Clerk of the Board:

This firm represents Parkmerced Owner, LLC, project sponsor of the Parkmerced Mixed Use Development Project (the "Project"). This responds to the appeal of the tentative subdivision maps Nos. 8530, 8531, and 8532 (the "Tentative Subdivision Maps") filed by Mr. Stuart Flashman on behalf of his client Parkmerced Action Coalition ("PmAC") dated September 2, 2015.

Importantly, the Subdivision Maps relate only to the first phase of the Project, and therefore affect only a small subset of blocks within the overall Project site. Additional subdivision maps will be processed for subsequent Project phases as the Project is constructed over the anticipated 20-30 year development period.

For the reasons explained below, the appeal is without merit. We respectfully request that the Board of Supervisors affirm the approval of the Tentative Subdivision Maps by the Department of Public Works ("DPW"). We note as a preliminary matter that DPW issued notices of the approval to far more residents than required by law and therefore exceeded the noticing requirements of the San Francisco Subdivision Code and the California Subdivision Map Act. We object to Mr. Flashman's assertion that more residents should have been notified about the approval of the maps.

**1. DPW Met and Exceeded all Due Process Requirements**

Mr. Flashman first asserts that PmAC's due process rights were violated by a lack of appropriate notice and hearing of the approval of the Tentative Subdivision Maps. The opposite is the case—DPW sent notices to thousands of residents outside of the legally required noticing radius.

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First, DPW sent written notice of its approval to all residents of Parkmerced, as well as all property owners located within 300 feet of the Project site. The San Francisco Subdivision Code requires that such written notice be sent only to property owners within 300 feet of the to-be-subdivided property. SF Subdivision Code section 1313. By sending notice of the approval to all residents of Parkmerced, DPW surpassed all applicable noticing requirements.

Second, DPW surpassed the applicable notice requirements by sending written notice to all residents within 300 feet of the 152-acre Project site. DPW is required to notice only those properties within 300 feet of the to-be-subdivided property, which is a small subset of the overall 152-acre Project site. We support the City's decision to notify all of the residents of Parkmerced of the approval, despite the fact that such notice was not required by law.

Contrary to Mr. Flashman's assertions, no public hearing is required (or is typically conducted by DPW) for the approval of subdivision maps. SF Subdivision Code section 1312; 1313. All Constitutional Due Process rights have been met by providing PmAC with the opportunity to appeal DPW's approval of the Tentative Subdivision Maps, which PmAC has secured by filing this appeal.

## **2. The Notice Contains the Correct Property Description**

Mr. Flashman asserts that the (i) notice and (ii) Tentative Subdivision Maps each contain a distinct list of Assessor's Parcel Numbers (APNs) and are therefore confusing. The difference is easily explained—the notice contains all of the APNs comprising the overall Project, while the Tentative Subdivision Maps being processed pertain only to the first phase of the Project. The APNs shown on the Tentative Subdivision Maps are therefore a subset of those shown on the notice.

DPW correctly issued the notice, as the purpose was to apprise residents and neighbors of an approval related to the implementation of the overall Project. DPW could have theoretically and legally issued the notice with only the APNs related to the first phase of the Project. But had DPW done so, far fewer residents of Parkmerced would have been notified. We suspect that Mr. Flashman would have objected if DPW had limited its notice to including only those APNs subject to subdivision, as the Tentative Subdivision Maps are an implementing approval of the overall Project.

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**3. DPW Correctly did not Attach all Application Materials to the Notice of Approval; Including all Application Materials in Public Notices is Neither Customary nor Legally Required**

Mr. Flashman objects that certain supporting application materials (such as the list of notified persons and a list of community benefits) were not provided with the notice of approval. No City agency to our knowledge includes application materials in its public notices, as the inclusion of these materials would make the notices both (i) voluminous in size and (i) highly paper consumptive. The notice issued by DPW is consistent with DPW's practices, except that, as discussed above, it was sent to far more households than required by law.

**4. All Actions Necessary to Approve the Tentative Subdivision Maps Have Occurred**

Mr. Flashman questions whether certain actions have occurred, such as "whether high pressure fire safety lines have been provided within all the subdivision areas" and "whether all water and sewer line changes have been reviewed and approved".

None of the actions listed by Mr. Flashman must occur prior to DPW approving the Tentative Subdivision Maps. Most importantly, most of the actions (such as installing new fire safety lines and water pipes) are not legally permitted to occur until after the Tentative Subdivision Maps (and other associated permits, such as Street Improvement Permits) have been approved. The City would not allow Parkmerced to construct these facilities until after the Tentative Subdivision Maps and other permits have been approved and bonding has been provided for the public improvements.

DPW approved the Tentative Subdivision Maps with nearly three-hundred (300) detailed conditions of approval, all of which must be satisfied prior to construction of the Project. Many of these conditions of approval relate to items referenced by Mr. Flashman.

**5. The Owner of the Property is Currently Parkmerced Owner, LLC**

Like most real property in San Francisco, the ownership of Parkmerced has changed from time to time. The Project site is currently owned by the project sponsor, Parkmerced Owner, LLC. The Development Agreement requires that written notice be provided to the City concurrent with any transfer of the Project site.

---

Notices of transfer were timely provided to the City in November 2014, when the Project site was transferred Parkmerced Owner, LLC. These notices met all requirements of the Development Agreement.

We acknowledge that DPW issued the Tentative Subdivision Maps with a typographical error—the owner should be listed at “Parkmerced Owner, LLC” rather than “Parkmerced Owners, LLC.” The inadvertent typographical error does not affect the validity of the approval and may be rectified by a minor correction of the Tentative Subdivision Maps. These types of minor corrections are anticipated and permitted by the San Francisco Subdivision Code and the California Subdivision Map Act.


**6. No Taxes Are Unpaid.**

Mr. Flashman indicates that certain taxes are past due for APN 7236/001. This parcel is not part of the Project Site—it is located approximately two blocks from the Project site across 19th Avenue from the Stonestown shopping center.

-----

In sum, the Tentative Subdivision Maps comply with all applicable requirements of the San Francisco Subdivision Code and the California Tentative Subdivision Map Act. We respectfully request that the Board of Supervisors affirm the decision of DPW to approve the Tentative Subdivision Maps.

Sincerely,



Jim Abrams



## **Carroll, John (BOS)**

---

**From:** Stuart Flashman <stu@stuflash.com>  
**Sent:** Friday, September 18, 2015 12:47 PM  
**To:** BOS Legislation, (BOS)  
**Subject:** Re: Hearing Notice - September 29, 2015 - Tentative Map Appeal - Parkmerced Project

**Categories:** 150854

All future notices regarding this appeal should be sent to Susan Suval, President, Parkmerced Action Coalition at [ssuval@sbcglobal.net](mailto:ssuval@sbcglobal.net)

Thank you.

### Environmental, Land Use, and Elections Law

Serving public interest and private clients since 1990

**Stuart Flashman**  
Attorney

[stu@stuflash.com](mailto:stu@stuflash.com)

**Law Offices of Stuart Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
tel: (510) 652-5373  
fax: (510) 652-5373

The information in this message is confidential information which may also be legally privileged and is intended only for the use of the individual or entity to which it is addressed. Any dissemination, distribution or copying of this communication to anyone other than the party for whom it is intended is prohibited. If you have received this e-mail in error, please notify me immediately by telephone or return e-mail.

On Sep 18, 2015, at 10:46 AM, BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)> wrote:

Good morning,

The Office of the Clerk of the Board has scheduled an appeal hearing for a Special Order before the Board on **September 29, 2015, at 3:00 p.m.**

Please find linked below the Hearing Notice for the Tentative Map Appeal for the Parkmerced Project.

[Hearing Notice – Parkmerced Project](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 150854](#)

Thank you,

**John Carroll**

**Legislative Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445 - Direct | (415)554-5163 - Fax

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

<image001.png> Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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**Carroll, John (BOS)**

---

**From:** PmAC <parkmercedac@gmail.com>  
**Sent:** Friday, September 18, 2015 1:01 PM  
**To:** BOS Legislation, (BOS)  
**Subject:** Appeal from Parkmerced Action Coalition  
**Categories:** 150854

Re: File #150854  
Hearing Date: September 29, 2015

Dear Board of Supervisors,

Please note that - to date - we have not yet received any critical documentation that would accurately identify any parties that may be involved in this matter, therefore notice should be reflected as does 1 - 100.

It is presumed that Bruce Storrs, the City and County Surveyor, as well as Mohammed Nuru, DPW Director, will be present to defend their DPW Order 183946 and approvals of Projects 8530, 8531, 8532.

We are anxiously awaiting the applications for the afore mentioned projects from Frank Lee. As such, it may be appropriate to request a continuance of this appeal to the next available BOS meeting in order to provide adequate notice to all parties involved.

Should the continuance request not be granted, we will submit the documentation gathered thus far for the appeal hearing on Monday, September 21, 2015 by noon.

Thank you,

PMAC

Parkmerced Action Coalition - PmAC  
<http://www.pmacsf.org>

## Carroll, John (BOS)

---

**From:** Services, Mail (ADM)  
**Sent:** Friday, September 18, 2015 3:55 PM  
**To:** Carroll, John (BOS); BOS Legislation, (BOS)  
**Cc:** Choy, Jeff (ADM); Creer, Julie (ADM)  
**Subject:** Proof of Mailing for Job # 28268  
**Attachments:** proof of mailing job #28268.pdf

**Categories:** 150854

Hi John,

Here is the proof of mailing for job #28268.

Scanning an actual piece of mail that will be mailing out today.

Thank You!

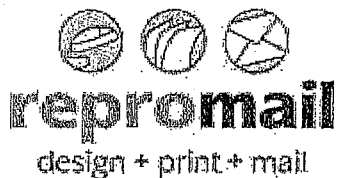
James Phung  
ReproMail  
City and County of San Francisco  
101 South Van Ness Ave  
San Francisco CA 94103-2518

Phone: 415-554-6422

Fax: 415-554-4801

E-mail: [Mail.services@sfgov.org](mailto:Mail.services@sfgov.org)

Alternative E-mail: [James.phung@sfgov.org](mailto:James.phung@sfgov.org)



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Office of the Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Ricardo De La Torre  
355 Serrano Drive 8-G  
San Francisco CA 94132

PRESORTED  
FIRST CLASS



HECCESE 94132



150854



# PUBLIC NOTICES

SAN MATEO COUNTY: 650-556-1556  
SAN FRANCISCO CALL: 415-314-1835

SAN FRANCISCO EXAMINER • DAILY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGE

## GOVERNMENT

**NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE SEPTEMBER 23, 2015 - 1:30 PM CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102**

The agenda packet and legislative files are available at [www.sfbos.org](http://www.sfbos.org), in Rm 244 at the address listed above, or by calling (415) 554-5184.

**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 appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Date: Tuesday, September 23, 2015 Time: 9:00 a.m. Location: Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**Subjects:** File No. 150859, Hearing of persons interested in or objecting to the decision of Public Works dated August 24, 2015, approving a proposed 41st subdivision located at 40 Bernal Heights Boulevard, Assessor's Block No. 6540, Lot 6102, and making environmental findings under the California Environmental Quality Act (CEQA).

In accordance with Administrative Code, Section 87.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, 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 relating to this matter will be available for public review on Friday, September 25, 2015. Angela Calvillo, Clerk of the Board.

**INFRAStructure DIVISION**

**Mountain Tunnel Access and Adit Improvement**

Contract No. HH-81

Sealed bids will be received at 525 Golden Gate Avenue, 3rd Floor - Tuolumne Room, SF, CA 94102, until 2:00 p.m. on 10/1/2015. Hard copy versions of plans, specifications and bidding documents are available at 525 Golden Gate Avenue, 1st Floor, Customer Service Desk, SF, CA 94102 for a non-refundable \$160 fee paid by cash or by check payable to "SFPUUC" Call (415) 551-4603 for further information. A CD version is available to paid plan holders only for an additional fee of \$10. Visit [hpa/water.org/contracts](http://hpa/water.org/contracts) for updates. Please be advised that prior to receiving these materials, all purchasers will be required to complete, sign and fully comply with a Confidentiality Agreement. This Project is subject to compliance monitoring and enforcement of prevailing wage requirements by the California Department of Industrial Relations ("DIR") and the San Francisco Office of Labor Standards Enforcement. No contractor or subcontractor may be listed in a bid for a public works project and no contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the DIR per California Labor Code Section 1725.5 (with

limited exceptions from this requirement for bid purposes only under California Labor Code Section 1771.1(a)). The objective of the project is to improve two adits and access to the Mountain Tunnel. The project includes installing new concrete adit plugs, road improvements and flow monitoring instrumentation. The work is to be performed in Tuolumne, CA. The Engineer's estimate is \$5,000,000. The Contract will be awarded to the lowest responsible and responsive bidder. Bid discounts may be applied as per San Francisco Administrative Code Chapter 14B. The LBE subcontracting participation requirement is 5%. Both San Francisco Small & Micro-BEs and SFPUUC-BEs (Firms) are eligible to participate. Monitoring Division can be utilized to meet this requirement. Please contact Richard Chan at 415-551-4335 for further information. Subcontracting opportunities may include, but not limited to, the following major types of work: roadway, demolition, drilling and blasting, concrete work, metal fabrication, and instrumentation. Please refer to Section 01 60 00 in the Specifications regarding the purchase of equipment to be achieved. LBE subcontracting participation requirement. Interested bidders are encouraged to attend a pre-bid and contractor networking conference to be held at 1 Lakeshore Drive, Moccasin, CA, Math Dining Room 10, on September 23, 2015. Prime bidder's attendance at this conference is worth 15 points toward Chapter 14B "Good Faith Outreach" requirements. Bidders must achieve at least 80 points (out of a possible 100 points), as determined by CMO, to be deemed qualified to be listed in the LBE subcontracting participation requirement by the "Good Faith Outreach" requirements, except those who exceed the above stated LBE subcontracting participation requirement by 35% under Section 14B.8(b) of the Administrative Code. A site inspection will be held following the meeting (if needed).

A Class "A" California Contractors License is required to bid. Furthermore, each listed subcontractor must possess appropriate active licenses for the work each subcontractor will be performing. In accordance with San Francisco Administrative Code ("Administrative Code") Chapter 6, no bid is accepted and no contract in excess of \$60,000 is awarded by the City and County of San Francisco unless the contractor is listed in the General Manager, SFPUUC recommends the contract for award and (b) the SFPUUC then adopts a resolution awarding the contract. Pursuant to Charter Section 3.105, all contract awards are subject to certification by the Controller as to the availability of funds. Bidders are hereby advised that the Contractor to whom the Contract is awarded must be certified by the Contract Monitoring Division to be in compliance with the Equal Benefits Provisions of Chapter 12B of the City's

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## Carroll, John (BOS)

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**From:** SF Docs (LIB)  
**Sent:** Friday, September 18, 2015 11:19 AM  
**To:** BOS Legislation, (BOS)  
**Subject:** Re: Please Post the Linked Hearing Notice - September 29, 2015 - Tentative Map Appeal - Parkmerced Project

**Categories:** 150854

Posted/SF Docs/9/18/2015/Laurel Yerkey

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**From:** BOS Legislation, (BOS)  
**Sent:** Friday, September 18, 2015 10:51 AM  
**To:** SF Docs (LIB)  
**Subject:** FW: Please Post the Linked Hearing Notice - September 29, 2015 - Tentative Map Appeal - Parkmerced Project

Good morning,

Please also post the below-linked hearing notice.

Best,

**John Carroll**  
**Legislative Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

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

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---

**From:** BOS Legislation, (BOS)  
**Sent:** Friday, September 18, 2015 10:46 AM  
**To:** 'stu@stufish.com' <stu@stufish.com>; 'jabrams@jabramslaw.com' <jabrams@jabramslaw.com>; 'smallen@maximusrepartners.com' <smallen@maximusrepartners.com>; Givner, Jon (CAT) <jon.givner@sfgov.org>; Stacy, Kate (CAT) <kate.stacy@sfgov.org>; Byrne, Marlana (CAT) <marlena.byrne@sfgov.org>; Malamut, John (CAT) <john.malamut@sfgov.org>; Nuru, Mohammed (DPW) <Mohammed.Nuru@sfdpw.org>; Sanguinetti, Jerry (DPW) <Jerry.Sanguinetti@sfdpw.org>; Sweiss, Fuad (DPW) <Fuad.Sweiss@sfdpw.org>; Storrs, Bruce (DPW)

<Bruce.Storrs@sfdpw.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Jones, Sarah (CPC) <sarah.b.jones@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative  
Aides<https://outlook.office365.com/ecp/UsersGroups/EditDistributionGroup.aspx?reqId=1441732280579&pwmcid=5&ReturnObjectType=1&id=e461de0a-e6fa-453b-849b-ab7bfda77739#> <bos-legislative\_aides@sfgov.org>  
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Caldeira, Rick (BOS) <rick.caldeira@sfgov.org>; Adina, Seema (DPW) <seema.adina@sfdpw.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Subject:** Hearing Notice - September 29, 2015 - Tentative Map Appeal - Parkmerced Project

Good morning,

The Office of the Clerk of the Board has scheduled an appeal hearing for a Special Order before the Board on **September 29, 2015, at 3:00 p.m.**

Please find linked below the Hearing Notice for the Tentative Map Appeal for the Parkmerced Project.


Hearing Notice – Parkmerced Project

I invite you to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 150854

Thank you,

**John Carroll**  
**Legislative Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

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## Carroll, John (BOS)

---

**From:** BOS Legislation, (BOS)  
**Sent:** Friday, September 18, 2015 10:46 AM  
**To:** 'stu@stuflash.com'; 'jabrams@jabramslaw.com'; 'smallen@maximusrepartners.com'; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Sanguinetti, Jerry (DPW); Sweiss, Fuad (DPW); Storrs, Bruce (DPW); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Speirs, Jeffrey (CPC); BOS-Supervisors; BOS-Legislative Aides<https://outlook.office365.com/ecp/UsersGroups/EditDistributionGroup.aspx?reqId=1441732280579&pwmcid=5&ReturnObjectType=1&id=e461de0a-e6fa-453b-849b-ab7bfda77739#>  
**Cc:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Adina, Seema (DPW); BOS Legislation, (BOS); Carroll, John (BOS)  
**Subject:** Hearing Notice - September 29, 2015 - Tentative Map Appeal - Parkmerced Project  
**Categories:** 150854

Good morning,

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Board of Supervisors File No. 150854

Thank you,

**John Carroll**  
**Legislative Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

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## **Carroll, John (BOS)**

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**From:** Carroll, John (BOS)  
**Sent:** Thursday, September 17, 2015 8:27 AM  
**To:** Panopio, Sandra (ADM); Hooker, Sarah (ADM) (311)  
**Cc:** Pon, Adrienne (ADM); BOS Legislation, (BOS)  
**Subject:** Translation Request (Public Notice) - 150854  
**Attachments:** HEARING NOTICE.doc

**Categories:** 150854

Good morning,

Please translate the following public notice into Chinese, Spanish, and Filipino:

Link Language:

September 29, 2015 - Board of Supervisors - Appeal Hearing - Parkmerced Project

Public Hearing Notice:

**Date:** Tuesday, September 29, 2015

**Time:** 3:00 p.m.

**Location:** Legislative Chamber, City Hall, Room 250,  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**Subject:** File No. 150854. Hearing of persons interested in or objecting to the decision of Public Works dated August 24, 2015, approving a tentative map for lot and condominium subdivisions at addresses within the Parkmerced Project, Assessor's Block Nos. 7303, 7303-A, 7308, 7333-D, 7326, 7330, 7331, 7335, 7364, 7365, 7366; and 7370; and making environmental findings under the California Environmental Quality Act. (District 7) (Appellant, Stewart M. Flashman, on behalf of the Parkmerced Action Coalition) (Filed September 3, 2015).


Angela Calvillo  
Clerk of the Board

**Dated:** September 15, 2015  
**Posted/Published:** September 18, 2015

Pursuant to the protocols, the translations in each language should be received **by replying to all recipients of this e-mail within three business days, or by 5:00 p.m. on Tuesday, September 22, 2015.**

Thank you,

**John Carroll**  
**Legislative Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

 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.*

**Carroll, John (BOS)**

---

**From:** glenda\_sobrique@dailyjournal.com  
**Sent:** Wednesday, September 16, 2015 9:25 AM  
**To:** Carroll, John (BOS)  
**Subject:** Confirmation of Order 2796141 for JEC - 150854 - Parkmerced Ten Map Appeal Hearing Notice

Dear Customer:

The order listed below has been received and processed. If you have any questions regarding this order, please contact your ad coordinator or the phone number listed below.

Customer Account Number: 120503

Type of Notice : GPN - GOVT PUBLIC NOTICE  
Ad Description : JEC - 150854 - Parkmerced Ten Map Appeal Hearing Notice  
Our Order Number : 2796141  
Newspaper : SAN FRANCISCO EXAMINER 10%  
Publication Date(s) : 09/18/2015

Thank you.

GLENDASOBRIQUE  
DAILY JOURNAL CORPORATION  
CALIFORNIA NEWSPAPER SERVICE BUREAU  
Phone: (800) 788 7840 / (213)229-5300  
Fax: (800) 540 4089 / (213)229-5481

**Carroll, John (BOS)**

---

**From:** glenda\_sobrique@dailyjournal.com  
**Sent:** Wednesday, September 16, 2015 9:25 AM  
**To:** Carroll, John (BOS)  
**Cc:** glenda\_sobrique@dailyjournal.com  
**Subject:** CNS:Documents for Reference No: JEC - 150854 - Parkmerced Ten Map Appeal Hearing Notice, OrderNo: 2796141  
**Attachments:** ca6f05bb-1745-470a-b5e9-b6b88f897399.pdf  
**Importance:** High

Attached are the following documents:

Thank you.

Glenda\_Sobrique

# 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

John Carroll  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

EXM 2796141

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description JEC - 150854 - Parkmerced Ten Map Appeal Hearing

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/18/2015

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$270.00
NetTotal	\$243.00

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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 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 DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

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 appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: Date: Tuesday, September 29, 2015 Time: 3:00 p.m. Location: Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102 Subject: File No. 150854. Hearing of persons interested in or objecting to the decision of Public Works dated August 24, 2015, approving a tentative map for lot and condominium subdivisions at addresses within the Parkmerced Project, Assessor's Block Nos. 7303, 7303-A, 7308, 7333-D, 7326, 7330, 7331, 7335, 7364, 7365, 7366, and 7370; and making environmental findings under the California Environmental Quality Act. (District 7) (Appellant, Stewart M. Flashman, on behalf of the Parkmerced Action Coalition) (Filed September 3, 2015). In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, September 25, 2015. Angela Calvillo Clerk of the Board



\* A 0 0 0 0 0 3 8 7 7 4 3 2 \*

**Carroll, John (BOS)**

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**From:** julie.creer@firespring.com on behalf of julie.creer@sfgov.org  
**Sent:** Tuesday, September 15, 2015 5:05 PM  
**To:** Carroll, John (BOS)  
**Subject:** Job Order Response #28268

**Categories:** 150854

Thank you for using ReproMail online order center; We appreciate your business.

We have received your order and will contact you if there are any questions.

Please note: Your Job Ticket Number is the Message Tracking Number at the bottom of this email.

Feedback? We'd love to hear it! Please take a moment to complete this short survey after receiving your printing order:

<http://goo.gl/forms/qkclQsnqsn>

<b>Your Name</b>	John Carroll
<b>Your Department</b>	Board of Supervisors
<b>Your Account Number</b>	010000
<b>Address</b>	City Hall, Room 244
<b>City, State</b>	San Francisco, CA
<b>Zip</b>	94102
<b>Phone Number</b>	415-554-4445
<b>E-mail Address</b>	<a href="mailto:john.carroll@sfgov.org">john.carroll@sfgov.org</a>
<b>Confirm e-mail address</b>	<a href="mailto:john.carroll@sfgov.org">john.carroll@sfgov.org</a>
<b>Job Description (will appear in the billing statement)</b>	Hearing Notice - Tentative Map Appeal - Parkmerced Project
<b>Date in</b>	9/15/2015
<b>Date due</b>	9/18/2015
<b>Number of copies</b>	3220
<b>Number of originals</b>	1
<b>Sides</b>	one
<b>Ink(s)</b>	Black
<b>Size</b>	8.5 x 11
<b>Paper</b>	20# text
<b>Paper color</b>	White
<b>Cover paper color</b>	White
<b>Proof Required</b>	No
<b>Collate</b>	no
<b>Fold</b>	letterfold
<b>When Ready</b>	Deliver
<b>If Mailing Include Return Envelope</b>	no

**Additional Details**

1. Absolutely must mail on Friday, September 18, 2015.
2. Hearing Notice is attached below.
3. Recipients list is attached below.
4. Please print the Board of Supervisors return address on the envelopes, as below:

Office of the Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Thank you so much for this rush job.

**Filename**

Hearing Notice.pdf (52 kb)

**Filename**

20150806 PM\_300FootMAPv2.xlsx (338 kb)

Message Tracking Number: #28268



**BOARD of SUPERVISORS**



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

September 9, 2015

**FILE NO. 150854**

Received from the Board of Supervisors - Clerk's Office a check in the amount of Two Hundred and Ninety Eight Dollars (\$298), representing filing fee paid by Stewart M. Flashman (Appellant) for Appeal of the Tentative Map for the Parkmerced Project.

**PUBLIC WORKS**

**By:**

Seema Adina

Print Name

[Signature]

09/15/2015

Signature and Date

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. 554-5227

## 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 appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:


**Date:** Tuesday, September 29, 2015

**Time:** 3:00 p.m.

**Location:** Legislative Chamber, City Hall, Room 250  
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102

**Subject:** File No. 150854. Hearing of persons interested in or objecting to the decision of Public Works dated August 24, 2015, approving a tentative map for lot and condominium subdivisions at addresses within the Parkmerced Project, Assessor's Block Nos. 7303, 7303-A, 7308, 7333-D, 7326, 7330, 7331, 7335, 7364, 7365, 7366, and 7370; and making environmental findings under the California Environmental Quality Act. (District 7) (Appellant, Stewart M. Flashman, on behalf of the Parkmerced Action Coalition) (Filed September 3, 2015).

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94012. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, September 25, 2015.

  
Angela Calvillo  
Clerk of the Board

DATED: September 15, 2015  
POSTED/PUBLISHED: September 18, 2015

BOARD of SUPERVISORS



City Hall  
1 Dr. Cai B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No 554-5184  
Fax No. 554-5163  
TTD/TTY No. 5545227

公聽會通知

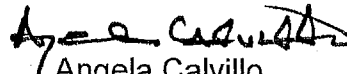
三藩市市及縣市參事委員會

日期: 2015 年 9 月 29 日星期二

時間: 下午 3 時

地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

議題: 檔案號碼 150854。聆訊感興趣或反對人士對工務局於2015年8月24日所作出的決定的意見, 該項決定通過了一份Parkmerced計劃內的地段及共渡公寓區劃的暫時性分割圖, 評估的街區號碼7303、7303-A、7308、7333-D、7326、7330、7331、7335、7364、7365、7366及7370; 並依據「加州環境質量法」(California Environmental Quality Act)作出環境裁斷。(第7選區)(上訴人: Stewart M. Flashman, 代表Parkmerced行動聯盟)(於2015年9月03日已提交)。

  
Angela Calvillo  
市參事委員會書記

日期: September 15, 2015  
張貼/公佈: September 18, 2015



## NOTIFICACIÓN DE AUDIENCIA PÚBLICA

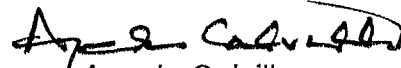
### JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

**Fecha:** Martes, 29 de septiembre 2015

**Hora:** 3:00 p.m.

**Lugar:** Alcaldía, Cámara de Supervisores, Salón 250  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

**Asunto:** Expediente N° 150854. Audiencia de las personas interesadas o que se oponen a la decisión del [Departamento de] Obras Públicas fechada el 24 de agosto de 2015, la aprobando un mapa provisional para subdivisiones de lotes y condominios en las direcciones dentro del Proyecto Parkmerced, Bloques del Tasador N° 7303, 7303- A, 7308, 7333-D, 7326, 7330, 7331, 7335, 7364, 7365, 7366 y 7370; y haciendo hallazgos medioambientales bajo la Ley de Calidad Ambiental de California. (Distrito 7) (Apelante, Stewart M. Flashman, en nombre de la Coalición de Acción Parkmerced) (Archivado el 3 de septiembre, 2015).

  
Angela Calvillo  
Secretaria de la Junta

FECHADO: 15 de septiembre 2015  
Publicado/Publicado: 18 de septiembre 2015

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

September 8, 2015

Stewart M. Flashman  
on behalf of the Parkmerced Action Coalition  
5626 Ocean View Drive  
Oakland, CA 94618-1533

**Subject: Tentative Map Appeal - Parkmerced Project**

Dear Mr. Flashman:

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

The Parkmerced Project, Assessor's Block Nos. 7303, 7303-A, 7308, 7333-D, 7326, 7330, 7331, 7335, 7364, 7365, 7366, and 7370.

Pursuant to Subdivision Code, Section 1314, an appeal hearing has been scheduled on **Tuesday, September 29, 2015, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102.

Please provide to the Clerk's Office by 12:00 noon:

**11 days prior to the hearing:** names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

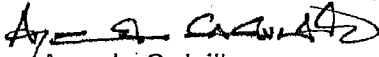
**8 days prior to the hearing:** any documentation which you may want available to the Board members prior to the hearing.

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.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

If you have any questions, please feel free to contact John Carroll, Legislative Clerk, at (415) 554-4445.

Sincerely,

  
Angela Calvillo  
Clerk of the Board

c:  
Project Applicant, TUP Texas, LLC  
Project Contact, Trumark Urban  
Jon Givner, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
John Malamut, Deputy City Attorney  
Mohammed Nuru, Director, Public Works  
Jerry Sanguinetti, Public Works-Bureau of Street Use and Mapping  
Fuad Sweiss, City Engineer, Public Works  
Bruce Storrs, Public Works  
Scott Sanchez, Zoning Administrator, Planning Department  
Sarah Jones, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Jeffrey Speirs, Planning Department

# Parkmerced

January 29, 2015

Application for Final Map Subdivision

City and County Surveyor  
Department of Public Works  
Bureau of Street-Use & Mapping  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Re: APN 7335/001

Dear Sir:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I, the undersigned subdivider, hereby submit to you for your review and processing a proposed Final Map subdivision, together with the Final Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

Seth Mallen  
Parkmerced Owner, LLC

Attachment: Application Packet

## D. APPLICATION

Property Address:

For DPW-BSM use only  
ID No.:

10 BUCARELI DR, SAN FRANCISCO, CA 94132  
12 BUCARELI DR, SAN FRANCISCO, CA 94132  
14 BUCARELI DR, SAN FRANCISCO, CA 94132  
16 BUCARELI DR, SAN FRANCISCO, CA 94132  
18 BUCARELI DR, SAN FRANCISCO, CA 94132  
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810 GONZALEZ DR, SAN FRANCISCO, CA 94132  
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80 JUAN BAUTISTA CIR, SAN FRANCISCO, CA 94132  
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333 SERRANO DR, SAN FRANCISCO, CA 94132  
355 SERRANO DR, SAN FRANCISCO, CA 94132  
405 SERRANO DR, SAN FRANCISCO, CA 94132

Assessor's Block/Lot: 7335

Lot Number(s): 001

Owner:			
Name:	Parkmerced Owner, LLC (Attn: Seth Mallen)		
Address:	345 Vidal Drive, San Francisco, CA 94132		
Phone:	415.584.4561	E-mail:	smallen@maximusrepartners.com
Person to be contacted concerning this project: (if different from owner)			
Name:	Jim Abrams		
Address:	345 Vidal Drive, San Francisco, CA 94132		
Phone:	415.999.4402	E-mail:	jabrams@jabramslaw.com
Firm or agent preparing the subdivision map:			
Name:	BKF Engineers (Attn: Brian Scott)		
Address:	255 Shoreline Drive, Suite 200, Redwood City, CA 94065		
Phone:	650.482.6335	E-mail:	bscott@bkf.com
Subdivider: (if different from owner)			
Name:			
Address:			

Existing number of lots: 1

Proposed number of lots: 7

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

This subdivision creates an addition to an existing building: ☒ No ☐ Yes (shown on Tentative Map)

Check only one of the following options:

	Indicate project type
Residential Only	<input checked="" type="checkbox"/>
Mixed-Use	<input type="checkbox"/> If checked, Number of Residential Unit(s): Number of Commercial Unit(s):

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

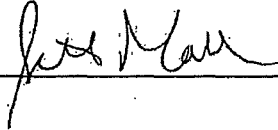
I, Parkmerced Owner, LLC

declare, under penalty of perjury, that I am an owner 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 knowledge and belief.

Date:

2/20/15

Signed:



## E. New Construction Condominium Application Checklist

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only:	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No	OK?				DPW	DCP	DBI **	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping; 1-City Planning] <b>Note:</b> One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 7)	4	3	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Six (6) copies of Tentative Final Map [DPW copies: 5-BSM Mapping; 1-City Planning] <b>Note:</b> One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 7)	6	5	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$ 10,059 )	1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Previous Land Use.	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6a.	Permit numbers for any approved building permits.	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Owner's Release of Interest in Common Areas [Sec. 1323 (6)]	2	1	1		Form No. 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Neighborhood notification package for Tentative Map decision. <input type="checkbox"/> 300-Foot Radius Map <input type="checkbox"/> Address List <input type="checkbox"/> Envelopes	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <input type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo of rear of property	3	2	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.	Review by Department of Building Inspection, if required, See Page 8.	2			1	Form No. 4

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.	Provide proposed sales prices for Below Market Rate (BMR) units (Form No.1)	1	1			Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.	A copy of the signed Planning Dept. or Planning Commission motion approving the project	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Provide copies of any Notices of Special Restrictions associated with this site.	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15.	3R report <u>required</u> for existing dwelling units – See Page 8 for details.	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.	Copy of Building Permits – See Page 8 for details.	1	1			

**ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 8, ITEM 11**

# 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 Map - Parkmerced Project

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

Hearing of persons interested in or objecting to the decision of Public Works dated August 24, 2015, approving a tentative map for lot and condominium subdivisions at addresses within the Parkmerced Project, Assessor's Block Nos. 7303, 7303-A, 7308, 7309, 7309-A, 7310, 7311, 7315, 7316, 7317, 7318, 7319, 7320, 7321, 7322, 7323, 7326, 7330, 7331, 7332, 7333, 7333-A, 7333-B, 7333-C, 7333-D, 7333-E, 7334, 7335, 7336, 7337, 7338, 7339, 7340, 7341, 7342, 7343, 7344, 7345, 7345-A, 7345-B, 7345-C, 7356, 7357, 7358, 7359, 7360, 7361, 7362, 7363, 7364, 7365, 7366, 7367, 73, 68, 7369, and 7370; and making environmental findings under the California Environmental Quality Act. (District 7) (Appellant: Stewart M. Flashman, on behalf of the Parkmerced Action Coalition) (Filed September 3, 2015).

Signature of Sponsoring Supervisor:

A. S. C. 11/10

For Clerk's Use Only:

