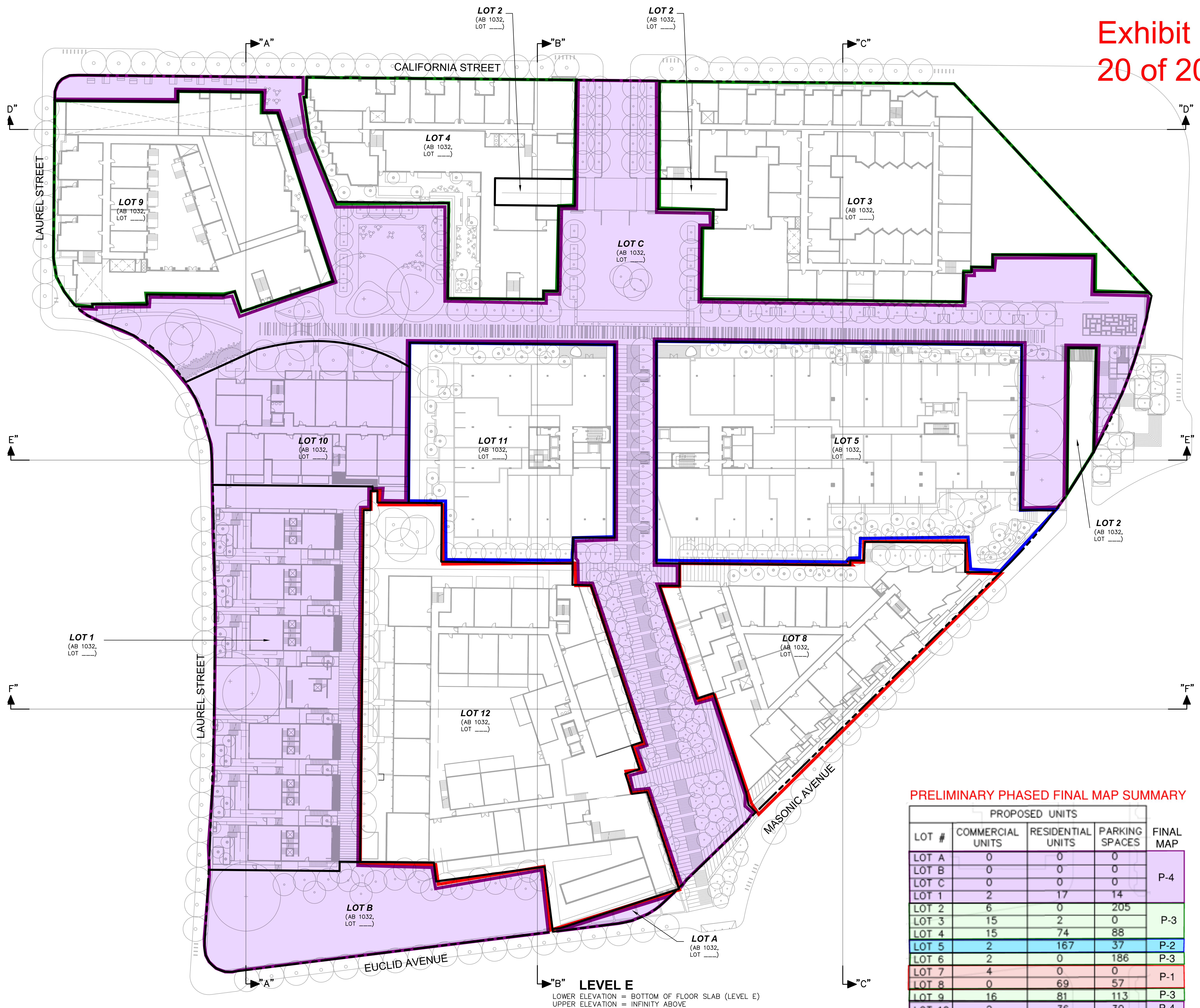


Revisions		No.	Date	By	Appr.

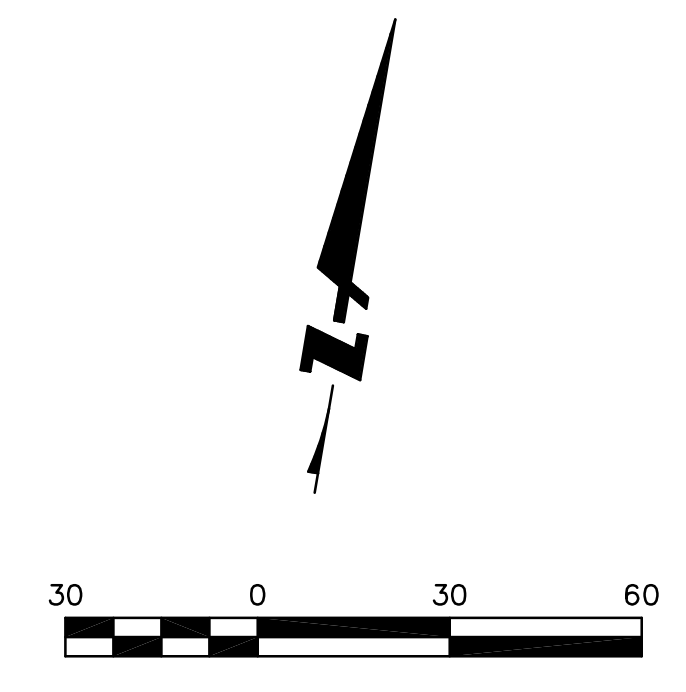
Exhibit 3  
20 of 20 pages



PRELIMINARY PHASED FINAL MAP SUMMARY

LOT #	PROPOSED UNITS			FINAL MAP
	COMMERCIAL UNITS	RESIDENTIAL UNITS	PARKING SPACES	
LOT A	0	0	0	P-4
LOT B	0	0	0	
LOT C	0	0	0	
LOT 1	2	17	14	P-3
LOT 2	6	0	205	
LOT 3	15	2	0	
LOT 4	15	74	88	P-2
LOT 5	2	167	37	
LOT 6	2	0	186	P-3
LOT 7	4	0	0	P-1
LOT 8	0	69	57	
LOT 9	16	81	113	P-3
LOT 10	2	36	30	P-4
LOT 11	0	62	51	P-2
LOT 12	0	167	139	P-1
TOTALS	64	675	920	

LEVEL E  
LOWER ELEVATION = BOTTOM OF FLOOR SLAB (LEVEL E)  
UPPER ELEVATION = INFINITY ABOVE



**Comments regarding**  
**Phased Final Map PID 9965**  
**3333 California Tentative subdivision map**

Map by: BKF Engineers

Dated: 6/12/2019

Signed by: Eric Girod engineer, not signed by Jason Kirchman surveyor

Provide CCSF with copy of ALTA Survey (if performed)

C2.0:

- Label Monuments with description and MID (Monument Identification – available from CCSF)
- What is the origin of the legal description?

C3.0:

- Provide location of adjacent Fireman Credit Union building. Show distances from this building to the PIQ.
- All Streets are double labeled (no correction necessary to this map).
- Map shows contours under existing buildings, unclear as to lower building levels and ground join.

C4.0:

- “Lots 1-12 and A-C” is confusing. If this is representing all lots, then show horizontal boundaries.
- D.A.A reference should probably be referred to as R.E.A. (reciprocal easement agreement) area.
- If this page is only to delineate the EVAE and REA, then please state.
- Will E.V.A.E. require separate agreement(s) and documentation? I believe so.

General Comments for Sheets 4.1 – 4.11

- Add vertical lines to cross sections to more clearly delineate the levels (sheets 4.6 – 4.11)
- **Add elevations defining the levels**
- Suggest adding Sheet numbers adjacent to the level letters on 4.6 - 4.11, For example – Level A (Sheet 4.1)
- Provide upper elevations (U.E) and Lower elevation (L.E.) on all proposed lots.
- Provide upper elevations (U.E) and Lower elevation (L.E.) on all proposed easements. This has been asked for previously.

C4.1

- Provide “bottom of the floor slab elevation (level B)”

C4.2

- See above comments

C4.3

- Label lot 2 on the right side of the drawing (where section E-E passes through).
- See above comments

C4.4

- See above comments

C4.5

- Where is Lot C on the left side where section E-E passes through?
- See above comments

C4.6

- See above comments

C4.7

- See above comments

C4.8:

- See above comments

C4.9

- See above comments

C4.10

- See above comments

C4.11

- See above comments

C5.0

- No proposed grading or elevations shown other than finished floors.
- No Sections for proposed curb gutter sidewalk.
- Many missing distances for the lengths of tangents, etc.
- It is not possible from what is provided to be able to follow the curb and other improvements around the block, suggest closure calcs if details not provided.

C6.0

- No details for any utility connections.

C5.0 and C6.0

- Need review by CCSF Civil Engineer.

Reviewed by Bruce R. Storrs, P.L.S. July 29, 2019

Recording Requested by:

When Recorded Mail to:

Morrison & Foerster, LLP  
755 Page Mill Road  
Palo Alto, CA 94304  
Attn: Philip J. Levine, Esq.

Mail Tax Statements to:  
Laurel Heights Partners LLC  
150 Post St., Ste. 320  
San Francisco CA 94108  
Attn: Daniel J. Safier

Assessor Parcel Number (APN): Block 1032, Lot 003  
Street Address: 3333 California St., San Francisco  
Escrow #15604930-TK/JM



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2018-K595915-00**

Check Number 2116

Friday, MAR 30, 2018 09:37:36

Ttl Pd\$12,123.00

Rcpt # 0005782697

qjl/JL/1-4

## GRANT DEED

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☒ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☒ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- ☐ The \$225 per transaction cap is reached
- ☐ Document is not related to real property
- ☐ This page added to provide adequate space for recording information (additional recording fee applies)

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Morrison & Foerster, LLP  
755 Page Mill Road  
Palo Alto, CA 94304  
Attn: Philip J. Levine, Esq.

MAIL TAX STATEMENTS TO:

Laurel Heights Partners LLC  
c/o The Prado Group, Inc.  
150 Post Street, Suite 320  
San Francisco, CA 94108  
Attn: Daniel J. Safier

APN: Lot 003, Block 1032  
Address: 3333 California Street, San Francisco, CA  
CIT ESC #15604930 - TL/JM

(Space above this line for Recorder's use)

**GRANT DEED**

The Documentary Transfer Tax is: \$12,090.00 ✓

- ☒ Computed on full value of property conveyed.
- ☐ Computed on full value less liens and encumbrances assumed.
- ☒ City of San Francisco
- ☐ Unincorporated

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 2130 POST STREET, LLC, a California limited liability company ("Grantor") does hereby GRANT, CONVEY, TRANSFER, and ASSIGN to LAUREL HEIGHTS PARTNERS LLC, a Delaware limited liability company ("Grantee") that certain real property in the City of San Francisco, County of San Francisco, State of California, as legally described on Exhibit A attached hereto and made a part hereof (the "Property").

This grant is made subject to all matters of record existing as of the date hereof.


**[Remainder of Page Intentionally Left Blank; Signature Page Follows]**

IN WITNESS WHEREOF, the Grantor has executed this Grant Deed this \_\_\_\_ day of March, 2018.

**GRANTOR:**

2130 Post Street, LLC,  
a California limited liability company

By: G. Bakar Properties, Inc.,  
a California corporation, its Manager

By:   
Stephen J. LoPresti, Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF San Francisco } S.S.

On March 26, 2018 before me, Leyla Knafelman, Notary Public, personally appeared Stephen J. LoPresti, 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



## **EXHIBIT A**

### **Legal Description of Property**

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

BEGINNING at a point on the Southerly line of California Street, said point being the Easterly extremity of the curve with a 15 foot radius joining the Easterly line of Laurel Street with the Southerly line of California Street, as shown on "Map of Laurel Heights, filed July 28, 1947, in Map Book "P", at Pages 55 and 56, Official Records of the City and County of San Francisco; running thence North 80°54' East 707.375 feet along the Southerly line of California Street to the Southwesterly boundary of the property of the Standard Oil Company of California; thence South 52°36' 29.74 seconds East along said boundary 232.860 feet; thence Southwesterly along the arc of a curve to the right whose tangent deflects 54°14' 30.74 seconds to the right from the preceding course, radius 425 feet, central angle 34°15'59", a distance of 254.176 feet; thence South 35°54' West tangent to the preceding curve 380.066 feet; thence Southwesterly along the arc of a curve to the right, tangent to the preceding course, radius 65 feet, central angle 37°18' a distance of 42.316 feet to tangency with the Northwesterly line of Euclid Avenue; thence South 73°12' West along said line of Euclid Avenue 312.934 feet; thence leaving said line of Euclid Avenue, and running Southwesterly, Westerly, and Northwesterly along the arc of a curve to the right, tangent to the preceding course, radius 20 feet, central angle 100°48' 01.51", a distance of 35.186 feet; thence Northwesterly along the arc of a reverse curve to the left, parallel to and concentric with and radially distant 6 feet Northeasterly from the Northeasterly line of Laurel Street, as shown on said map of Laurel Heights, radius 4033 feet, central angle 5°31' 20.27", a distance of 388.710 feet; thence Northwesterly along the arc of a compound curve to the left, radius 120 feet, central angle 71°12' 55.45", a distance of 149.153 feet; thence Northwesterly along the arc of a reverse curve to the right, radius 60 feet, central angle 73°38' 14.21", a distance of 77.113 feet to tangency with the Easterly line of Laurel Street; thence North 9°06' West along said line of Laurel Street 127.290 feet to the beginning of the above mentioned curve joining the Easterly line of Laurel Street with Southerly line of California Street; thence Northwesterly, Northerly, and Northeasterly along the arc of a curve to the right, radius 15 feet 90°00', a distance of 23.562 feet to tangency with the Southerly line of California Street and the point of beginning.

APN: Lot 003, Block 1032

RECORDING REQUESTED BY:

Fidelity National Title Company  
Escrow No. 1004683  
Title Order No. 1004683

When Recorded Mail Document  
and Tax Statement To:  
San Francisco Firemen Credit Union  
2390 Market Street  
San Francisco, CA 94114

San Francisco Co Recorder's Office  
Gregory Joseph Diaz, County Recorder  
DOC - 96-6008020-00  
Acct 11-FIDELITY NATIONAL Title Company  
Tuesday, JUL 30, 1996 12:12:25  
REC \$6.00/PAG \$2.00/MIC \$1.00  
STP \$1.00/TX3 \$16,867.\*1  
Ttl Pd \$16,877.50 Nbr-0000591047.  
REEL 6685 IMAGE 0365 oed/ER/2

A PN: Lot 2, Block 1032

CORPORATION GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 16,867.50

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FTP Investment Corporation, a California Corporation

hereby GRANT(S) to San Francisco Firemen Credit Union, a California Corporation

the following described real property in the City of San Francisco

County of San Francisco, State of California:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF.

DATED: July 22, 1996

STATE OF CALIFORNIA

COUNTY OF San Francisco

ON July 22, 1996 before me,  
C. Madrid-Garibaldi personally appeared

Bart Seidler

personally known to me (or 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.

Witness my hand and official seal.

Signature

C. Madrid-Garibaldi

FTP Investment Corporation, a California corporation

By: Bart Seidler

Bart Seidler, Secretary



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FILE NO. 1004683-B

G008020

EXHIBIT "A"

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

Commencing at a point on the southerly line of California Street, distant westerly 187 feet from the intersection of said line of California Street produced and the westerly tangent line of Presidio Avenue produced; running thence easterly along said line of California Street 115 feet to the beginning of the curve with a radius of 72 feet forming the southwesterly boundary of the intersection of California Street and Presidio Avenue; thence easterly, southeasterly and southerly along said curve 113.097 feet to its tangent with the westerly line of Presidio Avenue; thence southerly along said line of Presidio Avenue 125 feet; thence northwesterly 271.62 feet to the point of commencement.

EXCEPTING THEREFROM that portion deeded to the City and County of San Francisco; October 25, 1948, Book 5041, Official Records, Page 294, for the widening of Presidio Avenue.

BEGINNING at a point on the westerly line of Presidio Avenue, distant thereon 125 feet southerly from the southerly extremity of the curve with a radius of 72 feet joining the southerly line of California Street with the westerly line of Presidio Avenue as per "Map showing the widening of the southwesterly corner of California Street and Presidio Avenue", filed in Map Book "K" at Page 63, Official Records, of City and County of San Francisco; thence deflecting  $43^{\circ} 30' 74''$  to the left from the northerly bearing of said line of Presidio Avenue and running northwesterly 16.341 feet to a point distant 11.25 feet at right angles westerly from the said westerly line of Presidio Avenue; thence deflecting  $46^{\circ} 34' 29.74''$  to the right and running northerly 103.366 feet to a point in a line parallel with and distant 5.72 feet at right angles westerly from said westerly line of Presidio Avenue; thence deflecting  $3^{\circ} 04' 00''$  to the left and running northerly along said parallel line 15.65 feet; thence northwesterly along the arc of the curve to the left tangent to the preceding course with a radius of 66.28 feet central angle  $90^{\circ} 00' 00''$  a distance of 104.112 feet to the tangency with the Southerly line of California Street at the point of Tangency of the curve with a 72 foot radius hereinabove referred to; thence Southeasterly along said curve with 72 foot radius through a central angle of  $90^{\circ} 00' 00''$  a distance of 113.097 feet to tangency with the westerly line of Presidio Avenue; thence Southerly along said westerly line of Presidio Avenue 125 feet to the point of beginning.

APN: LOT 2, BLOCK 1032

CITY PLANNING COMMISSION

RESOLUTION NO. 4109

RESOLVED, That Proposal No. Z-52.62.2, an application to change the Use District Classification of the hereinafter described parcel of land from a First Residential District to a Commercial District, be, and the same is hereby APPROVED; subject to the stipulations submitted by the applicant and set forth herein:

Commencing at a point on the S/L of California Street distant thereon 187 feet west of the W/L of Presidio Avenue (produced), thence westerly on said line 707.375 feet to a curve to the left having a radius of 15 feet, thence 23.862 feet measured on the arc of the curve to the left to the E/L of Laurel Street, thence southerly on the E/L of Laurel Street 127.227 feet to the curve to the left having a radius of 60 feet, thence 77.113 feet measured on the arc of the curve to the left to a curve to the right having a radius of 120 feet, thence 149.153 feet measured on the arc of the curve to the right to a curve to the right having a radius of 4033 feet, thence 388.710 feet measured on the arc of the curve to the right to a curve to the left having a radius of 20 feet, thence 35.186 feet measured on the arc of the curve to the left to the northwest line of Euclid Avenue, thence N 73° 12' E on the northwest line of Euclid Avenue 312.934 feet to a curve to the left having a radius of 65 feet, thence 42.316 feet, measured on the arc of the curve to the left to the northwesterly line of Masonic Avenue (proposed extension), thence N 35° 54' E, 380.066 feet to the arc of a curve to the left having a radius of 425 feet, thence 254.176 feet measured on the arc of the curve to the left, thence N 52° 36' 29.74" W, 252.860 feet to the point of commencement. Being the major portion of Lot 1A, Block 1032, containing 10.2717 acres, more or less.

RESOLVED, FURTHER, That this change shall be and at all times remain contingent upon observance by the owner or owners and by his or their successors in interest of the conditions contained in the following stipulations as to the use of the land affected.

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building or buildings designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.

3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.

4. No such building, other than a minor accessory building having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

5. If the subject property, or any portion thereof, is developed as a site for residential buildings, such buildings shall be limited as follows:

a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

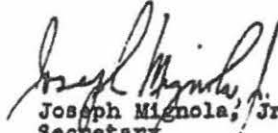
b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed

building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

I hereby certify that the foregoing resolution was adopted by the City Planning Commission at its special meeting on November 13, 1952, and I further certify that the stipulations set forth in the said resolution were submitted in a written statement placed on file.

  
Joseph Mignola, Jr.  
Secretary

Ayes : Commissioners Kilduff, Towle, Devine, Williams  
Noes : None  
Absent: Commissioners Brooks, Lopez, Prince  
Passed: November 13, 1952

RECORDED AT REQUEST OF  
OFFICE OF THE COUNTY OF SAN FRANCISCO  
At 3:30 Min. Past 10 A.M.

INDEXED 1071 539

10-126

JAN 8 - 1953  
OFFICIAL RECORDS  
City and County of San Francisco, Calif.

INDEXED 1071 539

*Sharon* Stipulation as to Character of Improvements on  
that portion of Lot 1A, Block 1012 Affected by  
Zoning Proposal Z-52.62.2

Official

The San Francisco Unified School District, being the owner of the above property described, and the applicant in Proposal No. Z-52.62.2 for reclassification thereof from a Second Residential District to a Commercial District, set for hearing before the City Planning Commission of the City and County of San Francisco on October 23, 1952, hereby agrees that the said property shall be developed only as set forth in the following stipulations, which if accepted by the said City Planning Commission shall be observed by the applicant and by its successors in interest for as long as the property remains in the zone classification presently sought. The owner further agrees that no improvements shall be constructed on said property in violation of the conditions hereinafter set forth, and recognizes that the reclassification of the property to a Commercial District is by the Commission's action made contingent, and will remain contingent unless further reclassified, upon adherence to these stipulations.

#### Stipulations

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building or buildings designed as professional, institutional or office buildings, including service buildings which are normally necessary thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.
3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.
4. No such building, other than a minor accessory building, having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

10-126-1-533

5. If the subject property, or any portion thereof, is developed as a site for residential buildings, such buildings shall be limited as follows:

a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

SAN FRANCISCO UNIFIED SCHOOL DISTRICT,  
a public corporation

Subscribed and sworn to  
before me this 13th day  
of November, 1952

*Paul J. Morgan*  
County Clerk in and for  
the City and County of San  
Francisco, State of  
California.

By

*Eugene J. Riordan*  
Eugene J. Riordan  
Director of Property of the City  
and County of San Francisco

4746-1-10-52

6142 102

ORIGINAL

D E E D

SAN FRANCISCO UNIFIED SCHOOL DISTRICT, a public corporation,  
the first party, pursuant to Resolution No. 33-17A1, adopted by the  
San Francisco Board of Education on March 17, 1953, in consideration  
of the sum of \$650,001.00, paid to the first party by the second party,  
receipt whereof is hereby acknowledged, hereby grants to FIREMAN'S  
FUND INSURANCE COMPANY, a corporation, the second party, subject to the  
provisions hereof, the following described real property situated in  
the City and County of San Francisco, State of California:

BEGINNING at a point on the southerly line of California  
Street, said point being the easterly extremity of the curve  
with a 15 foot radius joining the easterly line of Laurel Street  
with the southerly line of California Street, as shown on "Map  
of Laurel Heights", filed in Map Book "P" at pages 55 and 56,  
Official Records of the City and County of San Francisco; and  
running thence North 80° 54' East 707.375 feet along the south-  
erly line of California Street, to the southwesterly boundary of  
the property of the Standard Oil Company of California; thence  
South 52° 36' 29.74" East along said boundary 232.860 feet; thence  
southwesterly along the arc of a curve to the right whose tangent  
deflects 54° 14' 30.74" to the right from the preceding course,  
radius 425 feet, central angle 34° 15' 59", a distance of 254.176  
feet; thence South 35° 54' West tangent to the preceding curve  
380.066 feet; thence southwesterly along the arc of a curve to the  
right, tangent to the preceding course, radius 65 feet, central  
angle 37° 18', a distance of 42.316 feet to tangency with the  
northwesterly line of Euclid Avenue; thence South 73° 12' West  
along said line of Euclid Avenue 312.934 feet; thence leaving said  
line of Euclid Avenue, and running southwesterly, westerly and  
northwesterly along the arc of a curve to the right, tangent to  
the preceding course, radius 20 feet, central angle 100° 48' 01.51",  
a distance of 35.186 feet; thence northwesterly along the arc of  
a reverse curve to the left, parallel to and concentric with and  
radially distant 6 feet northeasterly from the northeasterly line  
of Laurel Street, as shown on said "Map of Laurel Heights", radius  
4033 feet, central angle 5° 31' 20.27", a distance of 388.710 feet;  
thence northwesterly along the arc of a compound curve to the left,  
radius 120 feet, central angle 71° 12' 55.45", a distance of 149.153  
feet; thence northwesterly along the arc of a reverse curve to the  
right, radius 60 feet, central angle 73° 38' 14.21", a distance of  
77.113 feet to tangency with the easterly line of Laurel Street;  
thence North 9° 06' West along said line of Laurel Street 127.227  
feet to the beginning of the above mentioned curve joining the  
easterly line of Laurel Street with the southerly line of California  
Street; thence northwesterly, northerly and northeasterly along the  
arc of a curve to the right, radius 15 feet, central angle 90° 00',  
a distance of 23.562 feet to tangency with the southerly line of  
California Street and the point of beginning.

Containing 10.2717 acres, more or less, and being a portion of  
Lot 1 in Assessor's Block 1032; bounded on the north by California

C.P.T. Co.

65528 APR 24 53

Street, on the northeast by certain land of Standard Oil Company of California, on the southeast by the northwesterly line of Masonic Avenue Extension as per the description of Parcel 2 in the Deed from the first party to City and County of San Francisco, a municipal corporation, dated February 6, 1953 and recorded February 11, 1953 in Book 6093 at page 462, Official Records of San Francisco, on the south by Euclid Avenue, on the west partly by Laurel Street, as widened, in accordance with the description of Parcel 1 in said Deed dated February 6, 1953 and partly by Laurel Street as per said recorded "Map of Laurel Heights".

AS A FURTHER CONSIDERATION, the second party hereby agrees to well and faithfully observe, keep and perform all stipulations, agreements, conditions and covenants specifically set forth or referred to herein which are to be complied with by the second party as purchaser or owner.

This conveyance is made subject to the foregoing and the following stipulations, agreements, conditions and covenants which shall inure to the benefit of, and bind, the respective parties hereto, and their successors and assigns:

1. No building or structure which shall be used for any purpose except for institutional, professional or office building purposes, including service buildings which are normally accessory thereto, or residential purposes, in accordance with the zoning classification and stipulations contained in San Francisco City Planning Commission Resolution No. 4109, adopted November 13, 1952, shall be erected or placed upon the above described real property, until any further reclassification of said property may be granted by the City Planning Commission of the City and County of San Francisco. A true copy of said Resolution No. 4109 is attached hereto and made a part hereof.

2. Said above described real property is a portion of that certain 12.1438 acre tract of land acquired by the San Francisco Unified School District from the Title Insurance and Guaranty Company, a corporation, by deed dated June 27, 1946, and recorded June 28, 1946, in Volume 4456 at page 354, Official Records of the

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City and County of San Francisco. Pursuant to San Francisco Board of Education Resolution No. 211-449, adopted November 4, 1952, the San Francisco Unified School District executed the heretofore mentioned conveyance to the City and County of San Francisco, a municipal corporation, dated February 6, 1953, dedicating a strip of land for the widening of Laurel Street along and within the westerly side of said 12.1438 acre tract, and another strip of land for extending Masonic Avenue across said tract in a northeasterly direction from Euclid Avenue to Presidio Avenue. The San Francisco Unified School District is retaining title to the remainder of said 12.1438 acre tract, designated as Parcel 2 on the diagram attached hereto and made a part hereof, entitled "San Francisco Unified School District Property in Assessor's Block 1032, San Francisco, to be sold under the direction of the San Francisco Board of Education". The covenants and conditions contained herein are exacted for the benefit of said Parcel 2.

3. The San Francisco Board of Supervisors on February 2, 1953, adopted Resolution No. 13027, Series of 1939, which authorized acceptance of said deed dated February 6, 1953, from the San Francisco Unified School District to said two parcels of land required for the widening of Laurel Street and the extension of Masonic Avenue, respectively, with the understanding that the City and County of San Francisco, a municipal corporation, shall pay the entire expense of constructing the necessary street work thereon, without any assessments against the San Francisco Unified School District as the abutting owner or its successors in interest.

In addition to a true copy of said Resolution No. 4109 and diagram, there are also attached hereto and made a part hereof, one true copy each of San Francisco Board of Education Resolutions Nos.

7-27-53

6-5-52

6142-105

32-1043 and 33-1741, relative to this transaction.

IN WITNESS WHEREOF, the parties hereto have executed this conveyance in duplicate as of the first day of April, 1953.

SAN FRANCISCO UNIFIED SCHOOL DISTRICT,  
a public corporation

APPROVED:

By

President

Eugene J. Jordan  
Eugene J. Jordan  
Director of Property

By

Secretary

FORM APPROVED:

DION R. HOLM, City Attorney

FIREMAN'S FUND INSURANCE COMPANY,  
a corporation

By

Lawrence S. Mana  
Lawrence S. Mana  
Deputy City Attorney

By

President

Irving G. Breyer  
Irving G. Breyer  
Legal Adviser  
Board of Education

By

Secretary

State of California,  
CITY AND COUNTY OF SAN FRANCISCO

On this First day of April in the year

(One Thousand Nine Hundred and Fifty-three), before me, LUCIE M. REINCKE, a Notary Public in and for said City and County, residing therein, duly commissioned and sworn, personally appeared

JAMES F. CRAFTS and JACK B. Mc COWAN,

known to me to be the President and Secretary, respectively,

of FIREMAN'S FUND INSURANCE COMPANY  
the Corporation that executed the within instrument, and also known to me to be the persons who executed it on behalf of the Corporation therein named, and acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office, in the said City and County of San Francisco, the day and year in this certificate first above written.

Lucie M. Reincke  
NOTARY PUBLIC

Is and for the City and County of San Francisco, State of California.  
My Commission Expires November 19, 1954

4-1-53 65528

July 8, 2019

Nicholas Foster  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: **3333 Cal SF – Plan Check Letter #2 Response**

CASE NUMBER #: 2015-014028CUA

Dear Mr. Foster,

The project team has reviewed the Planning Departments comments, issued in PCL#2 Dated May 21, 2019. Please find our written responses to the comments below, as well as sheet numbers for the location of the revisions in the attached Planning Application Resubmittal #2.

**1ai. Open Space (Section 135), Private, Euclid Building:**

**Response:** Sheet A8.41 was revised to remove the private open space for the southern-most unit on the Euclid West façade. For reference, Section 1 on sheet A8.25 has been expanded and additional sections have been added to new sheets A8.26 and A8.27. These sections demonstrate private open space in compliance with Section 135 (f)(2)(C) for the remaining (5 of 6) West-facing units on Euclid Building Level 1—i.e. ‘no point on any... wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court’ for three sides. Note that overhead building overhangs are permitted obstructions per 136(C)(5). 100 SF of private open space were removed from the Euclid Building. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**1bi. Open Space (Section 135), Common, Euclid Building:**

**Response:** Sheet A8.06 and A8.44 have been revised to reflect a minimum horizontal dimension of 15’ for Euclid building Common Open Space at Roof Deck per section 135(g)(1).

**1bii. Open Space (Section 135), Common, Center Building B:**

**Response:** Sheet A6.42 has been revised and includes the dimension of the Common Open Space and an excerpt of the code to demonstrate compliance. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**2a. Exposure (Section 140) Plaza and Euclid buildings with Center A:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. No Plaza A or B units have primary exposure facing Center A and therefore are not impacted by the Center A massing. For Euclid Building dwelling unit exposure compliance, see response 2f below.

**BAR**architects

Architecture

Planning

Interiors

901 Battery Street  
Suite 300  
San Francisco, CA 94111

415 293 5700

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**2b. Exposure (Section 140) Walnut and Masonic buildings with Center B building:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. Section 140 does not apply to the Walnut Building in the Base Project as it does not contain residential uses. A cut plane has been added to the project variant to demonstrate compliance – see VAR.34. For Masonic Building dwelling unit exposure compliance, see response 2e below.

**2c. Exposure (Section 140) Mayfair building with Center A building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. For Mayfair Building dwelling unit exposure compliance, see response 2h below.

**2d. Exposure (Section 140) Walnut building with Center B building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B, see response 2b above.

**2e. Exposure (Section 140) Masonic Building with Center B:**

**Response:** Drawing 2 on Sheet A7.24 as previously submitted represents the condition for all Masonic Building units facing Center B along the interior court. The exposure plane profile provided demonstrates compliance with Section 140.

**2f. Exposure (Section 140) Euclid Building with Center A:**

**Response:** Drawing 2 on Sheet A8.21 represents the condition for all Euclid units facing Center A along the interior court. The exposure plane profile provided demonstrates North-facing L1 and L2 units are not in compliance with Section 140. A modification to Section 140 is requested as indicated on Sheet A8.01 and A8.02. Four (4) units were added to the original modification request of three (3) at this location. Sheet G3.05 has been updated to reflect this revision.

**2g. Exposure (Section 140) Euclid Building at Interior Court:**

**Response:** Section 1 on Sheet A8.25 has been expanded and additional sections have been added to on new Sheet A8.26 and A8.27. These sections demonstrate compliance for (2 of 6) West-facing units on Euclid Building Level 1. An exception is requested for the (4) remaining units as indicated on Sheet A8.01. Sheet G3.05 has been updated to reflect this revision.

**2h. Exposure (Section 140) Mayfair Building with Center A:**

**Response:** Drawings 1 & 2 on Sheet A9.21 represents the section through the interior court between Mayfair and Center A building. Note that no Mayfair building units face exclusively into this interior court.

**2i. Exposure (Section 140) Mayfair Building with Laurel Duplexes:**

**Response:** *Drawing 1 on Sheet A9.22 represents the condition for all Mayfair units facing the North-most Laurel Duplex. The exposure plane profile provided demonstrates (2) L1 units are not in compliance with Section 140. A modification to Section 140 has been requested for these (2) units as indicated on sheet A9.01. Note that (2) units were mistakenly identified as requiring a modification on L2. This notation has been removed from drawing 1 on Sheet A9.02.*

**2j. Exposure (Section 140) EIR Variant: Walnut Building, Level 1 units fronting west interior courtyard (VAR.17):**

**Response:** *Project documents previously identified the lower level units in the Project Variant facing the west courtyard that required an Exposure Variance. These are not identified on Sheet G3.05 as that sheet pertains to the Base Project only. Additional dimensions have been provided on Sheet VAR.17-20 to show compliance of units not requiring a modification.*

**3a. Plaza A: entrance is 12' (A2.00); curb cut is 18' (C2.02).**

**Response:** *Per SDAT comments the garage door has been increased in size to a single 20-ft garage door that can accommodate two-way traffic (Sheet A2.00). The curb cut dimension has been revised to 20-ft, see Sheet C2.02.*

**3b. Walnut (from Presidio Avenue): entrance is 20' (loading) and 15' (parking) (A1.01); (E) curb cut is 29'; this garage door exceeds the 20' and will require an exception through the PUD/CUA.**

**Response:** *The Presidio entrance is as described above, which is code complying per Sec. 144(b)(1) which permits 20-ft wide entrances, and "where two or more entrances are provided there shall be a minimum separation between such entrances of six feet." Each door is 20' or less and the two entry doors are separated by a 7' dimension, meeting the requirement of the code. The curb cut dimension shown on Sheet A1.01 has been revised to 29' to match the existing condition per Sheet C2.02.*

**3c. Masonic: entrance is 20-ft (A7.01) curb cut is 24' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 20-ft, Sheet C2.02.*

**3d. Center Building egress: please show dimension of garage door if applicable (A1.01); curb cut is 29' (C2.02)**

**Response:** *The egress lane from the California Parking Garage to Masonic is 16-ft with a corresponding curb cut of 16'-ft. A 12-ft wide garage door has been added. See Sheets A1.01, A4.00, VAR.11 and VAR.14.*

**3e. Mayfair: entrance is 20' (A9.01); curb cut from Laurel is 21' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 18-ft, Sheet C2.02.*

**3f. Parking/Loading Entrances (Section 144) Laurel Duplexes:**

**Response:** *Dimensions (10-ft) for Laurel Street duplex garages were added to Sheet A10.01.*

**4a. Childcare Parking (Section 151.1): 29 spaces are proposed where 11 spaces is the maximum permitted (1.5 spaces /25 children above 24 children; Project proposes a child care facility with 179 children)**

**Response:** *Project Sponsor is requesting modification in the SUD to allow for a parking rate of 1.5 parking spaces for each nine (9) children to be accommodated at any one, see Sheet A1.01.*

**4b. Retail/Commercial Parking: The DEIR (p. 4.C.80) identifies a required Mitigation Measure (“M-TR-2: Reduce Retail Parking Supply”) to lessen the impact of the proposed Project’s or Project Variant’s parking supply for retail uses to less-than-significant levels. The Mitigation Measure limits parking for Retail Sales and Service Uses to 2.14 spaces per 1,000 gross square feet and is inclusive of the proposed 60 commercial/public parking spaces that would be made available for the general public. Please demonstrate compliance with this Mitigation Measure on future plans submittals.****a. Project: 146 parking spaces are provided where 86 are permitted per the Mitigation Measure. Therefore, 60 commercial/public parking spaces must be eliminated.**

**Response:** *Removed the sixty (60) accessory parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets A1.01 – A1.03.*

**b. Project Variant: 136 parking spaces are provided where 74 are permitted per the Mitigation Measure. Therefore, a total of 62 spaces must be eliminated (60 commercial/public parking spaces + 2 spaces for retail).**

**Response:** *Removed the sixty (60) accessory parking spaces and the two extra retail parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets VAR.11 – VAR.13.*

**Base Project**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 14,265 SF (Retail)*

*Total Retail: 40,261 SF*

*40,261/1000 SF = 40 x 2.14 spaces = 86 (No Revision Required)*

**Project Variant**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 8,500 SF (Retail)*

*Total Retail: 34,496 SF*

*34,496/1000 SF = 35 x 2.14 spaces = 74 (Revise Sheet VAR.01b)*

**4d. NEW: Commercial Loading Zone (California Street)**

**Response:** *The 100' commercial loading zoning on California Street that was located closest to Laurel Street (Sheet C2.02) has been reconfigured. The revised commercial loading zone on California Street has been divided into separate 60' and 40' zones. The 60' commercial loading zone on California is west of Walnut and the other 40' commercial zone is east of Walnut on California Street (see Sheet C2.02). Any color curb designation reflected on the plans is subject the review and final determination of the SFMTA color curb program, see Sheet C2.02.*

**5a. Bicycle Parking (Section 155.1) Class 1: Office Use: 3 additional Class 1 spaces are required based on 39,999 OFA.**

**Response:** *A total of eight (8) bicycle parking spaces are required and reflected on the revised Sheets G0.01, G3.01b, A4.01.*

**5b. Bicycle Parking (Section 155.1) Class 2: Retail (general) 1 additional stall required.**

**Response:** *The data matrix on Sheet G3.01b has been updated to reflect the eight (8) Class 2 bicycle spaces required. Eight (8) spaces were already being provided, so no changes have been made to the drawings.*

**6a. Shower Facilities and Lockers (Section 155.4): Please show location for retail requirement, only office is shown.**

**Response:** *Retail Showers (1) and Lockers (6) are provided in the Plaza B building (see Sheet A3.00). Office Showers (2) and Lockers (12) were not previously provided, but have now been included and are located on Level B2 of the Walnut Building, see Sheets A1.02 and A4.01. Childcare is provided with lockers (6) and shower (1) on level B2, see Sheets A1.02, A4.01, VAR.12 and VAR.15.*

**7. TDM (Section 169): 50% compliance is required based on a 3/29/16 EEA submittal date.**

a.) Retail:	<i>Required 16/Provided 16; Checklist to be updated</i>
b.) Office + Childcare:	<i>Required 10/Provided 11; Code-compliant</i>
c.) Residential:	<i>Required 16/Provided 16; Code-compliant</i>

**Response:** *The project sponsor is working with the City, through the Development Agreement, to increase TDM compliance beyond the 50% compliance requirement. The project will meet, and likely exceed, 50% compliance.*

**8. Height (Section 260): Response**

- a.) Plaza A (45') Sheets A2.21-22
- b.) Plaza B (45') Sheets A3.21-24
- c.) Walnut (45') Sheets A4.21a-b, A4.22-25
- d.) Existing Center A (52'-10"); Proposed Center A (80') Sheet A6.14
- e.) Existing Center B (79'-4"); Proposed Center B (92') Sheet A6.13
- f.) Masonic (40') Sheets A7.21-25
- g.) Euclid (40') Sheets A8.21-25
- h.) Laurel Duplexes (40') Sheets A10.21-25
- i.) Mayfair (40') Sheets A9.21-22
- j.) EIR Variant: Walnut Building (67') Sheets VAR.31-34

9. **NEW: Other plan updates based on other applications for consistency purposes**

- a.) Pedestrian crosswalk on Mayfair was removed because it terminated into an existing residential driveway, see Sheet L2.01.
- b.) Bulb-out on the corner of Presidio/Pine was slightly modified after the California egress only curb-cut was reduced from 29-ft to 16-ft, see Sheet L2.03.
- c.) Masonic garage was slightly redesigned to reduce the amount of excavation, see Sheet C3.00.
- d.) Euclid Building added a pool that would be available to on-site residents, see Sheet A8.01.

Sincerely,



Zach Prowda  
BAR Architects

cc: PSKS, SCB, Jensen Architects, MSLA, ARUP, BKF, SWCA, CPDB  
encl: Planning Application Resubmittal 2

## Lew, Lisa (BOS)

---

**From:** Pena, Iowayna (ECN)  
**Sent:** Tuesday, October 8, 2019 3:19 PM  
**To:** True, Judson (DPW)  
**Cc:** Storrs, Bruce (DPW); Ryan, James (DPW); Banks, Ernie (DPW); MALAMUT, JOHN (CAT); Rich, Ken (ECN)  
**Subject:** FW: 3333 California Appeals - Ten Map - 1 of 3  
**Attachments:** Appeal Ltr 100519.pdf

Hi All,

Just making sure this gets to you as Ken and I would like to have a meeting as we start preparation for briefing the Supervisors, and planning for the BOS hearing. I'll send CEQA appeal shortly behind this email. Please let me know if your calendars are up to date and I will work to find a time in the next couple of days, or you can just share your availability between now and next week here in the thread.

Sorry for the duplicate email John!

Iowayna Peña  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
Direct: 415-554-4984  
Email: [iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)

---

**From:** Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>  
**Sent:** Tuesday, October 08, 2019 11:46 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Pena, Iowayna (ECN) <[iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)>; Lew, Lisa (BOS) <[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>; Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>  
**Subject:** RE: 3333 California Appeals - Ten Map - 1 of 3

Aye-Aye.

We did also receive a Tentative Map appeal as well (attached) I'll be delivering in three separate emails due to size.

### Brent Jalipa

#### Legislative Clerk

Board of Supervisors - Clerk's Office  
1 Dr. Carlton B. Goodlett Place, Room 244  
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(415) 554-7712 | Fax: (415) 554-5163  
[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

---

**From:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Sent:** Tuesday, October 8, 2019 11:43 AM  
**To:** Pena, Iowayna (ECN) <[iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)>; Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>; Lew, Lisa (BOS)

<[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>; Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>

**Subject:** 3333 California Appeals

Hey lowayna... I got your VM, and yes, we received a CU appeal and a CEQA appeal.

Leg Clerks... can you provide lowayna with a copy of the filings for the 3333 California project?

*Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
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## Lew, Lisa (BOS)

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**From:** Pena, Iowayna (ECN)  
**Sent:** Tuesday, October 8, 2019 3:36 PM  
**To:** True, Judson (DPW)  
**Cc:** Storrs, Bruce (DPW); Banks, Ernie (DPW); Ryan, James (DPW)  
**Subject:** FW: 3333 California Appeals - CEQA - 2 of 3  
**Attachments:** Appeal Ltr 100719.pdf

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**From:** Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>  
**Sent:** Tuesday, October 08, 2019 11:47 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Pena, Iowayna (ECN) <[iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)>; Lew, Lisa (BOS) <[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>; Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>  
**Subject:** RE: 3333 California Appeals - CEQA - 2 of 3

CEQA, Part 2 of 3.

**Brent Jalipa**  
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**Subject:** 3333 California Appeals

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*Alisa Somera*  
Legislative Deputy Director  
San Francisco Board of Supervisors  
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## Lew, Lisa (BOS)

---

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**To:** True, Judson (DPW)  
**Cc:** Storrs, Bruce (DPW); Banks, Ernie (DPW); Ryan, James (DPW)  
**Subject:** FW: 3333 California Appeals - CU - Part 3 of 3  
**Attachments:** 3333 California Appeal CUA.pdf

Iowayna Peña  
Project Manager, Joint Development  
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**From:** Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>  
**Sent:** Tuesday, October 08, 2019 11:48 AM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Pena, Iowayna (ECN) <[iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)>; Lew, Lisa (BOS) <[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>; Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>  
**Subject:** RE: 3333 California Appeals - CU - Part 3 of 3

Conditional Use; part 3 of 3.

### Brent Jalipa

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San Francisco, CA 94102  
(415) 554-7712 | Fax: (415) 554-5163  
[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

---

**From:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Sent:** Tuesday, October 8, 2019 11:43 AM  
**To:** Pena, Iowayna (ECN) <[iowayna.pena@sfgov.org](mailto:iowayna.pena@sfgov.org)>; Jalipa, Brent (BOS) <[brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)>; Lew, Lisa (BOS) <[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org)>; Wong, Jocelyn (BOS) <[jocelyn.wong@sfgov.org](mailto:jocelyn.wong@sfgov.org)>  
**Subject:** 3333 California Appeals

Hey Iowayna... I got your VM, and yes, we received a CU appeal and a CEQA appeal.

Leg Clerks... can you provide Iowayna with a copy of the filings for the 3333 California project?

### Alisa Somera

Legislative Deputy Director  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102  
415.554.7711 direct | 415.554.5163 fax  
[alisa.somera@sfgov.org](mailto:alisa.somera@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.*

## Lew, Lisa (BOS)

---

**From:** Kwong, John (DPW)  
**Sent:** Thursday, September 5, 2019 10:16 AM  
**To:** Mapping, Subdivision (DPW)  
**Cc:** Banks, Ernie (DPW); Hennessy, Cathal (DPW); Rivera, Javier (DPW); Ryan, James (DPW)  
**Subject:** RE: PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 3333 california conditions.pdf  
  
**Categories:** Jessica Mendoza

Sorry for being late.



**John Kwong, P.E.**  
Engineer, Infrastructure Task Force

Project Management and Construction | San Francisco Public Works | City and County of San Francisco  
30 Van Ness Avenue, 5<sup>th</sup> Floor | San Francisco, CA 94102 | (415) 558-5206 | [sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Friday, August 2, 2019 2:39 PM  
**To:** Abueg, Ramon (PUC) <RABueg@sfgwater.org>; Adams, Derek (PUC) <DSAdams@sfgwater.org>; Anderson Gary <ganders@bart.gov>; Andrawes, Kamal (FIR) <kamal.andrawes@sfgov.org>; Brandin, Benjamin (CII) <benjamin.brandin@sfgov.org>; Brasil, Dina (PUC) <DBrasil@sfgwater.org>; Doan, Hieu (PUC) <HDoan@sfgwater.org>; DPW Sewer Inquiries <dpw-sewerinquiries@sfdpw.org>; DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>; Hart, Shane (CII) <shane.hart@sfgov.org>; Huang, Linda (PUC) <LCHuang@sfgwater.org>; Jensen, Kevin (DPW) <Kevin.W.Jensen@sfdpw.org>; Kaur, Satnam (DPW) <satnam.kaur@sfdpw.org>; Kortkamp, Ken (PUC) <KKortkamp@sfgwater.org>; Kwong, John (DPW) <John.Kwong@sfdpw.org>; Lam, Samuel (MTA) <Samuel.Lam@sfmta.com>; Law, Chad (FIR) <chad.law@sfgov.org>; Michael, Kristin (MTA) <Kristin.Michael@sfmta.com>; Olea, Ricardo (MTA) <Ricardo.Olea@sfmta.com>; Paine, Carli (MTA) <Carli.Paine@sfmta.com>; Patt, Mike (FIR) <mike.patt@sfgov.org>; Rivasplata, Charles (MTA) <Charles.Rivasplata@sfmta.com>; Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>; Rodgers, Heather (PUC) <HeRodgers@sfgwater.org>; Russell, Rosanna (PUC) <RSRussell@sfgwater.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; SFPUC-Inspection <sewerinspections@sfgwater.org>; Stephens, Richard (PUC) <RStephens@sfgwater.org>; Tang, Eleanor (DPW) <eleanor.tang@sfdpw.org>; Truong, Lawrence (PUC) <LTruong@sfgwater.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Van Loan, Marsha (PUC) <MVanLoan@sfgwater.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; Wong, Christopher (PUC) <CJWong@sfgwater.org>; Wong, Lesley (DPW) <Lesley.Wong@sfdpw.org>; Wong, Norman (MTA) <Norman.Wong@sfmta.com>; Conner, Kate (CPC) <kate.conner@sfgov.org>  
**Cc:** Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; Naizghi, Tsegereda (DPW) <tsegereda.naizghi@sfdpw.org>  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St

Good afternoon,

The following project is being forwarded here for your review and comment. Please respond to our office, on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956

Assessor's Block/Lot: APN1032-003

Address: 3333 California St

Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- City Review letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832



LETTER # 1  
**RESPOND BY: Sept 3, 2019**

To: [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Re: Tentative Map No. 9956

Assessor's Block/Lot: 1032/003

Address: 3333 California Street

Project Type; 15 Lot Vertical Subdivision and 739 Mixed Use New Condo  
San Francisco, Ca

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Check One:

- The above-referenced application is approved as-is and there are no conditions required.
- The above referenced application requires the following conditions below:

*A Major/Street Encroachment is required for several of the proposed elements to be placed in the public right-of-way.*

*A Street Improvement Permit is required for the reconstruction/reconfiguration of the public right-of-way.*

*Sidewalk legislation is required for the reconfiguration of the curb alignment.*

*Street tree removal permits/approval is required from BUF.*

- The above referenced application is disapproved for the following reasons:

Signed John Kwong

Print Name John Kwong

Bureau/division BSM-Permit and ITF

CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, CALIFORNIA

## GENERAL NOTES

- BASIS OF SURVEY:**

- GRANT DEED, BOOK D787 PAGE 531
- MAP OF LAUREL HEIGHTS" BOOK P OF MAPS AT PAGES 55-56 TMAP T-14-47
- PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, DATED APRIL 21, 2014, TITLE NO. 13-36914900-A-JM

### **BASIS OF BEARINGS:**

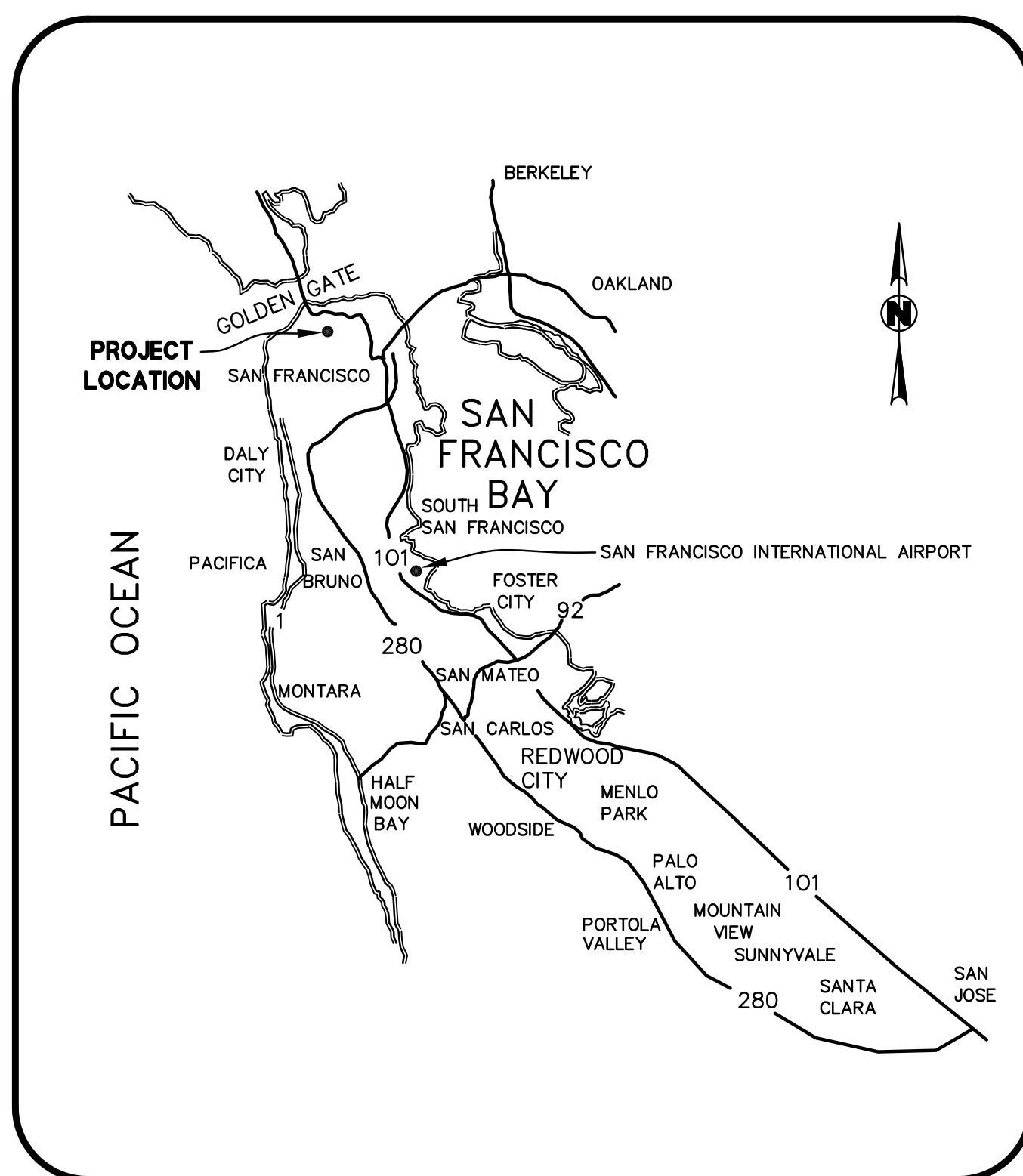
"MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON JULY 28, 1947, IN BOOK P OF MAPS AT PAGES 55 AND 56. OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

### BENCHMARK:

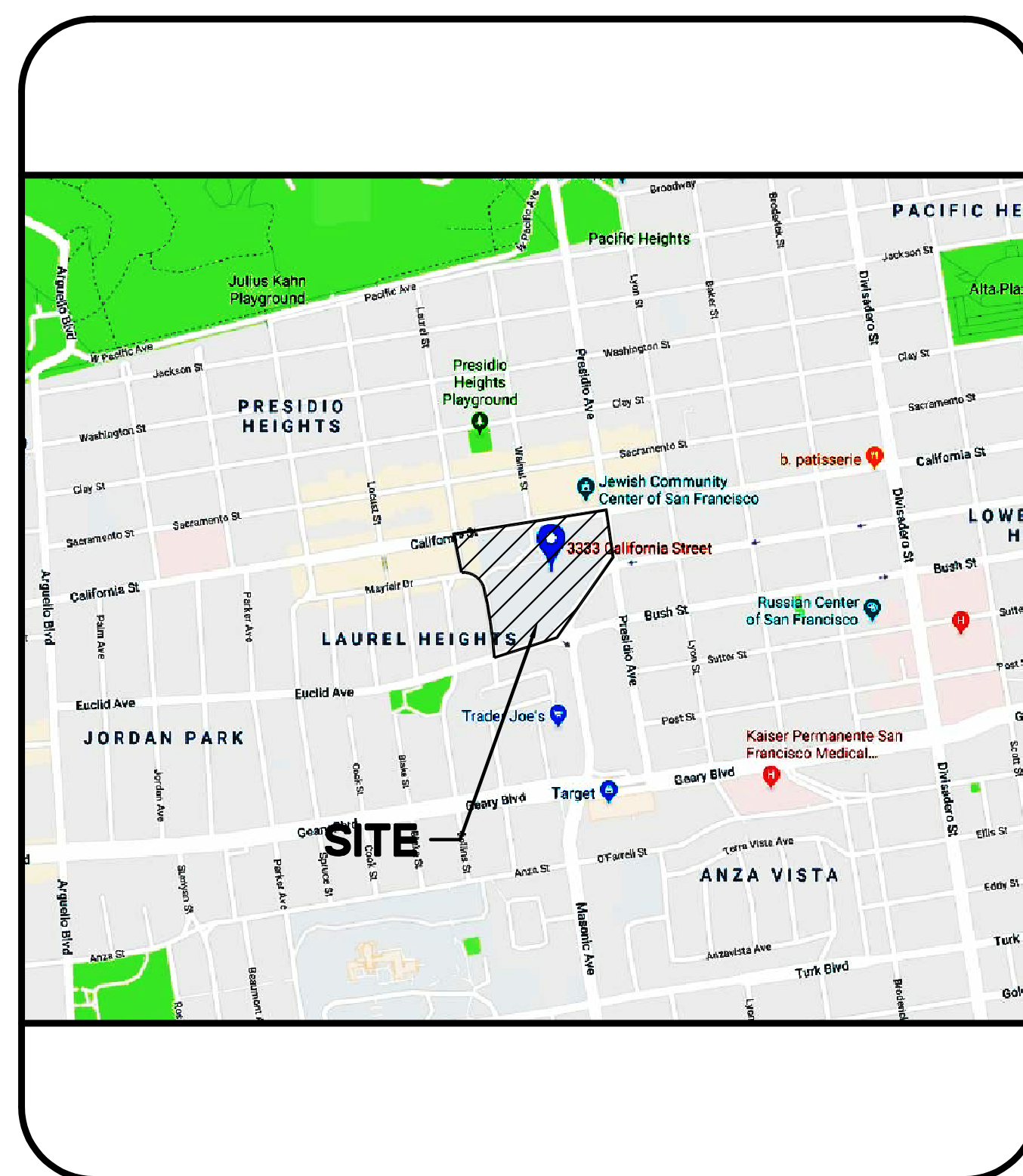
CITY OF SAN FRANCISCO HIGH PRECISION NETWORK MONUMENT NO. 11423; NAIL AND TAG STAMPED "CCSF CONTROL", LOCATED IN THE SIDEWALK AT THE NORTHWESTERLY RETURN OF CALIFORNIA ST. AND WALNUT ST. 5.4' NORTHWESTERLY FROM CENTER/CENTER STREET LIGHT/TRAFFIC SIGNAL/STREET SIGNAL/MUNI GUY POLE, 8.0' SOUTHERLY FROM THE SOUTHEASTERLY CORNER OF BUILDING AT #499 WALNUT ST. 11.2' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN, 15.3' SOUTHWESTERLY FROM CENTER/CENTER TRAFFIC SIGNAL POLE ON WALNUT ST. ELEVATION: 271.58'.

**UNAUTHORIZED CHANGES & USES:**

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR  
 LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL  
 CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY  
 THE PREPARER OF THESE PLANS.



**LOCATION MAP**  
NTS



VICINITY MAP  
NTS

## ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	CUL	CULVERT	ID	INSIDE DIAMETER	PSDE	PRIVATE STORM DRAIN
AC	ASPHALT CONCRETE	CY	CUBIC YARD	IN	INCHES		EASEMENT
AD	AREA DRAIN	DI	DUCTILE IRON	INV	INVERT	PS	PROTECTIVE SLOPE
AGG	AGGREGATE	DIA	DIAMETER	JB	JOINT BOX	PSSE	PRIVATE SANITARY SEWER
APN	ASSESSORS PARCEL NUMBER	DIP	DUCTILE IRON PIPE	JP	JOINT POLE		EASEMENT
		DR.	DRIVE	JT	JOINT TRENCH	PSI	PRESSURE PER SQUARE
APPROX.	APPROXIMATE	DW	DOMESTIC WATER	L	LENGTH		INCH
ARV	AR RELEASE VALVE	D/W	DRIVEWAY	LA	LATERAL	PT	POINT
AVE.	AVENUE	(E)	EXISTING	LB	POUND(S)	PT&T	PACIFIC TELEPHONE AND
AVG	AVERAGE	E	ELECTRICAL	LF	LINEAR FEET		TELEGRAPH (PACIFIC BELL)
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EA	EACH	LMB	LAKE MERCED BLVD.	P.U.E.	PUBLIC UTILITY EASEMENT
		EC	END OF CURVE	LP	LOW POINT	PVC	POLYVINYL CHLORIDE
AWMS	AUTOMATED WASTE MANAGEMENT SYSTEM	EL	ELEVATION	LT	LEFT	PVI	POINT OF VERTICAL
		EP	EDGE OF PAVEMENT	MAX	MAXIMUM		INTERSECTION
AWWA	AMERICAN WATER WORKS ASSOCIATION	ESMT	EASEMENT	MH	MANHOLE	R	RADIUS
AWSS	AUXILIARY WATER SUPPLY SYSTEM	EVA	EMERGENCY VEHICLE ACCESS EASEMENT	MID	MIDDLE	RCP	REINFORCED CONCRETE
		EVCE	END VERTICAL CURVE ELEVATION	MIN	MINIMUM		PIPE
BA	BRIDGE ABUTMENT	EVCS	END VERTICAL CURVE ELEVATION	MISD	MISCELLANEOUS	RD.	ROAD
BC	BEGINNING OF CURVE			MJ	MECHANICAL JOINT	RIM EL	RIM ELEVATION
BCR	BEGIN CURB RETURN			MON	MONUMENT	RT	RIGHT
BLDG.	BUILDING			MVG	MODIFIED VALLEY GUTTER	R.O.W.	RIGHT OF WAY
BLVD.	BOULEVARD	EW	EACH WAY	NG	NATURAL GROUND	RW	RECLAIMED/RECYCLED WATER
BM	BENCH MARK	EX	EXISTING	NO., #	NUMBER		
BO	BLOWOFF	(F)	FUTURE	NTS	NOT TO SCALE	RWL	RAIN WATER LEADER
		F/C	FACE OF CURB	P.A.E.	PUBLIC ACCESS EASEMENT	S	SLOPE
BPM	BLUE PAVEMENT MARKER	FF	FINISHED FLOOR ELEVATION	OC	ON CENTER	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	FG	FINISHED GRADE	OH	OVERHEAD	SDCO	STORM DRAIN CLEAN OUT
BW	BACK OF WALK, BOTTOM OF WALL	FH	FIRE HYDRANT	O.R.	OLD RECORD	SDOI	STORM DRAIN DROP INLET
		FI	FIELD INLET	(P)	PROPOSED	SDE	STORM DRAIN EASEMENT
BX	BOTTOM OF EXCAVATION	FL	FLOW LINE	P	PAD	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	FM	FORCE MAIN	PCC	POINT OF COMPOUND CURVE or PORTLAND CEMENT CONCRETE	SF	SQUARE FEET
CC	CENTER TO CENTER or CENTER OF CURVE	FP	FINISHED PAVEMENT	PCR	POINT OF CURVE RETURN	SO. FT.	SQUARE FEET
		FT	FEET	PE	PAD ELEVATION OR POLYETHYLENE	SFS	SAN FRANCISCO STANDARDS
CF	CUBIC FEET	G	GAS	PG&E	PACIFIC GAS AND ELECTRIC	SHT	SHEET NAME SIGN
C&G	CURB & GUTTER	GALV	GALVANIZED	PI	POINT OF INTERSECTION	SNS	SANITARY SEWER
CIP	CAST IRON PIPE	GB	GRADE BREAK	PIV	POST INDICATOR VALVE	SSCO	SANITARY SEWER CLEANOUT
CL	CENTERLINE	GE	GRADE ELEVATION	PL	PROPERTY LINE	SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE	GND	GROUND	PP	POWER POLE	SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT	GR	GRADE	PRC	POINT OF REVERSE CURVE	SSFI	SANITARY SEWER FLUSHING INLET
CONC	CONCRETE	GV	GATE VALVE	PRV	PRESSURE REDUCING VALVE	SSFM	SANITARY SEWER FORCE MAIN
CONN	CONNECT(ION)	HDWL	HEADWALL	PRVC	POINT OF REVERSE VERTICAL CURVE	ST.	STREET
CONT	CONTINUOUS, CONTINUATION	HCP	HABITAT CONSERVATION			STA	STATION
		PLAN	PLAN				
CONST	CONSTRUCT	HORIZ	HORIZONTAL				
CR	CURB RETURN	HP	HIGH POINT				
CS	COMBINED SEWER	HV	HIGH VOLTAGE				
CT.	COURT						

## LEGEND

PROPOSED	EXISTING
PROPERTY LINE	
EASEMENT	
CENTERLINE	
CONTOUR LINE	
SANITARY SEWER LINE	
COMBINED SEWER LINE	
SANITARY SEWER FORCE MAIN LINE	
ELECTRIC LINE	
GAS LINE	
STORM DRAIN LINE	
WATER LINE	
WATER FIRE LINE	
CURB INLET	
MANHOLE	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
WATER VALVE	
SPOT ELEVATION ON GRADE	
DRIVEWAY	
WATER METER	
STREET MONUMENT	
SURVEYING CONTROL POINT	

**TA**

OWNER/SUBDIVIDER:	LAUREL HEIGHTS PARTNERS, LLC 150 POST STREET, SUITE 320 SAN FRANCISCO, CA 94108 (415) 395-0880
ENGINEER:	BKF ENGINEERS 4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588 (925) 396-7700
ASSESSOR'S BLOCK NUMBER:	LOT 003, BLOCK 1032
NUMBER OF LOTS:	15
EXISTING USE:	OFFICE
PROPOSED USE:	MIXED USE: RESIDENTIAL, RETAIL, OFFICE
PROPOSED ZONING:	DWELLING UNITS (P)/ RETAIL SALES (NP) COMMERCIAL USE (NP)

## UTILITY INFORMATION

COMBINED STORM SEWERS: (HYDRAULICS) CITY OF SAN FRANCISCO  
1 DR. CARLTON B. GOODLETT PLACE  
CITY HALL, ROOM 348  
SAN FRANCISCO, CA 94102  
(415) 554-8318

WATER: CITY OF SAN FRANCISCO  
1 DR. CARLTON B. GOODLETT PLACE  
CITY HALL, ROOM 348  
SAN FRANCISCO, CA 94102  
(415) 550-4916

POWER AND GAS: PACIFIC GAS & ELECTRIC  
863 CLAY STREET  
SAN FRANCISCO, CA 94108  
(415) 695-3477

TELEPHONE: AT&T  
3475 "B" NORTH FIRST  
SAN JOSE, CA 95134  
(408) 493-7104

CABLE: RCN  
1400 FASHION ISLAND BLVD., SUITE 200  
SAN MATEO, CA 94404  
(800) 746-4726

FIRE PROTECTION: CITY OF SAN FRANCISCO  
698 SECOND STREET  
SAN FRANCISCO, CA  
94107  
(415) 558-6361

## SHEET INDEX

C1.0	TITLE SHEET, LEGEND & ABBREVIATIONS
C2.0	EXISTING BOUNDARY SURVEY
C3.0	EXISTING SITE CONDITIONS
C4.0	PROPOSED PARCELS AND EASEMENTS
C4.1	PROPOSED LOT PLAN
C4.2	PROPOSED LOT PLAN
C4.3	PROPOSED LOT PLAN
C4.4	PROPOSED LOT PLAN
C4.5	PROPOSED LOT PLAN
C4.6	PROPOSED VERTICAL PARCIALIZATION
C4.7	PROPOSED VERTICAL PARCIALIZATION
C4.8	PROPOSED VERTICAL PARCIALIZATION
C4.9	PROPOSED VERTICAL PARCIALIZATION
C4.10	PROPOSED VERTICAL PARCIALIZATION
C4.11	PROPOSED VERTICAL PARCIALIZATION
C5.0	PROPOSED CIVIL SITE & GRADING PLAN
C6.0	PROPOSED UTILITY PLAN

SURVEYOR'S STATEMENT

THE BOUNDARY INFORMATION CONTAINED ON THIS TENTATIVE FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON FIELD SURVEYS.


JASON KIRCHMANN  
PLS#8806  
BKF ENGINEERS

## ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME  
OR UNDER MY DIRECTION IN ACCORDANCE WITH  
STANDARD ENGINEERING PRACTICE.

ERIC A. GIROD  
P.E.#59903  
BKF ENGINEERS

07/09/19  
DATE



**BKF**  
ENGINEERS | SURVEYORS | PLANNERS

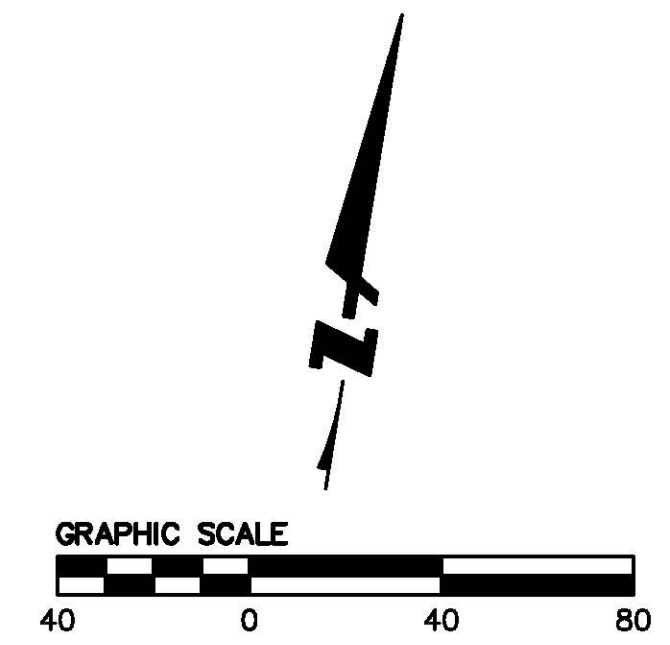
CALIFORNIA

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
TITLE SHEET, LEGEND & ABBREVIATIONS**  
SAN FRANCISCO

SAN FRANCISCO

<p>Drawing Number:</p> <p><b>C1.0</b></p> <p>OF</p>	Date: 06/12/2019	No.	Revisions
	Scale: AS SHOWN		
	Design:		
	Drawn:		
	Approved:		
	Job No: 20147087-12		

?	Date: 06/12/2019	No.	Revisions
?	Scale: AS SHOWN		
?	Design:		
?	Drawn:		
?	Approved:		
?	Job No: 20147087-12		



### LEGEND

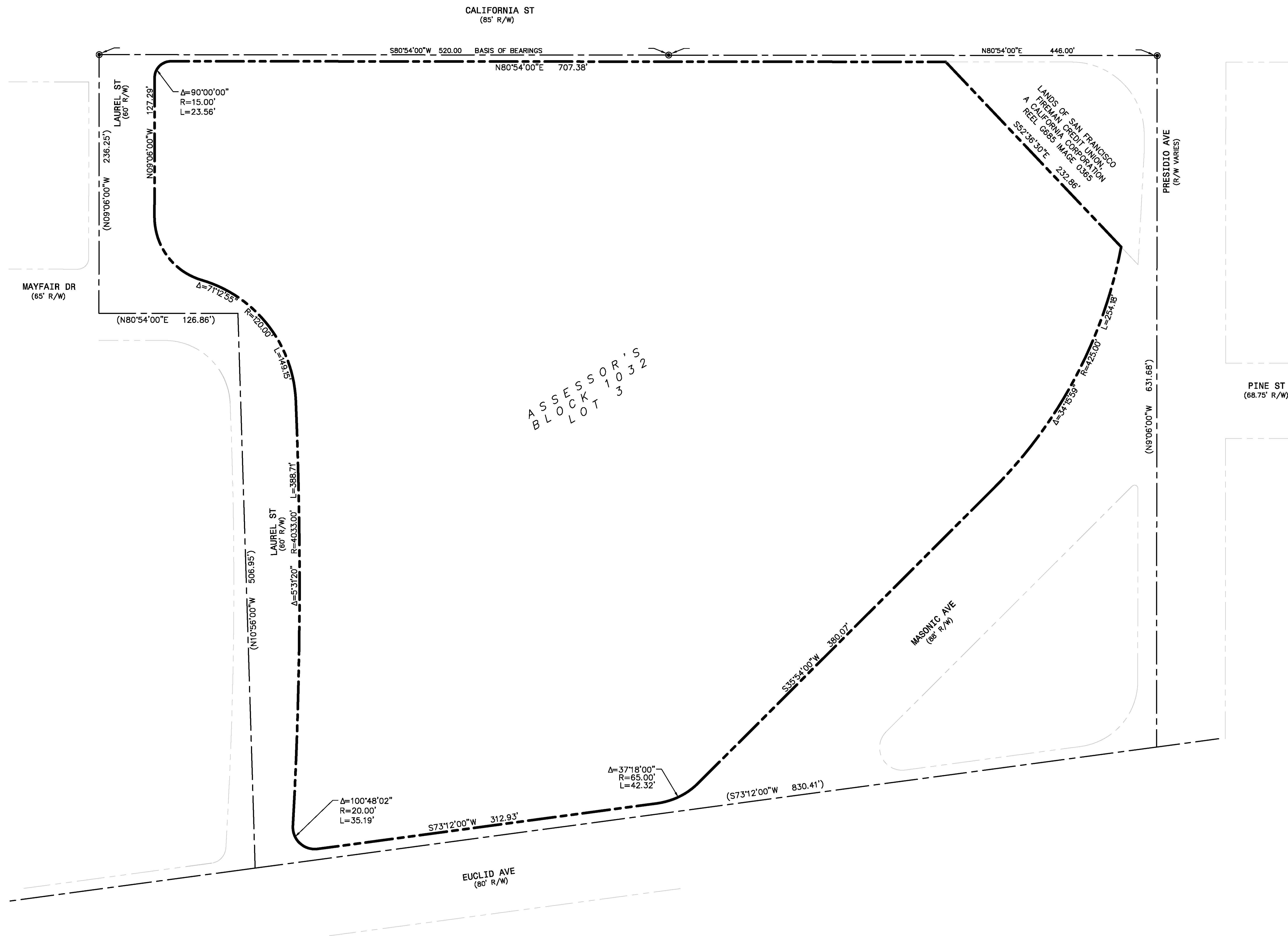
- — — — — PROPERTY LINE  
 — — — — — MONUMENT LINE  
 ● FOUND MONUMENT

### PROPERTY DESCRIPTION

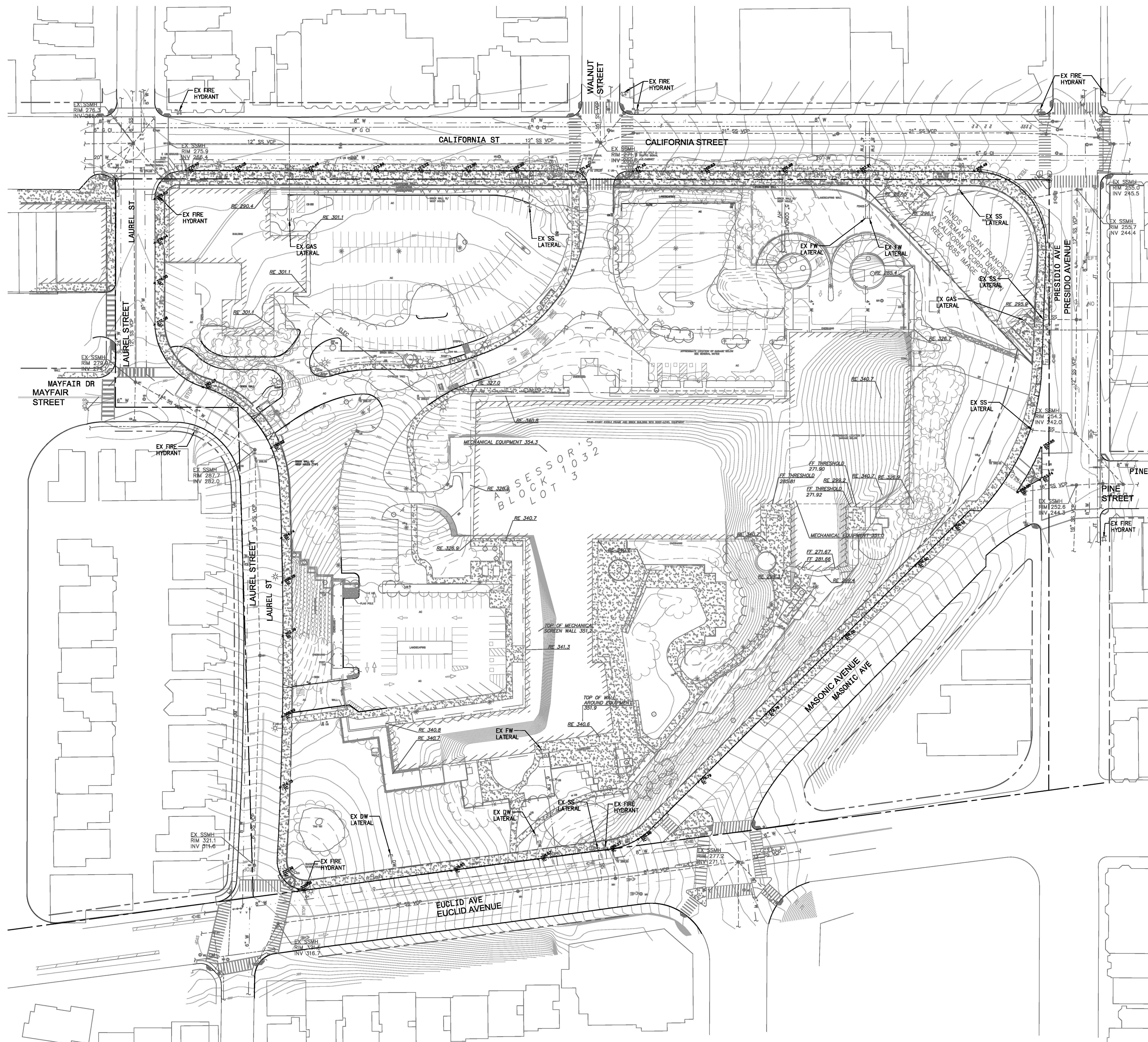
THE LAND REFERRED TO HEREIN BELOW IS  
SITUATED IN THE CITY OF SAN FRANCISCO,  
COUNTY OF SAN FRANCISCO, STATE OF  
CALIFORNIA, AND IS DESCRIBED AS  
FOLLOWS:

BEGINNING at a point on the Southerly line of California Street, said point being the Easterly extremity of the curve with a 15 foot radius joining the Easterly line of Laurel Street with the Southerly line of California Street, as shown on "Map of Laurel Heights, filed July 28, 1947, in Map Book "P", at Pages 55 and 56, Official Records of the City and County of San Francisco; running thence North 80°54' East 70.274 seconds East along said Easterly boundary of the property of the Standard Oil Company of California; thence South 52°36' 29.74 seconds East along said boundary 232.860 feet; thence Southwesterly along the arc of a curve to the right whose tangent deflects 54°14' 30.74 seconds to the right from the preceding course, radius 425 feet, central angle 341°5'59", a distance of 254.176 feet; thence South 35°54' West tangent to the preceding curve 380.068 feet; thence Southerly along the arc of a curve to the right, tangent to the preceding course, radius 65 feet, central angle 371°8' a distance of 42.316 feet to tangency with the Northwesterly line of Euclid Avenue; thence South 73°12' West along said line of Euclid Avenue 312.934 feet; thence leaving said line of Euclid Avenue, and running Southwesterly, Westerly, and Northwesterly along the arc of a curve to the right, tangent to the preceding course, radius 20 feet, central angle 171°22' 51", a distance of 35.186 feet; thence Northwesterly along the arc of a reverse curve to the left, parallel to and concentric with and radially distant 6 feet Northeasterly from the Northeastery line of Laurel Street, as shown on said map of Laurel Heights, radius 4033 feet, central angle 5°31' 20.27", a distance of 388.710 feet; thence Northwesterly along the arc of a compound curve to the left, radius 120 feet, central angle 71°12' 51", distance of 49.157 feet; thence Northwesterly along the arc of a reverse curve to the right, radius 60 feet, central angle 73°38' 14.21", a distance of 77.113 feet to tangency with the Easterly line of Laurel Street; thence North 9°06' West along said line of Laurel Street 127.290 feet to the beginning of the above mentioned curve joining the Easterly line of Laurel Street with Southerly line of California Street; thence Northwesterly, Westerly, and Northwesterly along the arc of a curve to the right, radius 15 feet 9'00", a distance of 23.562 feet to tangency with the Southerly line of California Street and the point of beginning.

APN: Lot 003, Block 1032













NAME: K:\2014\147007\_3333\_CallHome\DATA\MS-SERIES\2000\_Limited\_049  
07-08-18

[illegible]

## SYMBOLS & LEGEND

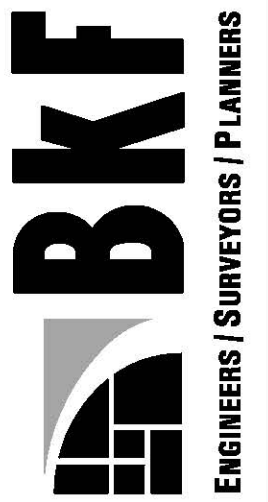
EXISTING

-  **PROPERTY LINE**  
 **MONUMENT LINE**  
 **TREE DRIFLINE/LANDSCAPING**  
 **CONCRETE**  
 **FOUND MONUMENT**  
 **LIGHT POLE**  
 **STREET LIGHT**  
 **SIGN**  
 **FLAG POLE**  
 **CIRCULAR UTILITY BOX COVER**  
*0.0'N* **DISTANCE & GENERAL DIRECTION OF FEATURE FROM PROPERTY LINE**

## ABBREVIATIONS

- ± APPROXIMATELY  
AC ASPHALT CONCRETE  
CB CATCH BASIN  
CO CLEANOUT  
DW DRIVEWAY  
E EASTERLY  
ELEV ELEVATION  
FH FIRE HYDRANT  
GI GRATE INLET  
MH MANHOLE  
N NORTHERLY  
NE NORTHEASTERLY  
RE ROOF ELEVATION  
SE SOUTHEASTERLY  
SFNF SEARCHED FOR, NOT FOUND  
TW TOP OF WALL, ELEVATION OF WALL SURROUNDING MECHANICAL  
EQUIPMENT ON ROOF  
UB UTILITY BOX  
W WEST  
( ) RECORD DATA, "MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON  
OCTOBER 21, 1947, IN BOOK P OF MAPS AND PLANS PAGES 55 AND 56,  
ORIGINAL RECORDS OF SAN FRANCISCO COUNTY.

RECORD DATA. "MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON JULY 28, 1947, IN BOOK P OF MAPS AT PAGES 55 AND 56, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.



CALIFORNIA

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED PARCELS AND EASEMENTS

SAN FRANCISCO

PROPOSED UNITS			
LOT #	COMMERCIAL UNITS	RESIDENTIAL UNITS	PARKING SPACES
LOT A	0	0	0
LOT B	0	0	0
LOT C	0	0	0
LOT 1	2	17	14
LOT 2	6	0	343
LOT 3	15	2	0
LOT 4	15	74	0
LOT 5	2	167	37
LOT 6	2	0	186
LOT 7	4	0	247
LOT 8	0	69	0
LOT 9	16	81	0
LOT 10	2	36	30
LOT 11	0	62	0
LOT 12	0	167	10
TOTALS	64	675	857

ABBREVIATIONS

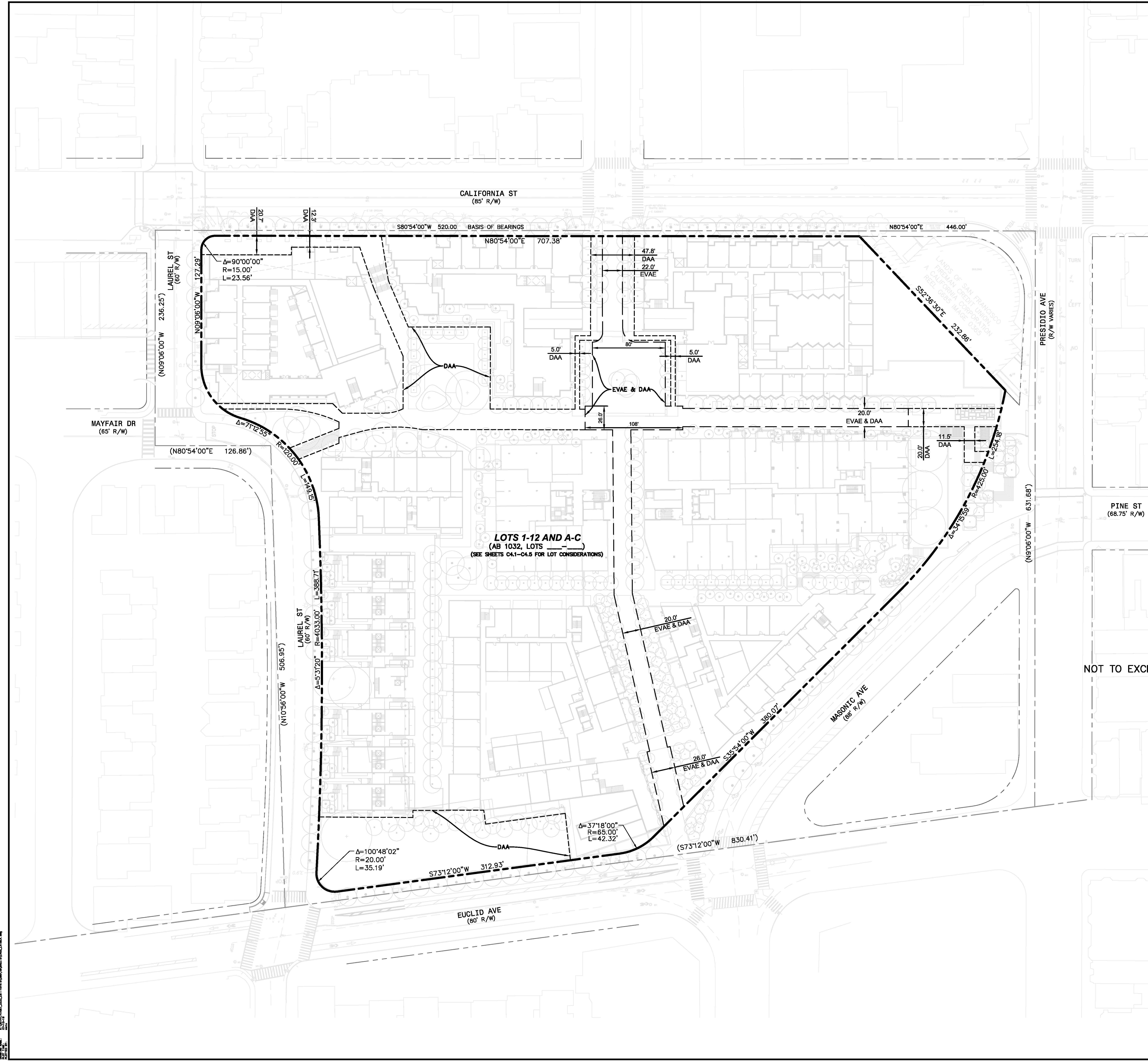
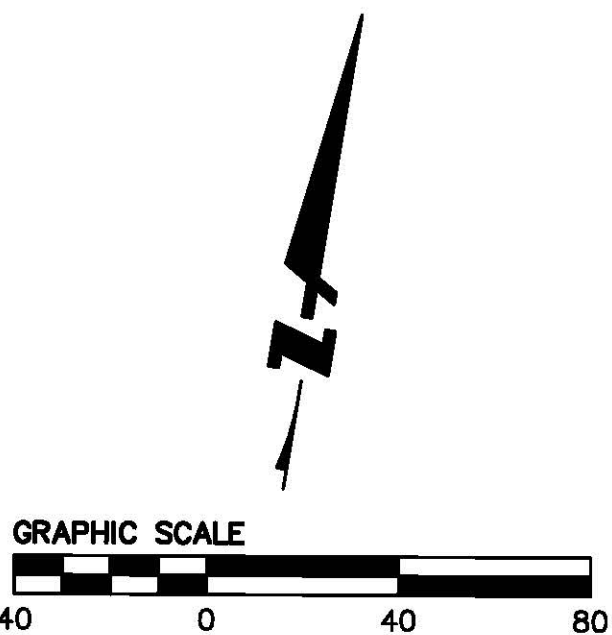
EVAE PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT  
DAA PROPOSED DECLARATION AREA FOR ACCESS

LEGEND

EVAE \_\_\_\_\_  
DAA \_\_\_\_\_

NOTES

1. DECLARATION AREA FOR ACCESS TO BE ESTABLISHED BY SEPARATE INSTRUMENT DOC.





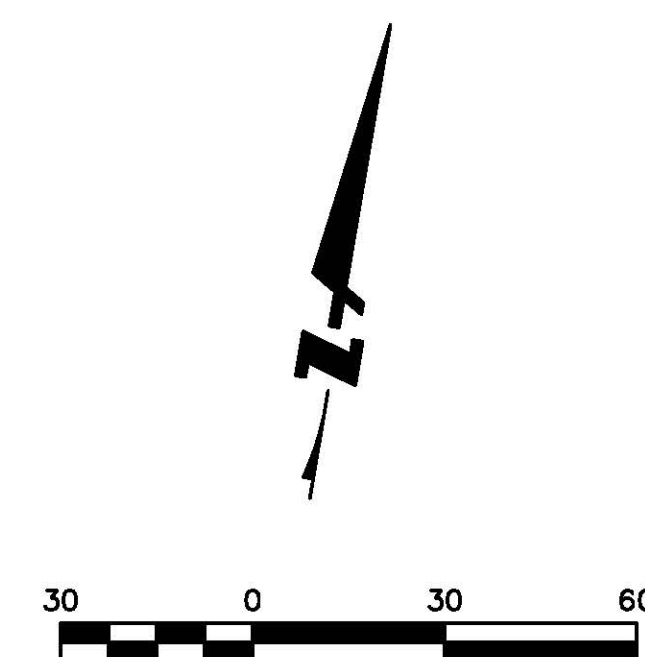
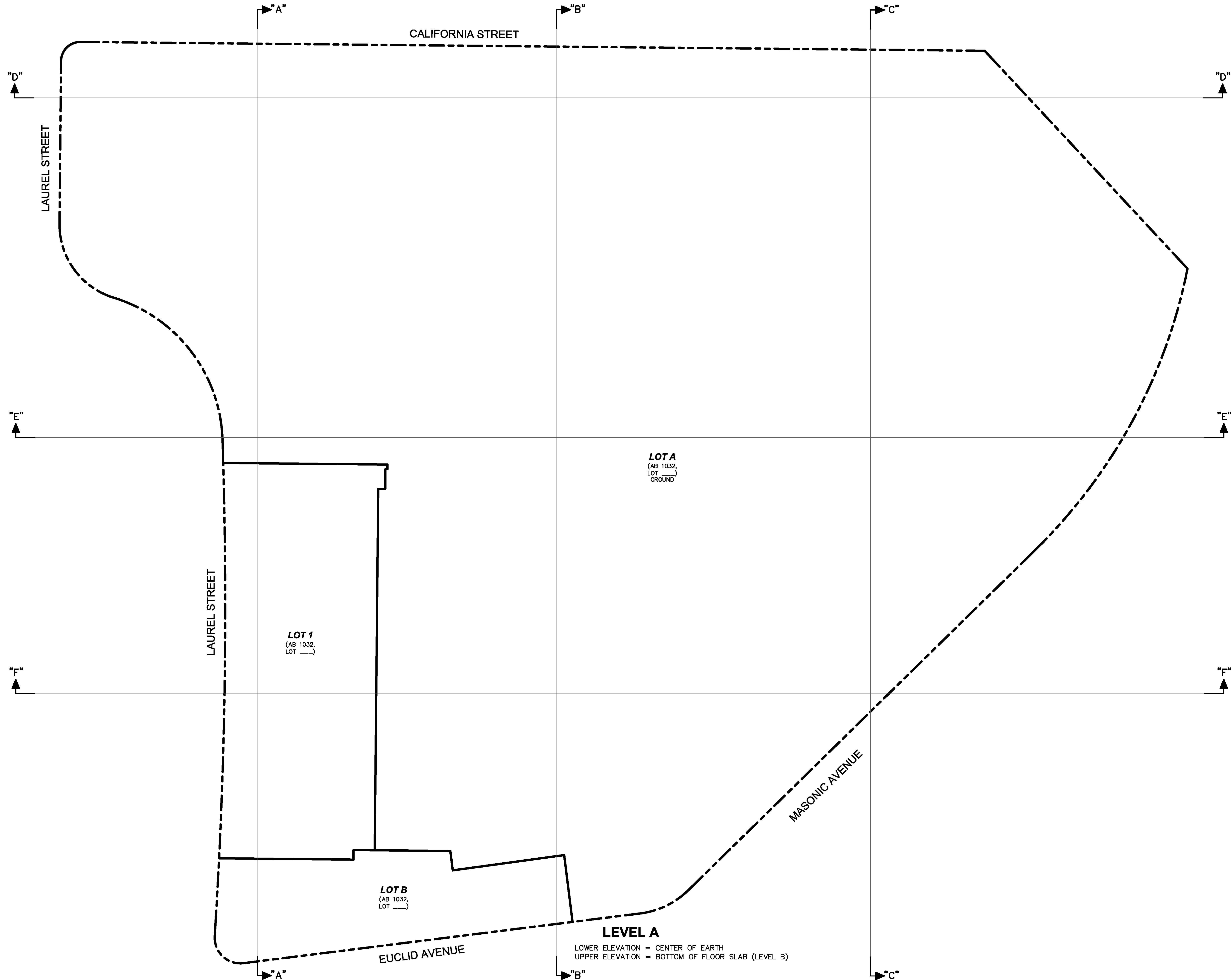
CALIFORNIA

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

SAN FRANCISCO

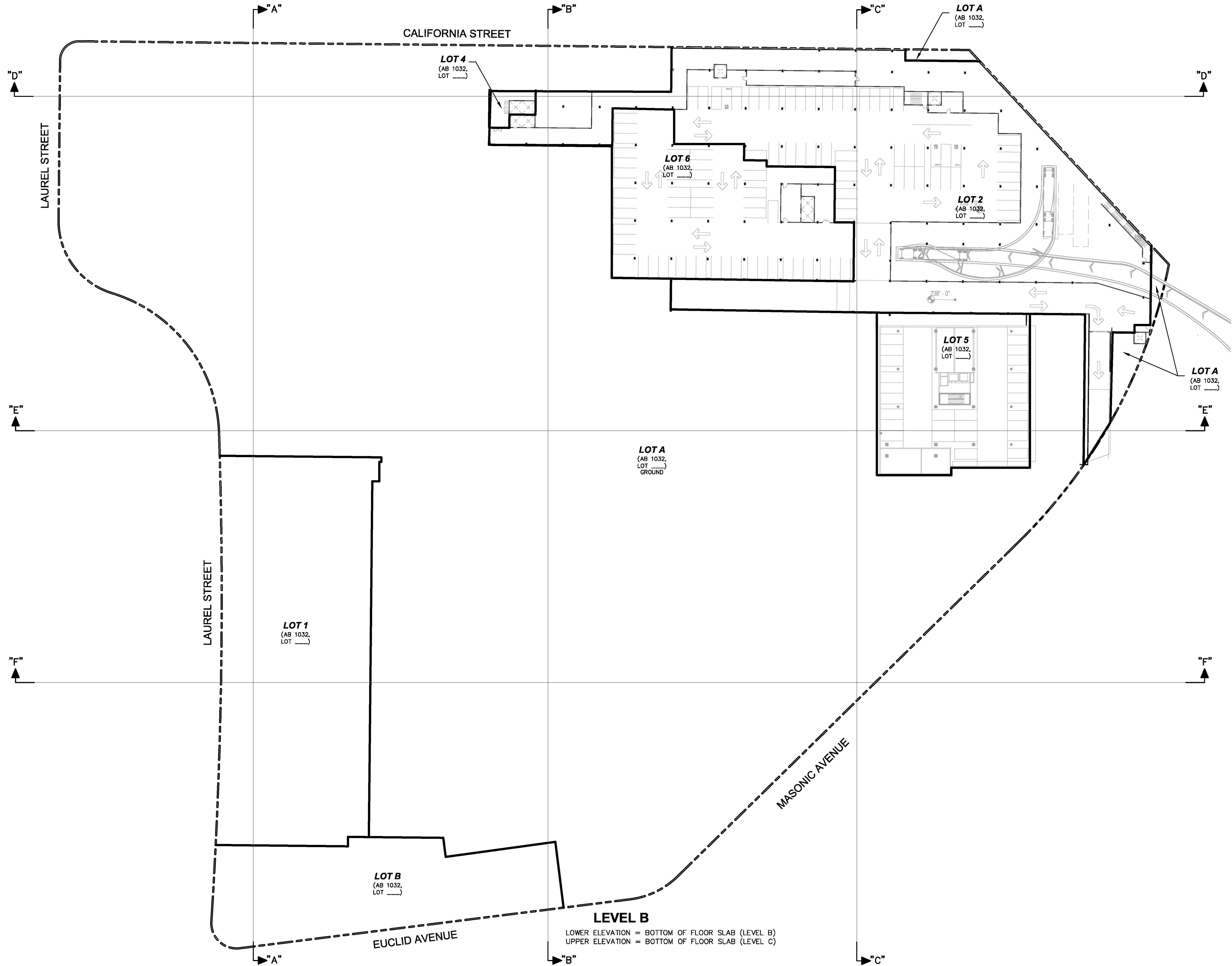
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3	Scale: AS SHOWN		
4	Design:		
5	Drawn:		
6	Approved:		
7	Job No: 20147087-12		

**C4.1**  
OF



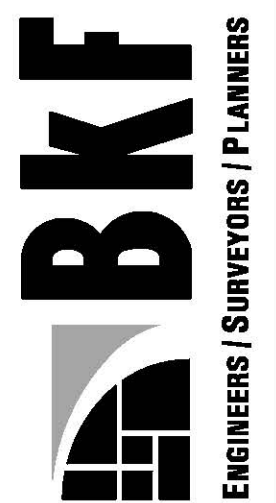
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No.	
Date: 06/12/2019	
Scale: AS SHOWN	
Design:	
Drawn:	
Approved:	
Job No: 2014002-12	

3333 CALIFORNIA STREET, SAN FRANCISCO, CA 94118  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN  
DATE: 06/12/2019  
SCALE: AS SHOWN  
DESIGN: BKF ENGINEERS  
DRAWN: BKF ENGINEERS  
APPROVED: BKF ENGINEERS  
JOB NO: 2014002-12



**LEVEL B**

LOWER ELEVATION = BOTTOM OF FLOOR SLAB (LEVEL B)  
UPPER ELEVATION = BOTTOM OF FLOOR SLAB (LEVEL C)



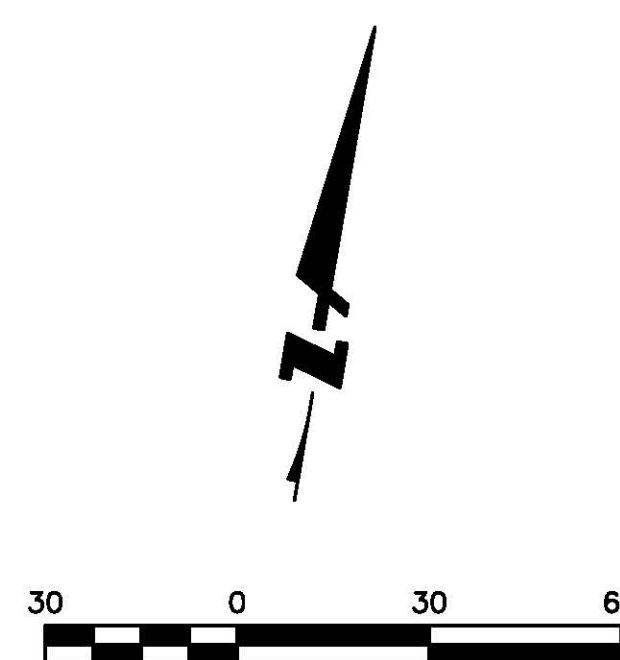
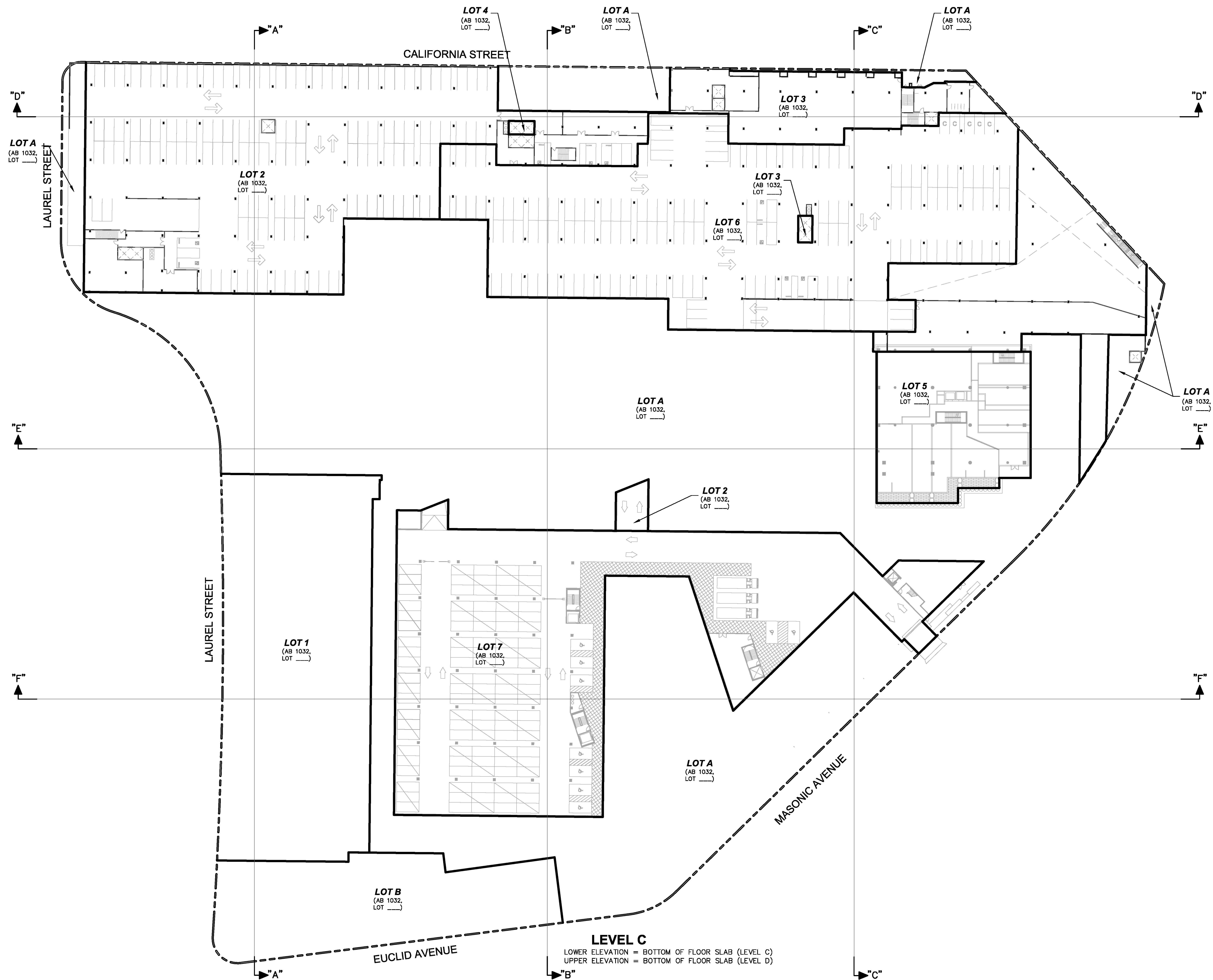
CALIFORNIA

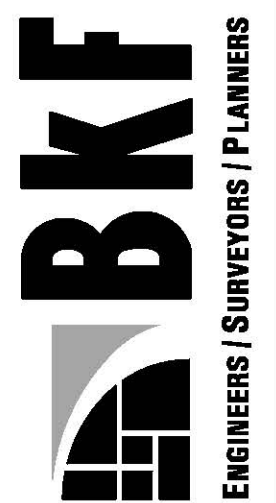
**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

SAN FRANCISCO

Date: 06/12/2019	No.	Revisions
Scale: AS SHOWN		
Design:		
Drawn:		
Approved:		
Job No: 20147087-12		

**C4.3**





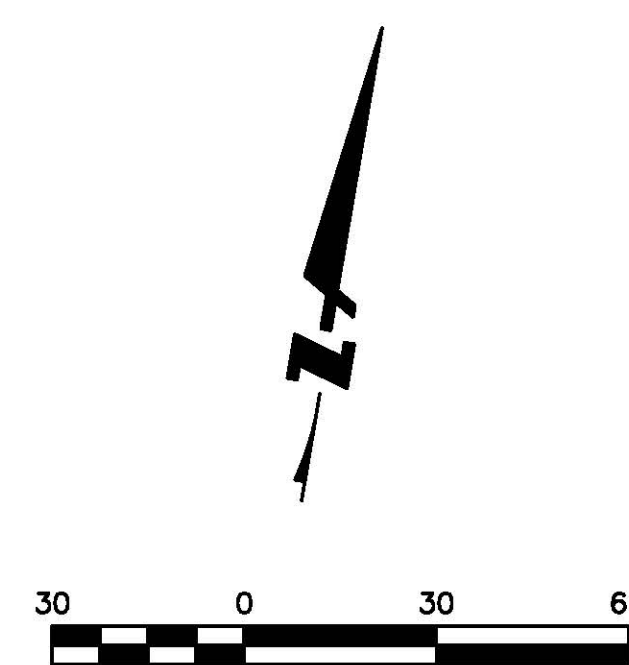
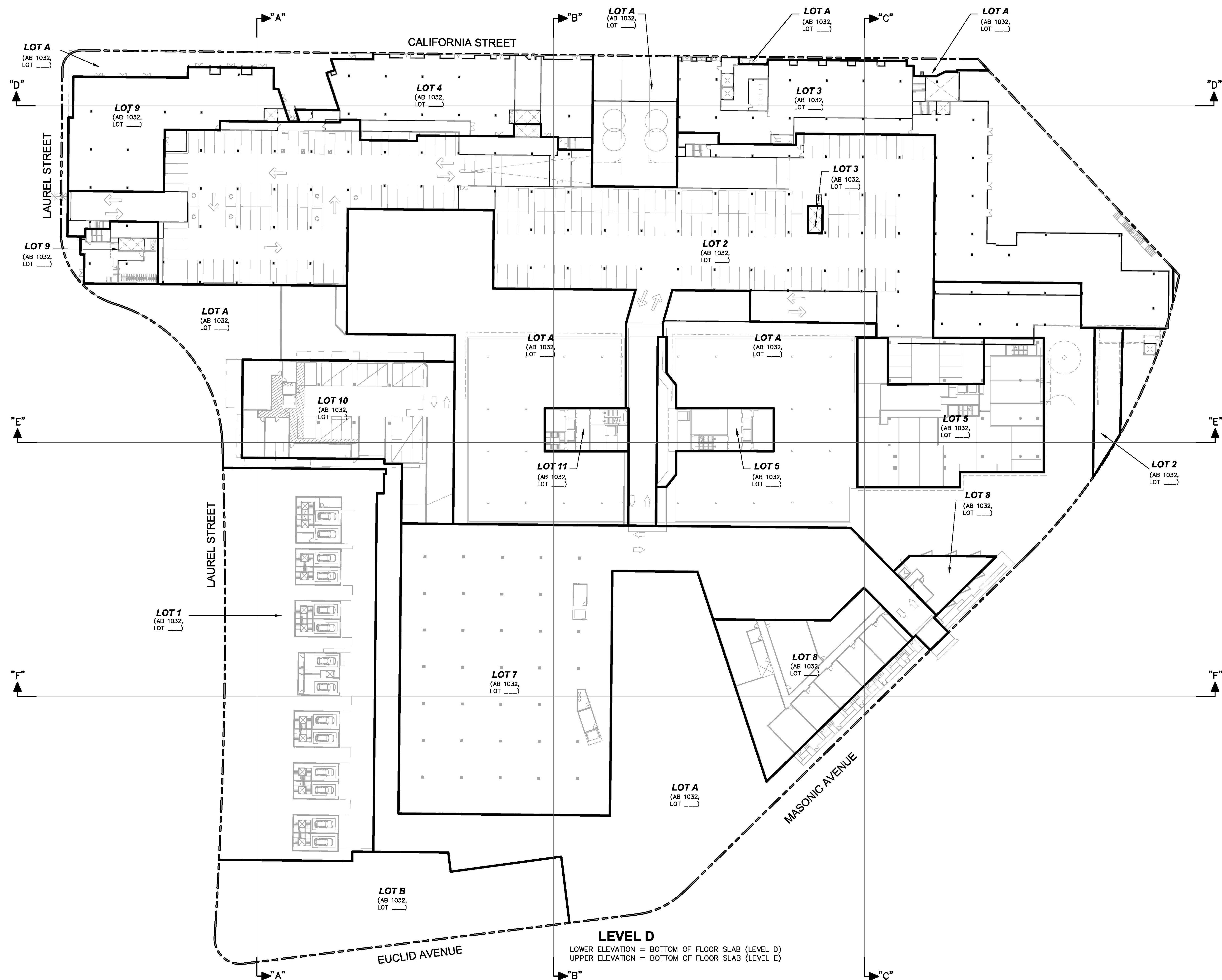
CALIFORNIA

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

SAN FRANCISCO

2	Date: 06/12/2019	No.	Revisions
3	Scale: AS SHOWN		
4	Design:		
5	Drawn:		
6	Approved:		
7	Job No: 20147087-12		

**C4.4**

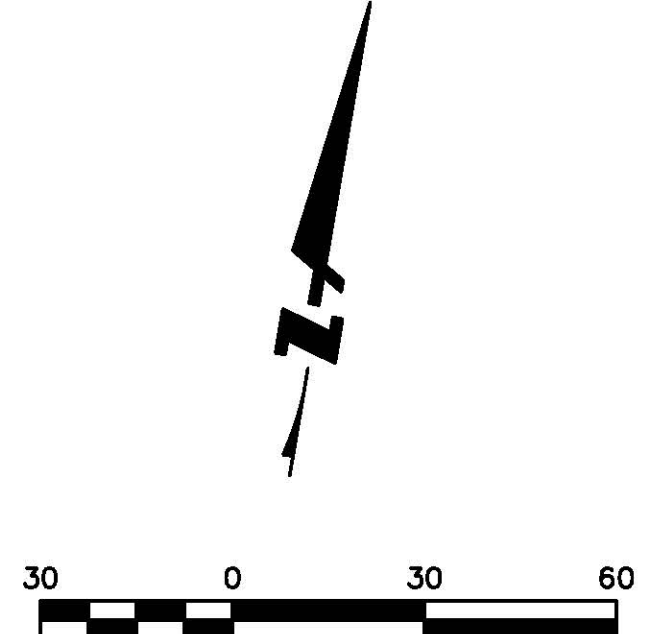
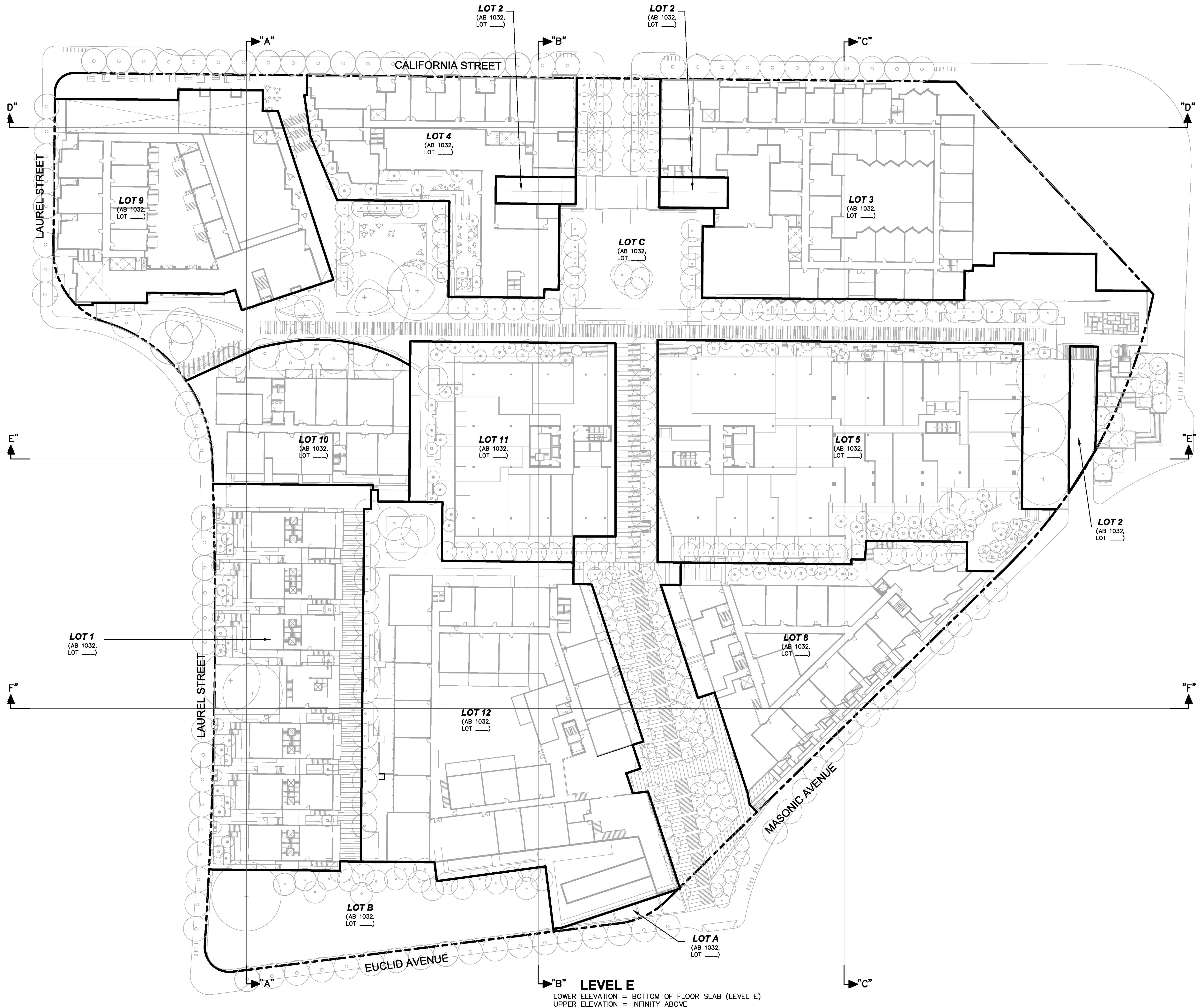


3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN

SAN FRANCISCO

Revisions	
No.	
Date: 06/12/2019	
Scale: AS SHOWN	
Design:	
Drawn:	
Approved:	
Job No: 2016027-12	

Drawing Number:  
**C4.5**  
OF



3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

LEVEL E

LOT C  
(AB 1032,  
LOT \_\_\_\_)

LEVEL D

LOT A  
(AB 1032,  
LOT \_\_\_\_)

LEVEL C

LEVEL B

LEVEL A

LOT 9  
(AB 1032,  
LOT \_\_\_\_)

LOT C  
(AB 1032,  
LOT \_\_\_\_)

LOT 10  
(AB 1032,  
LOT \_\_\_\_)

LOT 2  
(AB 1032,  
LOT \_\_\_\_)

LOT A  
(AB 1032,  
LOT \_\_\_\_)

LOT 1  
(AB 1032,  
LOT \_\_\_\_)

LOT B  
(AB 1032,  
LOT \_\_\_\_)

285.8

285.8

289.5

276.0

271.5

274.7

261.5

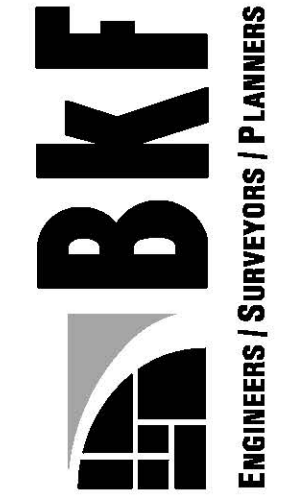
INFINITY ABOVE

CENTER OF EARTH

SECTION A-A

NTS

4670 WILLOW RD  
SUITE 250  
FARMACON, CA 94586  
925-398-7700 (FAX)  
925-398-7799 (FAX)



CALIFORNIA

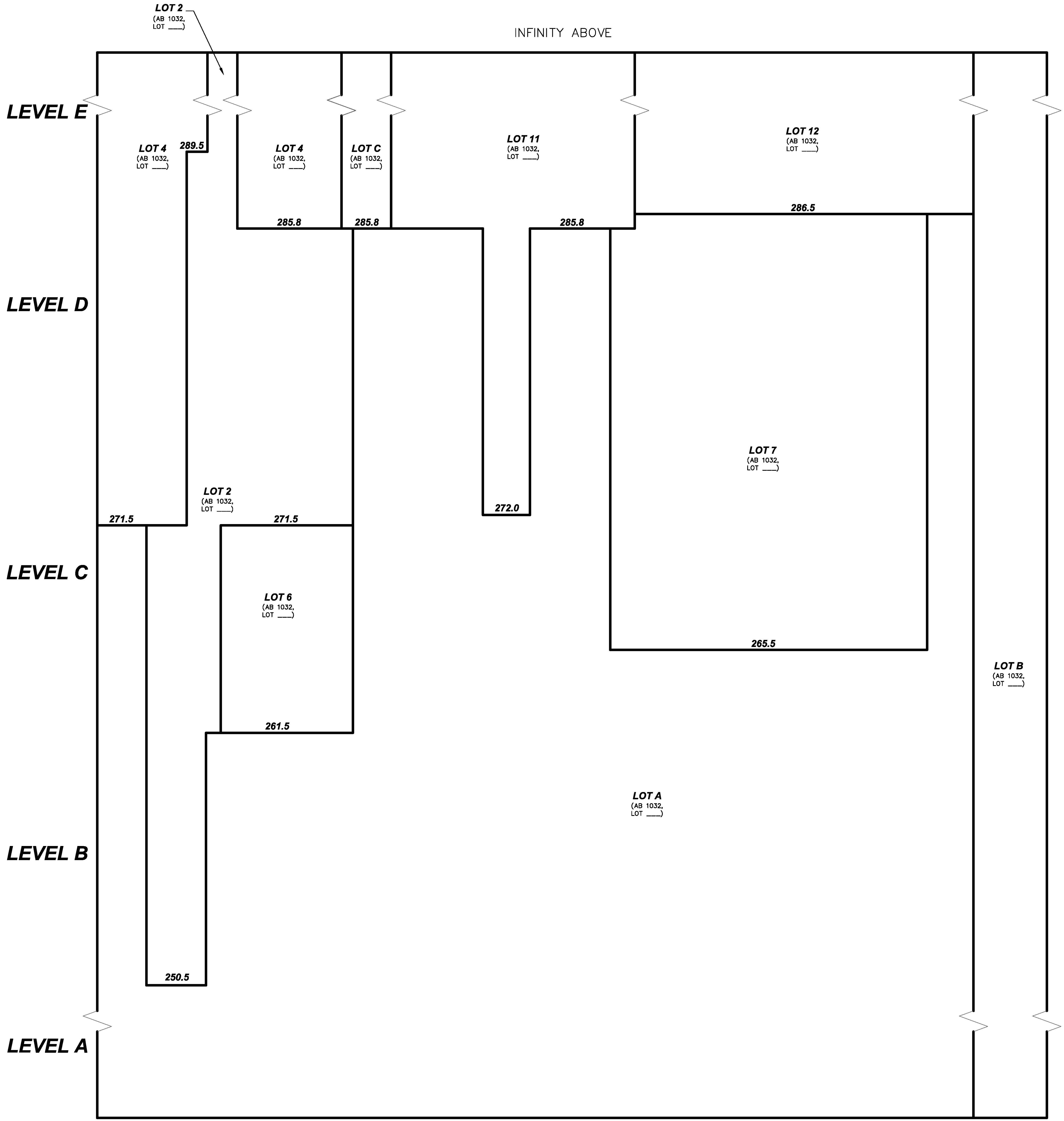
3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

SAN FRANCISCO

Revisions	
No.	
Date: 06/12/2019	
Scale: AS SHOWN	
Design:	
Drawn:	
Approved:	
Job No: 2016002-12	

C4.6  
OF

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION



INFINITY ABOVE

LOT 11  
(AB 1032,  
LOT \_\_\_)

LOT 12  
(AB 1032,  
LOT \_\_\_)

LOT 7  
(AB 1032,  
LOT \_\_\_)

LOT B  
(AB 1032,  
LOT \_\_\_)

LOT A  
(AB 1032,  
LOT \_\_\_)

LOT 4  
(AB 1032,  
LOT \_\_\_)

LOT C  
(AB 1032,  
LOT \_\_\_)

LOT 4  
(AB 1032,  
LOT \_\_\_)

LOT 2  
(AB 1032,  
LOT \_\_\_)

LOT 6  
(AB 1032,  
LOT \_\_\_)

LEVEL E

LEVEL D

LEVEL C

LEVEL B

LEVEL A

CENTER OF EARTH

SECTION B-B

NTS



4670 WILLOW RD  
SUITE 250  
FARMACON, CA 94586  
925-398-7700 (FAX)  
925-398-7799 (FAX)

CALIFORNIA

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

SAN FRANCISCO

Revisions

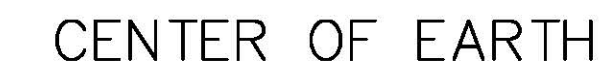
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Date: 06/12/2019  
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Drawn:  
Approved:  
Job No. 2016007-12

Drawing Number:

C4.7

OF



NTS

### C4.8

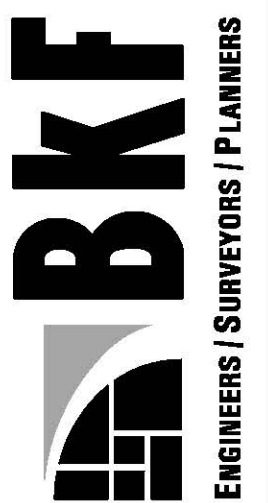
OF

SAN FRANCISCO

CALIFORNIA



4670 WILLOW RD  
SUITE 250  
PLEASANTON, CA 94588  
925-396-7700  
925-396-7799 (FAX)



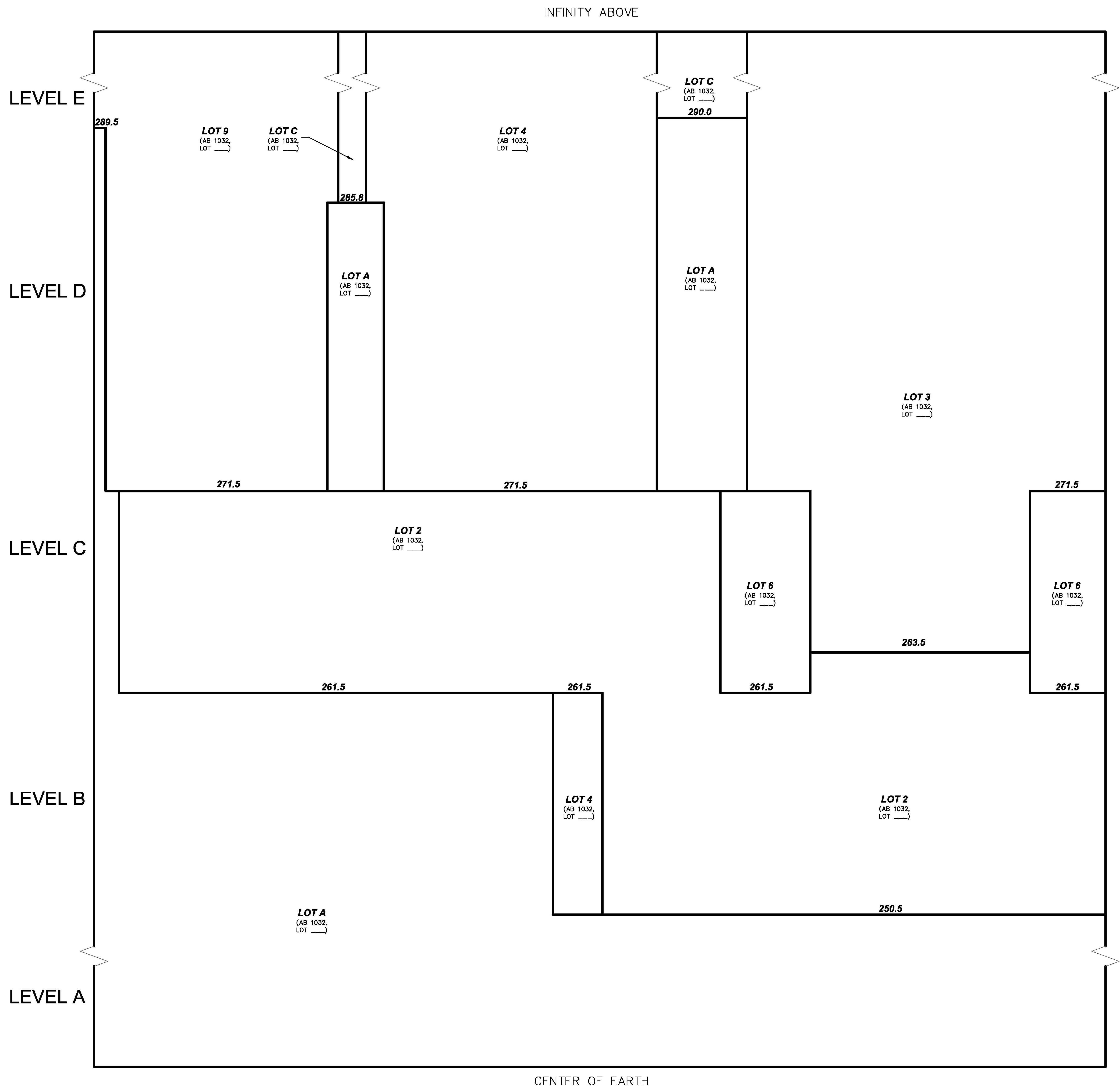
CALIFORNIA

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION**  
SAN FRANCISCO

SAN FRANCISCO

2	Date: 05/12/2019	No.	Revisions
3	Scale: AS SHOWN		
4	Design:		
5	Drawn:		
6	Approved:		
7	Job No: 20147087-12		

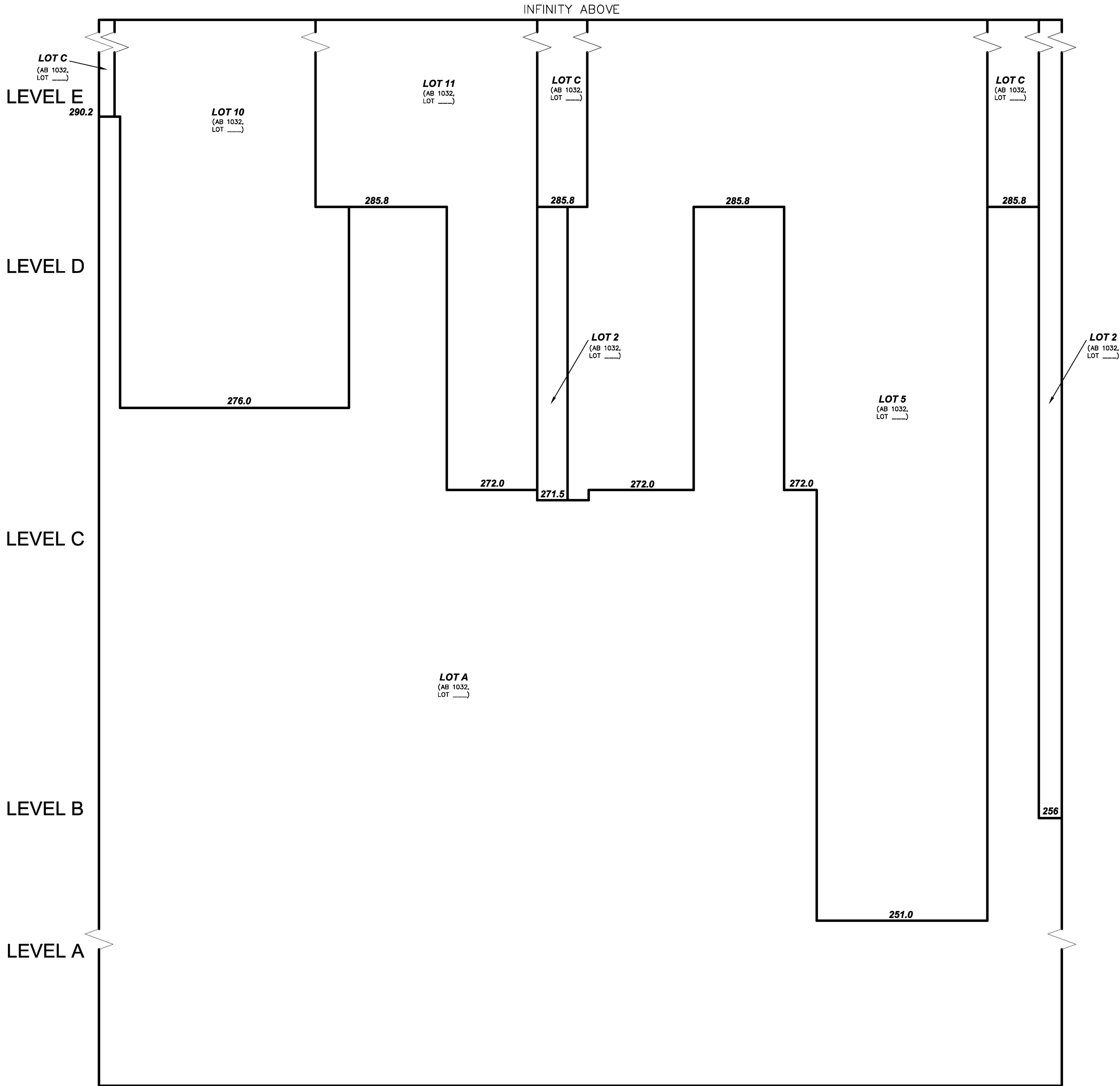
**C4.9**



### **SECTION D-D**

NTS

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION



CENTER OF EARTH

SECTION E-E

NTS

Revisions

No.

Date: 06/12/2019  
Scale: AS SHOWN  
Design:  
Drawn:  
Approved:  
Job No. 2016002-12

Drawing Number:

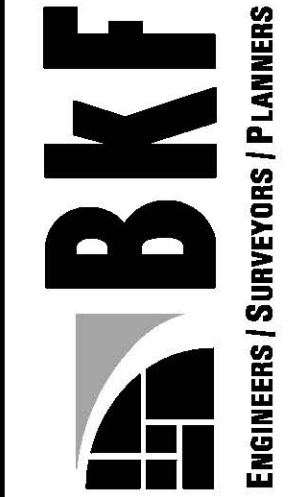
C4.10

OF

SAN FRANCISCO

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

CALIFORNIA



4670 WILLOW RD  
SUITE 250  
PASADENA, CA 91668  
925-398-7700 (FAX)  
925-398-7799 (FAX)

© BKF ENGINEERS

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

LEVEL A

LEVEL B

LEVEL C

LEVEL D

LEVEL E

LOT 1  
(AB 1032,  
LOT \_\_\_\_)

LOT A  
(AB 1032,  
LOT \_\_\_\_)

LOT 7  
(AB 1032,  
LOT \_\_\_\_)

LOT 7  
(AB 1032,  
LOT \_\_\_\_)

LOT C  
(AB 1032,  
LOT \_\_\_\_)

LOT 8  
(AB 1032,  
LOT \_\_\_\_)

LOT 12  
(AB 1032,  
LOT \_\_\_\_)

286.5

286.5

276.5

265.5

265.5

INFINITY ABOVE

CENTER OF EARTH

SECTION F-F

NTS

C4.11  
OF

Date: 06/12/2019  
Scale: AS SHOWN  
Design:  
Drawn:  
Approved:  
Job No: 2016002-12

No.	Revisions

SAN FRANCISCO

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION  
SAN FRANCISCO

CALIFORNIA



4670 WILLOW RD  
SUITE 250  
PACIFIC PALMS, CA 94586  
925-398-7700 (FAX)  
925-398-7799 (FAX)



CALIFORNIA

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED CIVIL SITE & GRADING PLAN

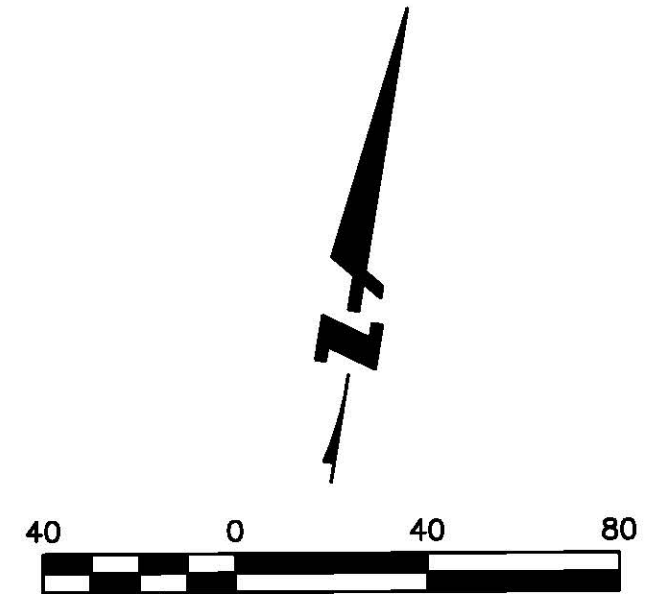
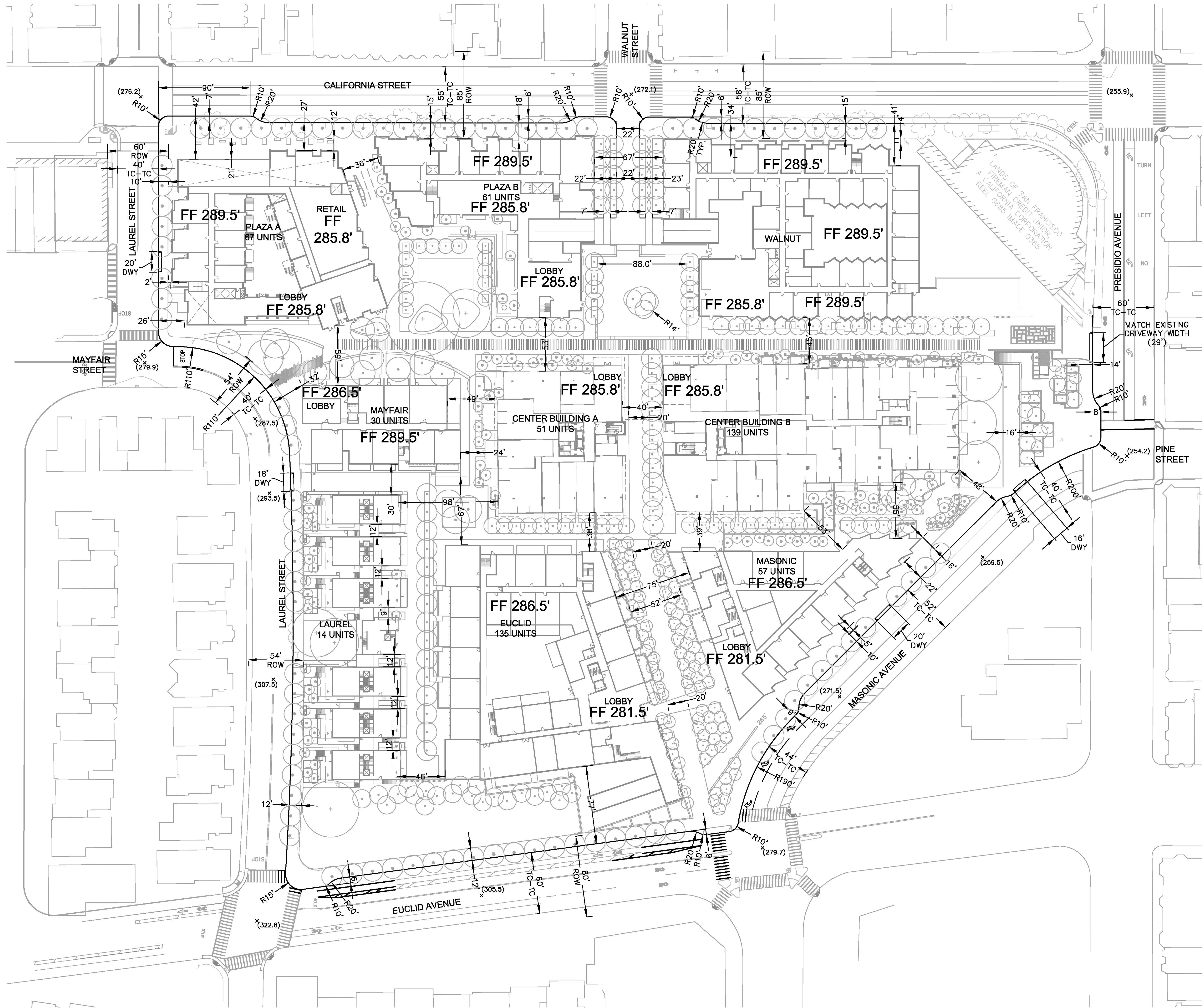
SAN FRANCISCO

Revisions

No.

Date: 06/12/2019  
Scale: AS SHOWN  
Design:  
Drawn:  
Approved:  
Job No: 201602P-12

Drawing Number:  
**C5.0**  
OF



LEGEND

(255.9)<sub>x</sub> EX SURFACE ELEVATION

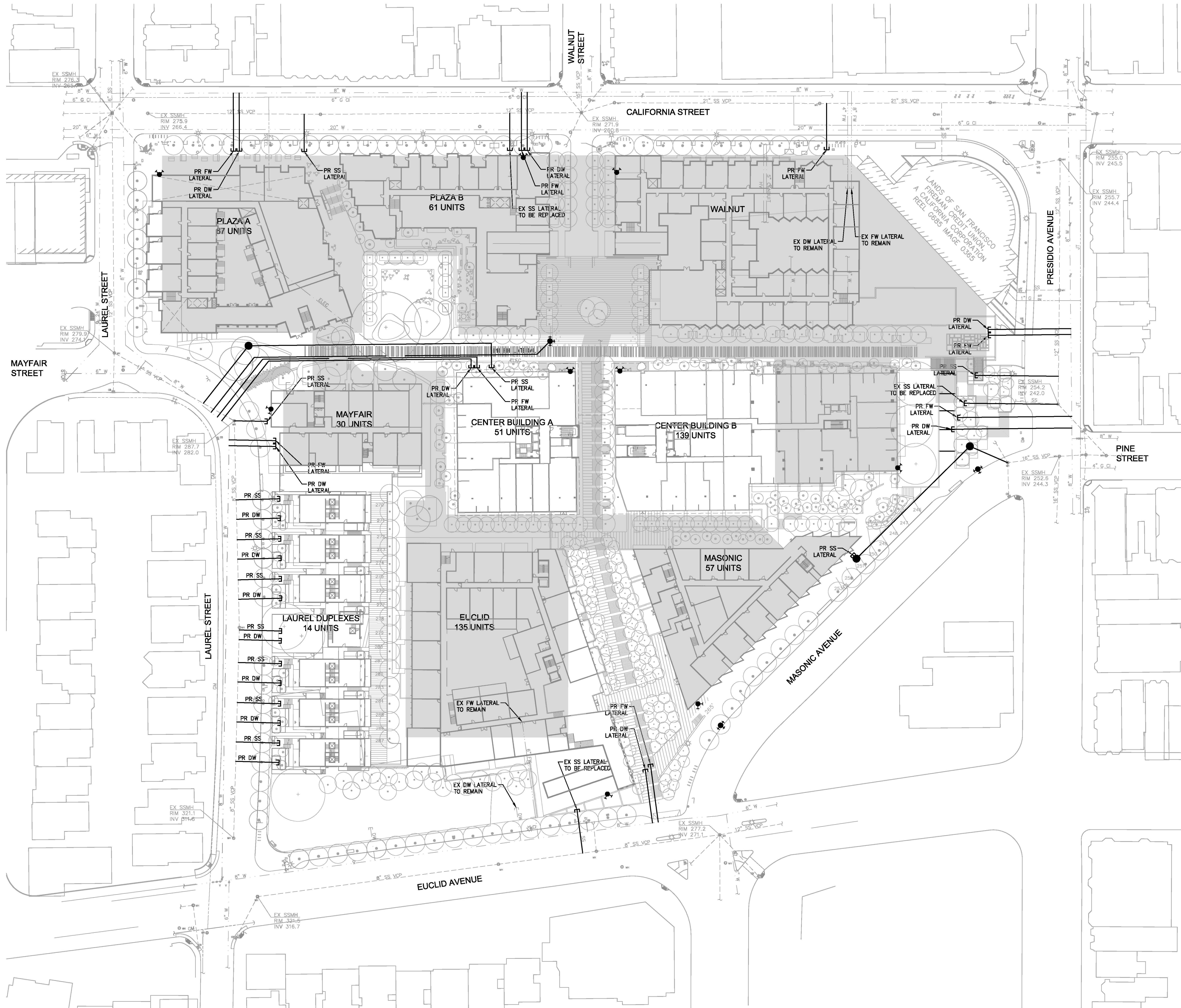
ABBREVIATIONS

FF FINISH FLOOR  
TC TOP OF CURB

NOTES

1. ANY COLOR CURB DESIGNATION IS SUBJECT TO THE REVIEW AND DETERMINATION OF THE SFMTA COLOR CURB PROGRAM AND RESEND THE PLAN.

Revisions	
No.	
Date: 06/12/2019	
Scale: AS SHOWN	
Design:	
Drawn:	
Approved:	
Job No: 2014002-12	



**LEGEND**

- EX WATER LINE
- EX SANITARY SEWER LINE
- EX GAS LINE
- EX ELECTRIC LINE
- EX FIRE HYDRANT
- EX MANHOLE
- EX CATCH BASIN
- EX TRAFFIC SIGNAL
- EX ELECTRIC BOX
- EX SIGN
- EX STREET LIGHT
- PR FIRE HYDRANT
- WALL-MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
- PR MANHOLE
- BELOW GRADE STRUCTURE

**ABBREVIATIONS**

- DW DOMESTIC WATER
- EX EXISTING
- FW FIRE WATER
- LF LINEAR FEET
- PR PROPOSED
- SS SANITARY SEWER



Date: Aug 2, 2019

**RE: Tentative Subdivision Map No. 9956**  
**Address: 3333 California Street**  
**Assessor's Block/Lot: 1032/003**

*The Tentative Map 9956 proposes a 15 Lot Vertical Subdivision and Mixed Use Condominium Project, located at Assessors Block/Lot: 1032/003 as shown on the Tentative Map. This subdivision will result in 675 Residential unit, and 64 commercial unit mixed-use condominium project.*

**Please Respond on or before: Sept 3, 2019**

At the request of the City and County Surveyor, and pursuant to the San Francisco Subdivision Code and the San Francisco Subdivision Regulations, the submittal package of the above-referenced Tentative Map is being circulated to City Agencies for review and consideration of the proposed development.

The City Agencies are requested to review the attached Tentative Map and forward comments to the Mapping Division of DPW-BSM. These comments will allow the Director of Public Works to approve, approve with conditions or disapprove the Tentative Map.

*To the City Agencies:*

When you have finished your review\*, please complete, scan and e mail Letter #1 to [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org), no later than: **Sept 3, 2019**.

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

Please note: ***In order to meet our strategic objective to reduce material consumption***, this Tentative Map review has been sent entirely in an electronic format. If you experience any difficulty with any attachments to this e mail, contact our office at [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org) or please call 554-5827.

Thank you for your prompt attention to this matter.

Sincerely,

For: Bruce R. Storrs, PLS  
City and County Surveyor

Attached: Tentative Map and Letter #1

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

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[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)



Date: Aug 2, 2019

**RE: Tentative Subdivision Map No. 9956**  
**Address: 3333 California Street**  
**Assessor's Block/Lot: 1032/003**

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City and County Surveyor

Attached: Tentative Map and Letter #1

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

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[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

## Lew, Lisa (BOS)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Friday, August 2, 2019 2:39 PM  
**To:** Abueg, Ramon (PUC); Adams, Derek (PUC); Anderson Gary; Andrawes, Kamal (FIR); Brandin, Benjamin (CII); Brasil, Dina (PUC); Doan, Hieu (PUC); DPW Sewer Inquiries; DPW, Urbanforestry (DPW); Hart, Shane (CII); Huang, Linda (PUC); Jensen, Kevin (DPW); Kaur, Satnam (DPW); Kortkamp, Ken (PUC); Kwong, John (DPW); Lam, Samuel (MTA); Law, Chad (FIR); Michael, Kristin (MTA); Olea, Ricardo (MTA); Paine, Carli (MTA); Patt, Mike (FIR); Rivasplata, Charles (MTA); Rivera, Javier (DPW); Rodgers, Heather (PUC); Russell, Rosanna (PUC); Ryan, James (DPW); SFPUC-Inspection; Stephens, Richard (PUC); Tang, Eleanor (DPW); Truong, Lawrence (PUC); Tse, Bernie (DPW); Van Loan, Marsha (PUC); VerHagen, Adrian (DPW); Wong, Christopher (PUC); Wong, Lesley (DPW); 'Wong, Norman (MTA)'; Conner, Kate (CPC)  
**Cc:** Banks, Ernie (DPW); Naizghi, Tsegereda (DPW)  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 19\_0710-3333\_TM\_Sub\_2.pdf; 9956\_City Review lttr.pdf; 9956\_City Review Response\_.docx

Good afternoon,

The following project is being forwarded here for your review and comment. Please respond to our office, on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- City Review letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832



LETTER # 1  
**RESPOND BY: Sept 3, 2019**

To: [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Re: Tentative Map No. 9956

Assessor's Block/Lot: 1032/003

Address: 3333 California Street

Project Type; 15 Lot Vertical Subdivision and 739 Mixed Use New Condo  
San Francisco, Ca

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

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[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Check One:

- ☐ The above-referenced application is approved as-is and there are no conditions required.
- ☐ The above referenced application requires the following conditions below:
  
  
  
  
  
  
  
  
  
- ☐ The above referenced application is disapproved for the following reasons:

Signed \_\_\_\_\_  
Print Name \_\_\_\_\_  
Bureau/division \_\_\_\_\_

## Lew, Lisa (BOS)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Friday, August 2, 2019 3:29 PM  
**To:** Yu, Cyril (DBI)  
**Cc:** Ho, Gary (DBI); Huang, Vivian (DBI); Lowrey, Daniel (DBI); Ryan, James (DPW); VerHagen, Adrian (DPW); Banks, Ernie (DPW); Storrs, Bruce (DPW)  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 9956\_APP\_Package.zip; A1.C-d-E- Exhibit 3-3333 T-Map Phasing\_Existing BLDG Plan.zip; 9956\_DBI Referral Letter\_AV.pdf

Cyril,

The following project is being forwarded here for your review and comment.

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

See attached.

- DBI Referral letter
- DBI Application Package
- Building Plan

DBI processing fee of check No. 862, \$450 has gone via interoffice mail to DBI.



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832

## Lew, Lisa (BOS)

---

**From:** Yu, Cyril (DBI)  
**Sent:** Tuesday, August 27, 2019 10:11 AM  
**To:** Mapping, Subdivision (DPW)  
**Cc:** Ho, Gary (DBI); Lowrey, Daniel (DBI); Ryan, James (DPW); VerHagen, Adrian (DPW); Banks, Ernie (DPW); Storrs, Bruce (DPW)  
**Subject:** RE: PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 9956\_DBI Referral Response\_20190819.pdf  
  
**Categories:** Jessica Mendoza

Tsegereda,

Attached DBI referral response.

---

**From:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Sent:** Friday, August 02, 2019 3:29 PM  
**To:** Yu, Cyril (DBI) <cyril.yu@sfgov.org>  
**Cc:** Ho, Gary (DBI) <gary.ho@sfgov.org>; Huang, Vivian (DBI) <vivian.huang@sfgov.org>; Lowrey, Daniel (DBI) <daniel.lowrey@sfgov.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St

Cyril,

The following project is being forwarded here for your review and comment.

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

See attached.

- DBI Referral letter
- DBI Application Package
- Building Plan

DBI processing fee of check No. 862, \$450 has gone via interoffice mail to DBI.



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832



**City and County of San Francisco**  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: August 2, 2019

Department of Building Inspection  
1660 Mission Street, Room 2019  
San Francisco, CA 94103

<b>Project ID:</b> 9956			
<b>Project Type:</b> 15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3333 - 3395	CALIFORNIA ST	1032	003
<b>Tentative Map Referral</b>			

To Whom It May Concern:

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 Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

Sincerely,

BRS/st

Enclosures:

Tentative Map
DBI Requirements Form
Application Fee

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

This Tentative Map has been:

\_\_\_\_\_ Approved by DBI

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

\_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_



**City and County of San Francisco**  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: August 2, 2019

Department of Building Inspection  
1660 Mission Street, Room 2019  
San Francisco, CA 94103

<b>Project ID:</b> 9956			
<b>Project Type:</b> 15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3333 - 3395	CALIFORNIA ST	1032	003
<b>Tentative Map Referral</b>			

To Whom It May Concern:

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 Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

Sincerely,

BRS/st

Enclosures:

Tentative Map
DBI Requirements Form
Application Fee

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

This Tentative Map has been:

\_\_\_\_\_ Approved by DBI

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

\_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_



City and County of San Francisco  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: August 2, 2019

Department of Building Inspection  
1660 Mission Street, Room 2019  
San Francisco, CA 94103

<b>Project ID:</b>	9956		
<b>Project Type:</b>	15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units		
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3333 - 3395	CALIFORNIA ST	1032	003
<b>Tentative Map Referral</b>			

To Whom It May Concern:

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 Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

Sincerely,

**ADRIAN VERHAGEN**

Digitally signed by ADRIAN VERHAGEN  
DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM,  
email=adrian.verhagen@sfdpw.org, c=US  
Date: 2019.08.02 14:22:07 -07'00'

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

BRS/st

Enclosures:

Tentative Map
DBI Requirements Form
Application Fee

This Tentative Map has been:

X

Approved by DBI

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

Date

8/19/19

Signed

Cyril Yu, DBI

AUG 19 2019

July 8, 2019

Nicholas Foster  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: **3333 Cal SF – Plan Check Letter #2 Response**

CASE NUMBER #: 2015-014028CUA

Dear Mr. Foster,

The project team has reviewed the Planning Departments comments, issued in PCL#2 Dated May 21, 2019. Please find our written responses to the comments below, as well as sheet numbers for the location of the revisions in the attached Planning Application Resubmittal #2.

**1ai. Open Space (Section 135), Private, Euclid Building:**

**Response:** Sheet A8.41 was revised to remove the private open space for the southern-most unit on the Euclid West façade. For reference, Section 1 on sheet A8.25 has been expanded and additional sections have been added to new sheets A8.26 and A8.27. These sections demonstrate private open space in compliance with Section 135 (f)(2)(C) for the remaining (5 of 6) West-facing units on Euclid Building Level 1—i.e. ‘no point on any... wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court’ for three sides. Note that overhead building overhangs are permitted obstructions per 136(C)(5). 100 SF of private open space were removed from the Euclid Building. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**1bi. Open Space (Section 135), Common, Euclid Building:**

**Response:** Sheet A8.06 and A8.44 have been revised to reflect a minimum horizontal dimension of 15’ for Euclid building Common Open Space at Roof Deck per section 135(g)(1).

**1bii. Open Space (Section 135), Common, Center Building B:**

**Response:** Sheet A6.42 has been revised and includes the dimension of the Common Open Space and an excerpt of the code to demonstrate compliance. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**2a. Exposure (Section 140) Plaza and Euclid buildings with Center A:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. No Plaza A or B units have primary exposure facing Center A and therefore are not impacted by the Center A massing. For Euclid Building dwelling unit exposure compliance, see response 2f below.

**BAR**architects

Architecture

Planning

Interiors

901 Battery Street  
Suite 300  
San Francisco, CA 94111

415 293 5700

www.bararch.com

**2b. Exposure (Section 140) Walnut and Masonic buildings with Center B building:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. Section 140 does not apply to the Walnut Building in the Base Project as it does not contain residential uses. A cut plane has been added to the project variant to demonstrate compliance – see VAR.34. For Masonic Building dwelling unit exposure compliance, see response 2e below.

**2c. Exposure (Section 140) Mayfair building with Center A building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. For Mayfair Building dwelling unit exposure compliance, see response 2h below.

**2d. Exposure (Section 140) Walnut building with Center B building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B, see response 2b above.

**2e. Exposure (Section 140) Masonic Building with Center B:**

**Response:** Drawing 2 on Sheet A7.24 as previously submitted represents the condition for all Masonic Building units facing Center B along the interior court. The exposure plane profile provided demonstrates compliance with Section 140.

**2f. Exposure (Section 140) Euclid Building with Center A:**

**Response:** Drawing 2 on Sheet A8.21 represents the condition for all Euclid units facing Center A along the interior court. The exposure plane profile provided demonstrates North-facing L1 and L2 units are not in compliance with Section 140. A modification to Section 140 is requested as indicated on Sheet A8.01 and A8.02. Four (4) units were added to the original modification request of three (3) at this location. Sheet G3.05 has been updated to reflect this revision.

**2g. Exposure (Section 140) Euclid Building at Interior Court:**

**Response:** Section 1 on Sheet A8.25 has been expanded and additional sections have been added to on new Sheet A8.26 and A8.27. These sections demonstrate compliance for (2 of 6) West-facing units on Euclid Building Level 1. An exception is requested for the (4) remaining units as indicated on Sheet A8.01. Sheet G3.05 has been updated to reflect this revision.

**2h. Exposure (Section 140) Mayfair Building with Center A:**

**Response:** Drawings 1 & 2 on Sheet A9.21 represents the section through the interior court between Mayfair and Center A building. Note that no Mayfair building units face exclusively into this interior court.

**2i. Exposure (Section 140) Mayfair Building with Laurel Duplexes:**

**Response:** *Drawing 1 on Sheet A9.22 represents the condition for all Mayfair units facing the North-most Laurel Duplex. The exposure plane profile provided demonstrates (2) L1 units are not in compliance with Section 140. A modification to Section 140 has been requested for these (2) units as indicated on sheet A9.01. Note that (2) units were mistakenly identified as requiring a modification on L2. This notation has been removed from drawing 1 on Sheet A9.02.*

**2j. Exposure (Section 140) EIR Variant: Walnut Building, Level 1 units fronting west interior courtyard (VAR.17):**

**Response:** *Project documents previously identified the lower level units in the Project Variant facing the west courtyard that required an Exposure Variance. These are not identified on Sheet G3.05 as that sheet pertains to the Base Project only. Additional dimensions have been provided on Sheet VAR.17-20 to show compliance of units not requiring a modification.*

**3a. Plaza A: entrance is 12' (A2.00); curb cut is 18' (C2.02).**

**Response:** *Per SDAT comments the garage door has been increased in size to a single 20-ft garage door that can accommodate two-way traffic (Sheet A2.00). The curb cut dimension has been revised to 20-ft, see Sheet C2.02.*

**3b. Walnut (from Presidio Avenue): entrance is 20' (loading) and 15' (parking) (A1.01); (E) curb cut is 29'; this garage door exceeds the 20' and will require an exception through the PUD/CUA.**

**Response:** *The Presidio entrance is as described above, which is code complying per Sec. 144(b)(1) which permits 20-ft wide entrances, and "where two or more entrances are provided there shall be a minimum separation between such entrances of six feet." Each door is 20' or less and the two entry doors are separated by a 7' dimension, meeting the requirement of the code. The curb cut dimension shown on Sheet A1.01 has been revised to 29' to match the existing condition per Sheet C2.02.*

**3c. Masonic: entrance is 20-ft (A7.01) curb cut is 24' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 20-ft, Sheet C2.02.*

**3d. Center Building egress: please show dimension of garage door if applicable (A1.01); curb cut is 29' (C2.02)**

**Response:** *The egress lane from the California Parking Garage to Masonic is 16-ft with a corresponding curb cut of 16'-ft. A 12-ft wide garage door has been added. See Sheets A1.01, A4.00, VAR.11 and VAR.14.*

**3e. Mayfair: entrance is 20' (A9.01); curb cut from Laurel is 21' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 18-ft, Sheet C2.02.*

**3f. Parking/Loading Entrances (Section 144) Laurel Duplexes:**

**Response:** *Dimensions (10-ft) for Laurel Street duplex garages were added to Sheet A10.01.*

**4a. Childcare Parking (Section 151.1): 29 spaces are proposed where 11 spaces is the maximum permitted (1.5 spaces /25 children above 24 children; Project proposes a child care facility with 179 children)**

**Response:** *Project Sponsor is requesting modification in the SUD to allow for a parking rate of 1.5 parking spaces for each nine (9) children to be accommodated at any one, see Sheet A1.01.*

**4b. Retail/Commercial Parking: The DEIR (p. 4.C.80) identifies a required Mitigation Measure (“M-TR-2: Reduce Retail Parking Supply”) to lessen the impact of the proposed Project’s or Project Variant’s parking supply for retail uses to less-than-significant levels. The Mitigation Measure limits parking for Retail Sales and Service Uses to 2.14 spaces per 1,000 gross square feet and is inclusive of the proposed 60 commercial/public parking spaces that would be made available for the general public. Please demonstrate compliance with this Mitigation Measure on future plans submittals.****a. Project: 146 parking spaces are provided where 86 are permitted per the Mitigation Measure. Therefore, 60 commercial/public parking spaces must be eliminated.**

**Response:** *Removed the sixty (60) accessory parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets A1.01 – A1.03.*

**b. Project Variant: 136 parking spaces are provided where 74 are permitted per the Mitigation Measure. Therefore, a total of 62 spaces must be eliminated (60 commercial/public parking spaces + 2 spaces for retail).**

**Response:** *Removed the sixty (60) accessory parking spaces and the two extra retail parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets VAR.11 – VAR.13.*

**Base Project**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 14,265 SF (Retail)*

*Total Retail: 40,261 SF*

*40,261/1000 SF = 40 x 2.14 spaces = 86 (No Revision Required)*

**Project Variant**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 8,500 SF (Retail)*

*Total Retail: 34,496 SF*

*34,496/1000 SF = 35 x 2.14 spaces = 74 (Revise Sheet VAR.01b)*

**4d. NEW: Commercial Loading Zone (California Street)**

**Response:** *The 100' commercial loading zoning on California Street that was located closest to Laurel Street (Sheet C2.02) has been reconfigured. The revised commercial loading zone on California Street has been divided into separate 60' and 40' zones. The 60' commercial loading zone on California is west of Walnut and the other 40' commercial zone is east of Walnut on California Street (see Sheet C2.02). Any color curb designation reflected on the plans is subject the review and final determination of the SFMTA color curb program, see Sheet C2.02.*

**5a. Bicycle Parking (Section 155.1) Class 1: Office Use: 3 additional Class 1 spaces are required based on 39,999 OFA.**

**Response:** *A total of eight (8) bicycle parking spaces are required and reflected on the revised Sheets G0.01, G3.01b, A4.01.*

**5b. Bicycle Parking (Section 155.1) Class 2: Retail (general) 1 additional stall required.**

**Response:** *The data matrix on Sheet G3.01b has been updated to reflect the eight (8) Class 2 bicycle spaces required. Eight (8) spaces were already being provided, so no changes have been made to the drawings.*

**6a. Shower Facilities and Lockers (Section 155.4): Please show location for retail requirement, only office is shown.**

**Response:** *Retail Showers (1) and Lockers (6) are provided in the Plaza B building (see Sheet A3.00). Office Showers (2) and Lockers (12) were not previously provided, but have now been included and are located on Level B2 of the Walnut Building, see Sheets A1.02 and A4.01. Childcare is provided with lockers (6) and shower (1) on level B2, see Sheets A1.02, A4.01, VAR.12 and VAR.15.*

**7. TDM (Section 169): 50% compliance is required based on a 3/29/16 EEA submittal date.**

a.) Retail:	<i>Required 16/Provided 16; Checklist to be updated</i>
b.) Office + Childcare:	<i>Required 10/Provided 11; Code-compliant</i>
c.) Residential:	<i>Required 16/Provided 16; Code-compliant</i>

**Response:** *The project sponsor is working with the City, through the Development Agreement, to increase TDM compliance beyond the 50% compliance requirement. The project will meet, and likely exceed, 50% compliance.*

**8. Height (Section 260): Response**

- a.) Plaza A (45') Sheets A2.21-22
- b.) Plaza B (45') Sheets A3.21-24
- c.) Walnut (45') Sheets A4.21a-b, A4.22-25
- d.) Existing Center A (52'-10"); Proposed Center A (80') Sheet A6.14
- e.) Existing Center B (79'-4"); Proposed Center B (92') Sheet A6.13
- f.) Masonic (40') Sheets A7.21-25
- g.) Euclid (40') Sheets A8.21-25
- h.) Laurel Duplexes (40') Sheets A10.21-25
- i.) Mayfair (40') Sheets A9.21-22
- j.) EIR Variant: Walnut Building (67') Sheets VAR.31-34

9. **NEW: Other plan updates based on other applications for consistency purposes**

- a.) Pedestrian crosswalk on Mayfair was removed because it terminated into an existing residential driveway, see Sheet L2.01.
- b.) Bulb-out on the corner of Presidio/Pine was slightly modified after the California egress only curb-cut was reduced from 29-ft to 16-ft, see Sheet L2.03.
- c.) Masonic garage was slightly redesigned to reduce the amount of excavation, see Sheet C3.00.
- d.) Euclid Building added a pool that would be available to on-site residents, see Sheet A8.01.

Sincerely,



Zach Prowda  
BAR Architects

cc: PSKS, SCB, Jensen Architects, MSLA, ARUP, BKF, SWCA, CPDB  
encl: Planning Application Resubmittal 2

## **Lew, Lisa (BOS)**

---

**From:** Ajello, Laura (CPC)  
**Sent:** Thursday, August 8, 2019 3:53 PM  
**To:** Mapping, Subdivision (DPW)  
**Subject:** FW: New assignment - 3333-3395 California St

**Categories:** Jessica Garcia

FYI,

The referral listed below is being placed on hold. The project EIR and CUA are scheduled for a Planning Commission hearing on 9/5.

Regards,

**Laura Ajello, Planner**  
**Northwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9142 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** San, William (CPC) <william.san@sfgov.org>  
**Sent:** Thursday, August 08, 2019 12:15 PM  
**To:** Ajello, Laura (CPC) <laura.ajello@sfgov.org>  
**Subject:** New assignment - 3333-3395 California St

15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units. All pdf files are located in [M-Files](#) and then [search by Record No. including suffix](#):

[Record No. 2019-015081SUB – 3333-3395 California St – PID #9956](#)

**William San**  
**Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
[www.sfplanning.org](http://www.sfplanning.org)

## Lew, Lisa (BOS)

---

**From:** Ryan, James (DPW)  
**Sent:** Friday, September 27, 2019 9:27 AM  
**To:** Naizghi, Tsegereda (DPW)  
**Cc:** Banks, Ernie (DPW)  
**Subject:** FW: PID 9956 3333 California  
**Attachments:** 3333 California SMA Findings\_NF (ID 1130360) (ID 1130369).pdf; 9956\_DCP Referral Letter (ID 1122984)\_signed (ID 1130384).pdf

Tsege,

Please get with Ernie when he returns and explain how this needs to be logged correctly.

Thank you,

James

---

**From:** Hennessy, Cathal (DPW) <cathal.hennessy@sfdpw.org>  
**Sent:** Thursday, September 12, 2019 3:30 PM  
**To:** Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>  
**Cc:** Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; True, Judson (DPW) <judson.true@sfgov.org>  
**Subject:** FW: PID 9956 3333 California

FYI

---

**From:** Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Sent:** Thursday, September 12, 2019 3:29 PM  
**To:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>; Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Cathal,

Attached are the Subdivision Map Act findings and signed referral letter for PID#9956. The referenced documents under 'Conditions' were sent earlier by Nick and the MMRP is at the end of PC Motion 20513.

Please let me know if you need anything else.

Best,

**Nancy Tran, Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9174 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

## Lew, Lisa (BOS)

---

**From:** Ryan, James (DPW)  
**Sent:** Friday, September 27, 2019 9:28 AM  
**To:** Naizghi, Tsegereda (DPW)  
**Subject:** FW: PID 9956 3333 California  
**Attachments:** R-20515 (ID 1129869).pdf; M-20512 (ID 1129773).pdf; M-20513 (ID 1129808).pdf; R-20514 (ID 1130113).pdf

Please log and save this also.

Thank you,

James

---

**From:** Hennessy, Cathal (DPW) <cathal.hennessy@sfdpw.org>  
**Sent:** Thursday, September 12, 2019 11:47 AM  
**To:** Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>  
**Cc:** Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; True, Judson (DPW) <judson.true@sfgov.org>; MALAMUT, JOHN (CAT) <John.Malamut@sfcityatty.org>  
**Subject:** FW: PID 9956 3333 California

Hi Ernie

Attached are the findings from Planning dept.

Let me know if you are able to download the file from the link below.

Thanks  
Cathal

---

**From:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Sent:** Thursday, September 12, 2019 11:22 AM  
**To:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>; Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Hi Cathal:

4 of the 5 files are small enough to send via email (those are attached):

CEQA Certification Motion:	No. 20512
CEQA Findings Motion:	No. 20513
PCA/MAP Resolution:	No. 20514
DA Resolution:	No. 20515

For the CUA motion (No. 20516), let's try this public link: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=d84bb0afb99f2120f065bd7cb45313d420e8b3ce633b72f3652f1c97cf9fdfe&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

If that doesn't work, you can access the file via our Property Information Map website (PIM):

- Visit [PIM](#);
- Type in 3333 California, then hit enter;
- Under Planning Applications tab (left side), look for File No. 2015-014028CUA; and
- Under "Further Info," click the hyperlinked "Related Documents" text and pop-up window will reveal downloadable files, including the subject motion.

Let me know if you have any issues.

Best,

**Nicholas Foster, AICP, LEED GA**  
**Senior Planner | Northeast Team | Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9167 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>  
**Sent:** Wednesday, September 11, 2019 4:48 PM  
**To:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Nicholas

I should have the full set just for the records.

Can the files be uploaded to a shared drive / drop box account or maybe send on a thumb drive.

Cathal

---

**From:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>  
**Sent:** Wednesday, September 11, 2019 4:45 PM  
**To:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>; Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Thanks Nick. Also adding Nancy to this thread.

Thanks

Kate

**Kate Conner, Principal Planner**  
**Special Projects and Policy**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6914 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Sent:** Wednesday, September 11, 2019 4:43 PM  
**To:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>

**Cc:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>

**Subject:** RE: PID 9956 3333 California

Hi Cathal:

We should have this ready by tomorrow.

Related, I have the final motions/resolutions ready to send to you, however, the file sizes are quite large. Do you want all of them, or just the CEQA-related Motions?

Thanks,

**Nicholas Foster, AICP, LEED GA**  
**Senior Planner | Northeast Team | Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9167 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>

**Sent:** Wednesday, September 11, 2019 4:35 PM

**To:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>

**Cc:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>

**Subject:** PID 9956 3333 California

**Importance:** High

Nick

Could you please let me know the status of the official Planning dept approved findings and DCP approval for the subdivision and subdivision findings.

Attached is a sample DCP

Thanks

Cathal

---

**From:** Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Sent:** Thursday, September 12, 2019 11:22 AM  
**To:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>; Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Hi Cathal:

4 of the 5 files are small enough to send via email (those are attached):

CEQA Certification Motion:	No. 20512
CEQA Findings Motion:	No. 20513
PCA/MAP Resolution:	No. 20514
DA Resolution:	No. 20515

For the CUA motion (No. 20516), let's try this public link: <https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=d84bb0afb99f2120f065bd7cb45313d420e8b3ce633b72f3652f1c97cf9fdfe&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

If that doesn't work, you can access the file via our Property Information Map website (PIM):

- Visit [PIM](#);
- Type in 3333 California, then hit enter;
- Under Planning Applications tab (left side), look for File No. 2015-014028CUA; and
- Under "Further Info," click the hyperlinked "Related Documents" text and pop-up window will reveal downloadable files, including the subject motion.

Let me know if you have any issues.

Best,

**Nicholas Foster, AICP, LEED GA**  
**Senior Planner | Northeast Team | Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9167 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Hennessy, Cathal (DPW) <[cathal.hennessy@sfdpw.org](mailto:cathal.hennessy@sfdpw.org)>  
**Sent:** Wednesday, September 11, 2019 4:48 PM  
**To:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>  
**Cc:** True, Judson (DPW) <[judson.true@sfgov.org](mailto:judson.true@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>  
**Subject:** RE: PID 9956 3333 California

Nicholas

I should have the full set just for the records.

Can the files be uploaded to a shared drive / drop box account or maybe send on a thumb drive.

Cathal

---

**From:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>  
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**Subject:** RE: PID 9956 3333 California

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**Kate Conner, Principal Planner**  
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Thanks,

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**Subject:** PID 9956 3333 California  
**Importance:** High

Nick  
Could you please let me know the status of the official Planning dept approved findings and DCP approval for the subdivision and subdivision findings.

Attached is a sample DCP

Thanks  
Cathal

## Lew, Lisa (BOS)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Friday, August 2, 2019 3:12 PM  
**To:** CPC.CondoSub  
**Cc:** Conner, Kate (CPC); Tran, Nancy (CPC); Storrs, Bruce (DPW); Ryan, James (DPW); VerHagen, Adrian (DPW); Banks, Ernie (DPW)  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 9956\_DCP Referral Letter.pdf; 9956\_DCP Application package .zip

Please disregard the previous email. The information indicated in the subject line was not correct.

We apologize for the inconvenience.

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

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**From:** Mapping, Subdivision (DPW) <[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)>

**Sent:** Friday, August 2, 2019 2:59 PM

**To:** CPC.CondoSub <[CPC.CondoSub@sfgov.org](mailto:CPC.CondoSub@sfgov.org)>

**Cc:** Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; Tran, Nancy (CPC) <[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)>; Storrs, Bruce (DPW) <[Bruce.Storrs@sfdpw.org](mailto:Bruce.Storrs@sfdpw.org)>; Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)>; VerHagen, Adrian (DPW) <[Adrian.VerHagen@sfdpw.org](mailto:Adrian.VerHagen@sfdpw.org)>; Banks, Ernie (DPW) <[ernie.banks@sfdpw.org](mailto:ernie.banks@sfdpw.org)>

**Subject:** RE: [PID10087\\_APN6750-031-032\\_\(2LS\)\\_137-141 Milton Street](#)

To DCP,

The following project is being forwarded for your review and comment.

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Please refer to the attached documentation:

- DCP Referral Letter
- DCP Application Package



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)



July 8, 2019

Nicholas Foster  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: **3333 Cal SF – Plan Check Letter #2 Response**

CASE NUMBER #: 2015-014028CUA

Dear Mr. Foster,

The project team has reviewed the Planning Departments comments, issued in PCL#2 Dated May 21, 2019. Please find our written responses to the comments below, as well as sheet numbers for the location of the revisions in the attached Planning Application Resubmittal #2.

**1ai. Open Space (Section 135), Private, Euclid Building:**

**Response:** Sheet A8.41 was revised to remove the private open space for the southern-most unit on the Euclid West façade. For reference, Section 1 on sheet A8.25 has been expanded and additional sections have been added to new sheets A8.26 and A8.27. These sections demonstrate private open space in compliance with Section 135 (f)(2)(C) for the remaining (5 of 6) West-facing units on Euclid Building Level 1—i.e. ‘no point on any... wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court’ for three sides. Note that overhead building overhangs are permitted obstructions per 136(C)(5). 100 SF of private open space were removed from the Euclid Building. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**1bi. Open Space (Section 135), Common, Euclid Building:**

**Response:** Sheet A8.06 and A8.44 have been revised to reflect a minimum horizontal dimension of 15’ for Euclid building Common Open Space at Roof Deck per section 135(g)(1).

**1bii. Open Space (Section 135), Common, Center Building B:**

**Response:** Sheet A6.42 has been revised and includes the dimension of the Common Open Space and an excerpt of the code to demonstrate compliance. Sheet G3.03 has been revised to include the additional Common Open Space required by this change.

**2a. Exposure (Section 140) Plaza and Euclid buildings with Center A:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. No Plaza A or B units have primary exposure facing Center A and therefore are not impacted by the Center A massing. For Euclid Building dwelling unit exposure compliance, see response 2f below.

**BAR**architects

Architecture

Planning

Interiors

901 Battery Street  
Suite 300  
San Francisco, CA 94111

415 293 5700

www.bararch.com

**2b. Exposure (Section 140) Walnut and Masonic buildings with Center B building:**

**Response:** Sheet A6.46 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. Section 140 does not apply to the Walnut Building in the Base Project as it does not contain residential uses. A cut plane has been added to the project variant to demonstrate compliance – see VAR.34. For Masonic Building dwelling unit exposure compliance, see response 2e below.

**2c. Exposure (Section 140) Mayfair building with Center A building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B. For Mayfair Building dwelling unit exposure compliance, see response 2h below.

**2d. Exposure (Section 140) Walnut building with Center B building:**

**Response:** Sheet A6.47 has not been modified since these comments refer to how the center buildings affect others, not the other way around. The original drawings have addressed the units on Center A and B, see response 2b above.

**2e. Exposure (Section 140) Masonic Building with Center B:**

**Response:** Drawing 2 on Sheet A7.24 as previously submitted represents the condition for all Masonic Building units facing Center B along the interior court. The exposure plane profile provided demonstrates compliance with Section 140.

**2f. Exposure (Section 140) Euclid Building with Center A:**

**Response:** Drawing 2 on Sheet A8.21 represents the condition for all Euclid units facing Center A along the interior court. The exposure plane profile provided demonstrates North-facing L1 and L2 units are not in compliance with Section 140. A modification to Section 140 is requested as indicated on Sheet A8.01 and A8.02. Four (4) units were added to the original modification request of three (3) at this location. Sheet G3.05 has been updated to reflect this revision.

**2g. Exposure (Section 140) Euclid Building at Interior Court:**

**Response:** Section 1 on Sheet A8.25 has been expanded and additional sections have been added to on new Sheet A8.26 and A8.27. These sections demonstrate compliance for (2 of 6) West-facing units on Euclid Building Level 1. An exception is requested for the (4) remaining units as indicated on Sheet A8.01. Sheet G3.05 has been updated to reflect this revision.

**2h. Exposure (Section 140) Mayfair Building with Center A:**

**Response:** Drawings 1 & 2 on Sheet A9.21 represents the section through the interior court between Mayfair and Center A building. Note that no Mayfair building units face exclusively into this interior court.

**2i. Exposure (Section 140) Mayfair Building with Laurel Duplexes:**

**Response:** *Drawing 1 on Sheet A9.22 represents the condition for all Mayfair units facing the North-most Laurel Duplex. The exposure plane profile provided demonstrates (2) L1 units are not in compliance with Section 140. A modification to Section 140 has been requested for these (2) units as indicated on sheet A9.01. Note that (2) units were mistakenly identified as requiring a modification on L2. This notation has been removed from drawing 1 on Sheet A9.02.*

**2j. Exposure (Section 140) EIR Variant: Walnut Building, Level 1 units fronting west interior courtyard (VAR.17):**

**Response:** *Project documents previously identified the lower level units in the Project Variant facing the west courtyard that required an Exposure Variance. These are not identified on Sheet G3.05 as that sheet pertains to the Base Project only. Additional dimensions have been provided on Sheet VAR.17-20 to show compliance of units not requiring a modification.*

**3a. Plaza A: entrance is 12' (A2.00); curb cut is 18' (C2.02).**

**Response:** *Per SDAT comments the garage door has been increased in size to a single 20-ft garage door that can accommodate two-way traffic (Sheet A2.00). The curb cut dimension has been revised to 20-ft, see Sheet C2.02.*

**3b. Walnut (from Presidio Avenue): entrance is 20' (loading) and 15' (parking) (A1.01); (E) curb cut is 29'; this garage door exceeds the 20' and will require an exception through the PUD/CUA.**

**Response:** *The Presidio entrance is as described above, which is code complying per Sec. 144(b)(1) which permits 20-ft wide entrances, and "where two or more entrances are provided there shall be a minimum separation between such entrances of six feet." Each door is 20' or less and the two entry doors are separated by a 7' dimension, meeting the requirement of the code. The curb cut dimension shown on Sheet A1.01 has been revised to 29' to match the existing condition per Sheet C2.02.*

**3c. Masonic: entrance is 20-ft (A7.01) curb cut is 24' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 20-ft, Sheet C2.02.*

**3d. Center Building egress: please show dimension of garage door if applicable (A1.01); curb cut is 29' (C2.02)**

**Response:** *The egress lane from the California Parking Garage to Masonic is 16-ft with a corresponding curb cut of 16'-ft. A 12-ft wide garage door has been added. See Sheets A1.01, A4.00, VAR.11 and VAR.14.*

**3e. Mayfair: entrance is 20' (A9.01); curb cut from Laurel is 21' (C2.02)**

**Response:** *Per SDAT comments the curb-cut has been reduced to 18-ft, Sheet C2.02.*

**3f. Parking/Loading Entrances (Section 144) Laurel Duplexes:**

**Response:** *Dimensions (10-ft) for Laurel Street duplex garages were added to Sheet A10.01.*

**4a. Childcare Parking (Section 151.1): 29 spaces are proposed where 11 spaces is the maximum permitted (1.5 spaces /25 children above 24 children; Project proposes a child care facility with 179 children)**

**Response:** *Project Sponsor is requesting modification in the SUD to allow for a parking rate of 1.5 parking spaces for each nine (9) children to be accommodated at any one, see Sheet A1.01.*

**4b. Retail/Commercial Parking: The DEIR (p. 4.C.80) identifies a required Mitigation Measure (“M-TR-2: Reduce Retail Parking Supply”) to lessen the impact of the proposed Project’s or Project Variant’s parking supply for retail uses to less-than-significant levels. The Mitigation Measure limits parking for Retail Sales and Service Uses to 2.14 spaces per 1,000 gross square feet and is inclusive of the proposed 60 commercial/public parking spaces that would be made available for the general public. Please demonstrate compliance with this Mitigation Measure on future plans submittals.****a. Project: 146 parking spaces are provided where 86 are permitted per the Mitigation Measure. Therefore, 60 commercial/public parking spaces must be eliminated.**

**Response:** *Removed the sixty (60) accessory parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets A1.01 – A1.03.*

**b. Project Variant: 136 parking spaces are provided where 74 are permitted per the Mitigation Measure. Therefore, a total of 62 spaces must be eliminated (60 commercial/public parking spaces + 2 spaces for retail).**

**Response:** *Removed the sixty (60) accessory parking spaces and the two extra retail parking spaces to comply with Mitigation Measure “M-TR-2: Reduce Retail Parking Supply” and the plans have been updated, see Sheets VAR.11 – VAR.13.*

**Base Project**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 14,265 SF (Retail)*

*Total Retail: 40,261 SF*

*40,261/1000 SF = 40 x 2.14 spaces = 86 (No Revision Required)*

**Project Variant**

*Plaza A: 14,816 SF (Retail)*

*Plaza B: 11,180 SF (Retail)*

*Walnut: 8,500 SF (Retail)*

*Total Retail: 34,496 SF*

*34,496/1000 SF = 35 x 2.14 spaces = 74 (Revise Sheet VAR.01b)*

**4d. NEW: Commercial Loading Zone (California Street)**

**Response:** *The 100' commercial loading zoning on California Street that was located closest to Laurel Street (Sheet C2.02) has been reconfigured. The revised commercial loading zone on California Street has been divided into separate 60' and 40' zones. The 60' commercial loading zone on California is west of Walnut and the other 40' commercial zone is east of Walnut on California Street (see Sheet C2.02). Any color curb designation reflected on the plans is subject the review and final determination of the SFMTA color curb program, see Sheet C2.02.*

**5a. Bicycle Parking (Section 155.1) Class 1: Office Use: 3 additional Class 1 spaces are required based on 39,999 OFA.**

**Response:** *A total of eight (8) bicycle parking spaces are required and reflected on the revised Sheets G0.01, G3.01b, A4.01.*

**5b. Bicycle Parking (Section 155.1) Class 2: Retail (general) 1 additional stall required.**

**Response:** *The data matrix on Sheet G3.01b has been updated to reflect the eight (8) Class 2 bicycle spaces required. Eight (8) spaces were already being provided, so no changes have been made to the drawings.*

**6a. Shower Facilities and Lockers (Section 155.4): Please show location for retail requirement, only office is shown.**

**Response:** *Retail Showers (1) and Lockers (6) are provided in the Plaza B building (see Sheet A3.00). Office Showers (2) and Lockers (12) were not previously provided, but have now been included and are located on Level B2 of the Walnut Building, see Sheets A1.02 and A4.01. Childcare is provided with lockers (6) and shower (1) on level B2, see Sheets A1.02, A4.01, VAR.12 and VAR.15.*

**7. TDM (Section 169): 50% compliance is required based on a 3/29/16 EEA submittal date.**

a.) Retail:	<i>Required 16/Provided 16; Checklist to be updated</i>
b.) Office + Childcare:	<i>Required 10/Provided 11; Code-compliant</i>
c.) Residential:	<i>Required 16/Provided 16; Code-compliant</i>

**Response:** *The project sponsor is working with the City, through the Development Agreement, to increase TDM compliance beyond the 50% compliance requirement. The project will meet, and likely exceed, 50% compliance.*

**8. Height (Section 260): Response**

- a.) Plaza A (45') Sheets A2.21-22
- b.) Plaza B (45') Sheets A3.21-24
- c.) Walnut (45') Sheets A4.21a-b, A4.22-25
- d.) Existing Center A (52'-10"); Proposed Center A (80') Sheet A6.14
- e.) Existing Center B (79'-4"); Proposed Center B (92') Sheet A6.13
- f.) Masonic (40') Sheets A7.21-25
- g.) Euclid (40') Sheets A8.21-25
- h.) Laurel Duplexes (40') Sheets A10.21-25
- i.) Mayfair (40') Sheets A9.21-22
- j.) EIR Variant: Walnut Building (67') Sheets VAR.31-34

9. **NEW: Other plan updates based on other applications for consistency purposes**

- a.) Pedestrian crosswalk on Mayfair was removed because it terminated into an existing residential driveway, see Sheet L2.01.
- b.) Bulb-out on the corner of Presidio/Pine was slightly modified after the California egress only curb-cut was reduced from 29-ft to 16-ft, see Sheet L2.03.
- c.) Masonic garage was slightly redesigned to reduce the amount of excavation, see Sheet C3.00.
- d.) Euclid Building added a pool that would be available to on-site residents, see Sheet A8.01.

Sincerely,



Zach Prowda  
BAR Architects

cc: PSKS, SCB, Jensen Architects, MSLA, ARUP, BKF, SWCA, CPDB  
encl: Planning Application Resubmittal 2

## Lew, Lisa (BOS)

---

**From:** Rivera, Javier (DPW)  
**Sent:** Thursday, September 5, 2019 2:39 PM  
**To:** Ryan, James (DPW); Banks, Ernie (DPW)  
**Subject:** 3333 California - Objection to Planning Conditional Use  
**Attachments:** Objection to 3333 Cal.pdf

Gentlemen,

FYI – this afternoon I received the attached letter objecting to the Planning Conditional Use Authorization. I emailed the letter to Nicholas Foster from Planning and cc'd Leigh Lutenski.

Bruce instructed me to add a comment to the tracking system stating that the objection was received by our office.



**Javier Rivera, P.E.**

Associate Engineer, Infrastructure Task Force

Project Management and Construction | San Francisco Public Works | City and County of San Francisco  
1155 Market St., 3<sup>rd</sup> Floor | San Francisco, CA 94103 | direct (415) 554-5864 | [sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

**K. K. PUN, M.D., PH.D.**

950 STOCKTON STREET, SUITE 375  
SAN FRANCISCO, CA 94108-1633

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SAN FRANCISCO CA 9410

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1155 MARKET ST., 3RD FLOOR  
SAN FRANCISCO  
CA 94103  
ATTN: JAVIER RIVERA

**K. K. PUN**

**MD, PHD, FACE,  
FRCP (E)**

Board Certified in Internal  
Medicine, Endocrinology,  
Diabetes and Metabolism

950 STOCKTON ST., SUITE 375, SAN FRANCISCO, CA 94108 • TEL: (415) 421-8999 FAX: (415) 421-5578

August 31, 2019

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BUREAU OF STREET USE & MAPPING

SEP 05 2019

DEPT OF PUBLIC WORKS

San Francisco Planning Department  
1650 Mission Street Suite #400  
San Francisco, CA 94103  
and  
Bureau of Street-Use & Mapping  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103

RE: Hearing on September 5, 2019 about conditional use authorization for development of Laurel Hill on San Francisco.

Dear Madam/Sir:

As a member of the medical profession who lives in Laurel Hill, we strongly oppose to the proposed development by developer. All along, we have been supportive of the supervisors and mayor. Unfortunately, it seems that they may be under undue influence from developers. We certainly have serious second thoughts about our future support.

This project is way too destructive and disruptive. It is going to add 30 feet to part of the present building which is already more than 40 feet above ground level. Laurel Hill has been a quiet environment for generations and is close to Presidio, which is considered as one of the 10 wonders in the world by National Geography. Many of us have lived in this neighborhood for longtime and it is surprising that such a gigantic disruptive project can be approved.

We would strongly recommend the planning department to analyze the two community alternatives in detail. This would also allow for more affordable housing for all (as well as our senior citizens). We also would like to continue hearing for at least 30 more days to allow the community to evaluate our two latest community alternatives.

We also would like to make sure that the project will keep buildings off the green space. There is only a limited amount of green space in Laurel Heights. Those green spaces have become playground for our children as well as adults and our pets. The same space was the original habitat for Manzanita franciscana for millions of years till about 70 years ago. There is a chance that remnants of this plant may still be found in Laurel Heights. Now there is only one secret spot in Presidio preserving this endangered species.

We also would like to eliminate unwanted retail proposed. This will further downgrade our elegant shopping areas - Sacramento Street and Laurel Village. The practical retail proposed is unsuitable for our neighborhood. It mandates at least two different types of businesses sharing one common premise. Just imagine how much joy we will have when we are forced to welcome massage parlors with cigarette shops. This will make this family-friendly neighborhood a major disgrace.



Page 2 of 2

We would like to express our strong opposition to the proposed project by this private for profit company. We understand that this company has similar problem at Potrero Hill. We also understand that supervisors may have their particular special view on this project. We as voters also need to care about our own neighborhood, our future generation, and our safety. It is a disgrace in the history of San Francisco if this project is approved.

Thank you for the kind consideration.

Sincerely,



**K. K. PUN, M.D., P.H.D, F.A.C.E, F.R.C.P. (E)**  
KKP/GS/SG

OF 49 Lupine Avenue,  
S.F. 94118.



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

**Hearing Date: Thursday, September 5, 2019**

**Time: Not before 1:00 PM**

**Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

**Case Type: Conditional Use Authorization, Planning Code  
Amendment, Zoning Map Amendment,  
Development Agreement**

**Hearing Body: Planning Commission**

### PROJECT INFORMATION

**Project Name:** 3333 California Street (a.k.a "UCSF Laurel Heights Campus"); generally bounded by California Street, Presidio Avenue, Euclid Avenue, and Laurel Street.

**Block /Lot No.:** 1032 / 003

**Existing Zoning:** RM-1 / 40-X

**Proposed Zoning:** RM-1 + SUD / 40-X, 45-X, 67-X, 80-X, 92-X

**Record Number:**

**Board File Nos.:**

**Sponsors:**

**Telephone/**

**E-Mail**

**2015-014028CUA/PCA/MAP/DVA**

**190844, 190845**

**Supervisor Stefani, (415) 554-7752**

**[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)**

**Laurel Heights Partners, LLC, c/o: Don**

**Bragg at Prado Group (415) 395-0880**

**[dbragg@pradogroup.com](mailto:dbragg@pradogroup.com)**

### PROJECT DESCRIPTION

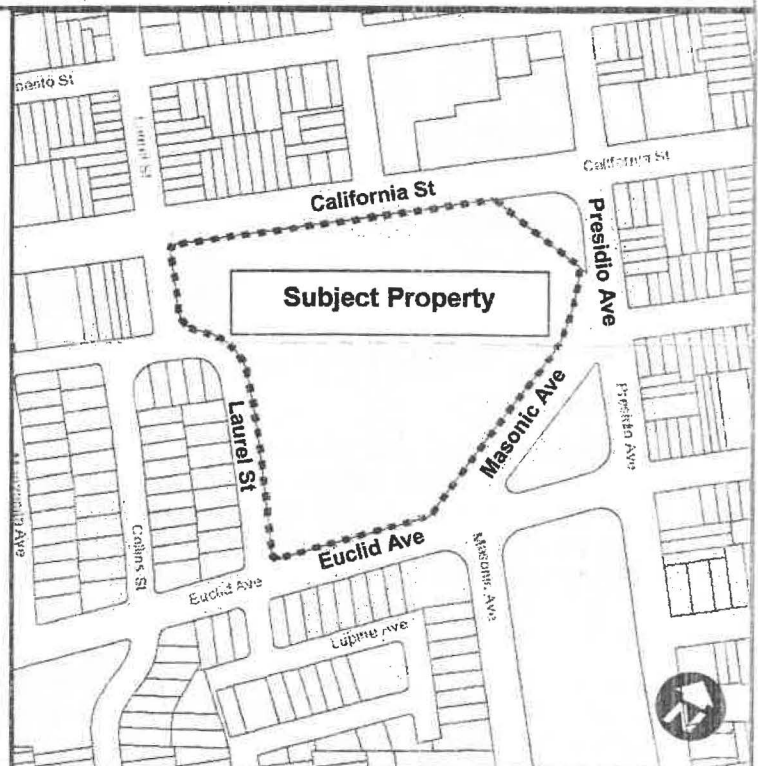
The proposed project ("Project") includes converting an existing office building into two residential buildings with up to three stories added to each, constructing 13 additional new buildings, ranging from 4-story duplex townhouses to 6-story apartment buildings, creating a total of 744 dwelling units (including 185 on site affordable senior dwelling units), 34,496 square feet of non-residential uses along California Street, below-grade parking garages with space for 857 parking spaces, a 14,665 gross square-foot child care facility, 41,288 square feet of private open space, and 127,126 square feet of privately owned, publicly accessible open space that will include public pathways through the site and an existing open space at Euclid Avenue.

**Proposed Ordinances:** 1) Planning Code Text and Map Amendments would create the 3333 California Street Special Use District (SUD); amend Zoning Maps SU03 and HT03, reclassifying the height and bulk designation of the site from 40-X to 40-X, 45-X, 67-X, 80-X, and 92-X; allow non-residential development along California Street; and extinguishing City Planning Commission Resolution 4109; 2) approval of a **Development Agreement**. A Development Agreement ("DA") is proposed to specify a package of public benefits, including affordable housing, and open space.

**Project Authorizations:** 1) Conditional Use Authorization pursuant to Planning Code Sections 253, 303, and 304 to allow: a **Planned Unit Development** with requested modifications from the requirements of the Planning Code; to allow for a structure to exceed 40 feet in a RM Zoning District; and for a change of use for an existing child care facility (to be replaced at a different location on the project site).

The Planning Commission hearing will be advisory to the Board of Supervisors who has final approval authority.

More information can be found at: <https://sfplanning.org/3333cal>



### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

**Planner: Nicholas Foster Telephone: (415) 575-9167 E-Mail: [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)**



City and County of San Francisco  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



## TENTATIVE MAP DECISION

Date: August 2, 2019

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

Project ID: 9956			
Project Type: 15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units			
Address#	StreetName	Block	Lot
3333 - 3395	CALIFORNIA ST	1032	003
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

\_\_\_\_\_  
for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class \_\_\_\_\_, CEQA Determination Date \_\_\_\_\_, based on the attached checklist.~~

See attached.

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

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

PLANNING DEPARTMENT

Signed \_\_\_\_\_

Date \_\_\_\_\_

Planner's Name \_\_\_\_\_  
for, Corey Teague, Zoning Administrator



# SAN FRANCISCO PLANNING DEPARTMENT

---

September 12, 2019

Subdivision and Mapping  
Bureau of Street Use and Mapping  
San Francisco Public Works  
1155 Market Street  
San Francisco, CA 94103

*Record Number:* 2019-015081SUB (DPW Project ID#9956)  
*Project Address:* 3333-3395 California Street (1032/003)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## BACKGROUND

On September 5, 2019, at a duly noticed public hearing, the Planning Commission adopted Motion No. 20513, approving CEQA findings and certified the FEIR under Motion No. 20512. At the same hearing, the Commission adopted General Plan findings and recommended approval of Zoning Map Amendments, Planning Code Text Amendments, and established the 3333 California Street Special Use District under Resolution No. 20514. The Commission also approved the 3333 California Street Project Development Agreement under Resolution No. 20515.

On October XX, 2019, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. XX-19 approving the, CEQA findings, and Mitigation and Monitoring Report for the 3333 California Street Project. On October XX, 2019, the Board of Supervisors adopted the Development Agreement under Ordinance No. XX-19, authorizing the Planning Director to execute this Agreement on behalf of the City. The following land use approvals relating to the Project were approved by the Board of Supervisors concurrently with the Development Agreement: Zoning Map and Planning Code Text Amendments creating the 3333 California Street Special Use District (Ordinance No. XX-19), and General Plan Amendments (Ordinance No. XX-19).

## ACTION

The Planning Department approves the proposed Tentative Subdivision Map 9956 for the 3333 California Street Project as submitted.

## FINDINGS

The Planning Department hereby finds that the proposed Tentative Subdivision Map is consistent with the Project as defined in the Development Agreement. The Planning Commission adopted CEQA Findings and a General Plan Referral for the Project under Planning Commission Motion Nos. 20513 and 20514.

The Department has also considered the entire record to determine, pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g), whether any of the criteria exist that would require denial of the Tentative Subdivision Map, and finds that none of the criteria exist.

The San Francisco Planning Department makes the findings below pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g):

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

*The Tentative Subdivision Map is consistent with the General Plan for the reasons set forth in Planning Commission Resolution No. 20514. The subject parcel is not located within an Area Plan.*

- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

*The Tentative Subdivision Map, together with the provisions for its design and improvement, is consistent with the San Francisco General Plan for the reasons set forth in Planning Commission Resolution No. 20514. The subject parcels are located within the Central Waterfront Planning Area.*

- (c) That the site is not physically suitable for the type of development.

*The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development, which development is consistent with Special Use District (SUD). All required mitigation measures identified in the Mitigation Monitoring and Reporting Program will be applied to the Project.*

- (d) That the site is not physically suitable for the proposed density of development.

*The site is physically suitable for the proposed density of development on the 10.25-acre site. The density of development, including up to 744 proposed residential units, approximately 35,000 gross square feet of retail area, approximately 15,000 gross square feet of childcare facility, approximately 400,000 gross square feet devoted to off-street parking (857 spaces, including 10 car share spaces), and 839 bicycle spaces are consistent with the SUD as evaluated in the FEIR.*

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.*

- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

*Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and*

*hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.*

- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

*Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.*

Pursuant to Subdivision Map Act, Gov't Code § 66412.3 and § 66473.1, the Department finds that the proposed subdivision with associated development complies with said criteria in that:

- (a) In carrying out the provisions of this division, each local agency shall consider the effect of ordinances and actions adopted pursuant to this division on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

*The Tentative Subdivision Map is associated with a project that proposes up to 744 proposed residential units, approximately 35,000 gross square feet of retail area, and approximately 15,000 gross square feet of childcare facility. The development will balance housing with employment opportunities, new and improved infrastructure, community facilities, parks. The existing neighborhood character and the development of housing will not adversely impact the City's fiscal and environmental resources for its residents.*

- (b) The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

*The design of the proposed subdivision will enable the creation of a mixed-use and sustainable neighborhood. The neighborhood would improve the site's multi-modal connectivity with active streets and open spaces, high quality and well-designed buildings. The Project will promote the use of renewable energy, energy-efficient building envelopes, passive heating and cooling, and sustainable materials.*

September 12, 2019

Record No. 2019-015081SUB  
3333 California Street Project

## **CONDITIONS**

We hereby attach the following:

- Planning Commission Motion Nos. 20512 and 20513 with respect to FEIR certification and CEQA findings
- Planning Commission Motion No. 20514 with respect to the Map's consistency with the General Plan and Planning Code Section 101.1(b)
- Mitigation Monitoring and Reporting Program for the 3333 California Street Project



**City and County of San Francisco**  
San Francisco Public Works · Bureau of Street-Use and Mapping  
1155 Market Street, 3rd Floor · San Francisco, CA 94103  
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



## TENTATIVE MAP DECISION

Date: August 2, 2019

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

<b>Project ID:</b> 9956			
<b>Project Type:</b> 15 Lot Vertical Subdivision and 675 Residential and 64 Commercial Mixed use New Condominium units			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
3333 - 3395	CALIFORNIA ST	1032	003
<b>Tentative Map Referral</b>			

Attention: Mr. Corey Teague.

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

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

Sincerely,

\_\_\_\_\_  
for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class\_\_\_\_\_, CEQA Determination Date\_\_\_\_\_, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed\_\_\_\_\_

Date\_\_\_\_\_

Planner's Name \_\_\_\_\_  
for, Corey Teague, Zoning Administrator



Mayor's Office of Housing and  
Community Development  
1 South Van Ness, 5th Fl.  
San Francisco, CA 94103

<b>Project ID:</b>
<b>Assessor's Block No. 1032 Lot: 003</b>
<b>Address: 3333 California Street</b>
<b>Project: 15 Lot Vertical Subdivision 739 Mixed Use New Condominium</b>
<b>Transmittal: Tentative Map</b>
<b>Date: Aug 2, 2019</b>

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

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[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

To: Teresa Yanga

Attached is a copy of Tentative Map 9956

This tentative map is sent to you for your review and comment. Any comments that you may have regarding Below Market Rate units or other issues within this proposed development can be added to the Conditions of Approval that will be issued by the City and County Surveyor.

If you have any questions or concerns please do not hesitate to call or send an email.

Sincerely,

---

Bruce Storrs, PLS  
City and County Surveyor  
City and County of San Francisco

## Lew, Lisa (BOS)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Monday, August 5, 2019 11:44 AM  
**To:** Yanga, Teresa  
**Cc:** VerHagen, Adrian (DPW); 'Hartley, Kate (MYR)'; Benjamin, Maria (MYR); Ryan, James (DPW)  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 19\_0710-3333\_TM\_Sub\_2.pdf; 9956\_MOH Referral .pdf; 9956\_City Review Response\_.docx

To MOH,

The following project is being forwarded here for your review and comment. If you choose to respond, please do so on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- MOH Referral letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

The Tentative Map Application, received on April 9<sup>th</sup>, 2019, together with subsequent supplemental data as requested by the City is approved subject to the following findings and conditions:

**FINDINGS:**

1. This Application requests approval of a phased subdivision project with 675 residential and 64 commercial condominium units on a total of 15 lots. The tentative map assigns to each lot a maximum permissible number of residential and commercial condominium units and dwelling units (non-condominium). As part of the submission of each phase final map, the Subdivider shall include a summary of the number of associated with the subject final map and a cumulative project total number of units previously approved.

2. None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, requiring denial of a tentative map, exist with respect to this subdivision, as documented and determined herein:

- a. *Govt. Code § 66474(a): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

The Tentative Map is consistent with the General Plan, for the reasons described in Planning Commission Resolution No. \_\_\_\_ [cite to General Plan consistency findings] and there is no applicable specific plan.

- b. *Govt. Code § 66474(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The design and improvement of the proposed subdivision is consistent with the General Plan, for the reasons described in Planning Commission Resolution No. \_\_\_\_, and there is no applicable specific plan, as detailed above in these findings.

- c. *Govt. Code § 66474(c) That the site is not physically suitable for the type of development.*

The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development. All required mitigation measures identified in the FEIR's mitigation monitoring and reporting program ("MMRP") will be applied to the Tentative Map as a condition of this approval. The FEIR and corresponding mitigation measures address, among other issues, geotechnical and soils conditions.

- d. *Govt. Code § 66474(d) That the site is not physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of development. The density of development, including up to 675 residential condominium units and anticipated commercial square footage, is consistent with the proposed 3333 California Street Special Use District (Planning Code, § 249.86) as described in Planning Commission motion No. \_\_\_\_\_ recommending approval of the SUD and as evaluated in the FEIR.

- e. *Govt. Code § 66474(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Neither the design of the subdivision nor the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat for the reasons described in the FEIR. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Map as a condition of this approval.

- f. *Govt. Code § 66474(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

Neither the design of the subdivision nor the type of improvements is likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Map as a condition of this approval.

- g. *Govt. Code § 66474(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.

- 3. The proposed Tentative Map is within the scope of the Final Environmental Impact Report (“FEIR”) for the 3333 California Street Mixed-Use Project (the “Project”), prepared pursuant to the California Environmental Quality Act (Cal. Pub. Resources Code §§ 21000 et seq.), which was certified by the Planning Commission on September 5, 2019 by Motion No. [REDACTED], finding that the FEIR reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the Draft Environmental Impact Report that would require recirculation of the document pursuant to CEQA Guidelines Section 15088.5, and that the content of the FEIR and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the State CEQA Guidelines, and Chapter 31 of the

San Francisco Administrative Code. The Planning Commission also adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the FEIR, a statement of overriding considerations for approval of the Project, and a proposed mitigation monitoring and reporting program (collectively, the “CEQA Findings”, incorporated herein by reference), by Motion No. [REDACTED].

4. The Planning Commission, by Resolutions Nos. [REDACTED] respectively recommended to the Board of Supervisors adoption of ordinances approving amendments to the Planning Code and Zoning Map and approving a Development Agreement between the City and County of San Francisco and the Subdivider. The term of the Tentative Map shall be for the longer of the term described in the Development Agreement, if adopted, or the term otherwise allowed under the Subdivision Code and Subdivision Map Act.
5. The Planning Commission in its Resolution No. [REDACTED], found that this map is, on balance, consistent with the General Plan and Priority Policies listed in Planning Code Section 101.1(b)(1) - (8).
6. The Planning Department, in a letter dated September 12, determined that under Government Code § 66412.3 and 66473.1 that :
  - (a) The Tentative Subdivision Map will facilitate the development of housing in the City by providing up to 744 residential units, enhancing the City’s supply of housing. The design of the proposed subdivision will complement the existing neighborhood character and the development of housing will not adversely impact the City’s fiscal and environmental resources for its residents.
  - (b) The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision. To the extent feasible, the site layout and alignment of streets provides for southern facing windows and orients the buildings to maximize solar gains.
7. The Planning Department, for purposes of this approval action, relies on the CEQA findings that the Planning Commission adopted in Motion No. [REDACTED], dated September 5, 2019.
8. The Tentative Map is subject to the mitigation measures adopted pursuant to Planning Commission Motion No. [REDACTED], and as attached to these conditions.
9. In accordance with the Subdivision Regulations, the Subdivider, as part of the Final Parcel Map Checkprint, shall prepare a tracking spreadsheet addressing each condition of approval, the date each was satisfied, and the method of satisfaction.
10. Public Works held a hearing on the draft Tentative Map and Tentative Map Conditions on September 18, 2019.
11. All testimony and materials, including, but not limited to, the FEIR, the Conditional Use Authorization and Planned Unit Development, amendments to the Planning Code and Zoning Map, and the Development Agreement and its exhibits and attachments, staff reports, comments, responses, and other information from other concerned governmental agencies and

utilities, and the information submitted by or on behalf of the Subdivider, and other comments, responses, and information provided in connection with this application have been considered.

12. The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.
13. Unless the timing to satisfy any condition included in this approval is otherwise specified, the Subdivider shall satisfy the condition upon the earlier to occur of the Subdivider's submission to Public Works of 100% improvement plan design, Public Works approval of the public improvement agreement or its equivalent as specified in the San Francisco Subdivision Code, or the Subdivider's submission of Final Map Checkprint. Notwithstanding the above, if the Subdivider seeks a street improvement or excavation permit to perform construction of a discrete public improvement(s) or facility (ies) or other required improvement on the public right-of-way in advance of a public improvement agreement or its equivalent, then any condition pertaining to that public improvement or facility or other such required improvement shall be satisfied prior to issuance of the street improvement or excavation permit.
14. In accordance with the Subdivision Regulations, the Subdivider, as part of the Final Parcel Map Checkprint, shall prepare a tracking spreadsheet addressing each condition of approval, the date each was satisfied, and the method of satisfaction.
15. This subdivision of land contains a vertical subdivision of airspace. Vertical subdivisions often necessitate reciprocal easement agreements such as but not limited to access, maintenance, utilities, support, encroachments, emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have rights or obligations required to comply with the Building Code and/or Subdivision Code to which the City and County of San Francisco is or should be a beneficiary. These often are not known with specificity at the time of mapping to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable and include the City as a third party beneficiary to ensure compliance with applicable law
16. The Tentative Map approval shall be effective upon execution by the Director of Public Works.

**CONDITIONS:**

**SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)**

1. The subdivider shall coordinate with Muni to ensure that the project does not create obstacles to the eastbound bus service on California (Lines 1, 1BX) nor southbound bus service on Presidio (Line 43) during construction.
2. The subdivider shall ensure that Muni bus stops near the southeast corner of California and Laurel and near the southwest corner of California and Presidio (Lines 1, 1BX) remain accessible during project construction. The project sponsor will coordinate with SFMTA to guarantee that the bicycle lane on Euclid and the Bicycle route (sharrow) on Presidio are clearly marked during project construction and are fully restored afterward.

3. The subdivider shall ensure that the adjacent sidewalks on the south side of California, and the west side of Presidio and Masonic, the north side of Euclid and the east side of Laurel are accessible during construction.

**SAN FRANCISCO FIRE DEPARTMENT (SFFD)**

1. Per 2015 Subdivision Regulations, Streets where the buildings will be greater than (40) feet in height, as measured from the lowest level of Fire Department vehicle access, shall have an unobstructed clear width of not less than (26) feet for aerial ladder access. Aerial ladder access is between 15 feet to 30 feet from building facade to truck turn table.
  - a. The fire access road shall continue for at least the entire frontage of the building, directly adjacent to the main building access.
  - b. Provide frontage streets lay-outs and sections, including but not limited to the clear width, travel lane, parking lane, Bike lane, side walk, curb return radii and any traffic calming structures for Laurel St, 24th St and Masonic Ave shall meet fire vehicle access standards to the satisfaction of the SFFD.
2. Streets width needed to accommodate fire truck turn of 90-degrees shall be designed Latest Vehicle Templates developed by MTA. Truck may encroach onto oncoming traffic lane however, must provide 7-ft. minimum refuge area for oncoming traffic.
  - a. Provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at all intersections.
3. Any modifications to the Fire Access Plan Dated May 11, 2018 and signed by Captain Michael Patt on August 27, 2019 must be reviewed and approved by SFFD.

**SFPUC WATER ENTERPRISE COMMENTS**

**LANDSCAPE IRRIGATION**

1. If the project will install or modify 500 square feet or more of landscape area, then the project is required to comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers.
2. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC prior to installation.

**WATER FIXTURE EFFICIENCY**

1. This project is required to comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco

Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.

**RESIDENTIAL WATER SUBMETERING**

1. This project is required to comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. New construction of a multi-family residential structure or mixed-use residential and commercial structure must indicate on its site plans that each dwelling unit will be submetered as a condition of the site permit and water service. The SFPUC will review plans for compliance only for projects that apply for a site permit from DBI and for new water service from SFPUC after January 1, 2018.

**ON-SITE NON-POTABLE WATER**

1. This project is required to comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to [www.sfwater.org/np](http://www.sfwater.org/np) for requirements.

**NON-POTABLE WATER USE FOR SOIL COMPACTION AND DUST CONTROL**

1. CCSF Ordinance 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7378.

**WATER DISTRIBUTION - CDD**

1. Please clarify if the proposed hydrant connecting off the Laurel Street water main is a private hydrant or a public hydrant. If it is a private hydrant, it shall be installed as a fire service.
2. All proposed water utility improvements shall be shown accurately and correctly on plans and shall be submitted to CDD Engineering for review.
3. Existing water mains shall be shown accurately on the plans. The following water mains should be revised on applicable sheets (C3.0, C6.0). Please reference the attached water maps.
  - a. 8-inch water main on Laurel Street
  - b. 8-inch to 20-inch bypass on California Street, on the west property line of Walnut Street
  - c. 6-inch to 8-inch main connection on Laurel Street south of Euclid Avenue
  - d. 6-inch to 8-inch main connection on Masonic Avenue south of Euclid Avenue

4. Proposed water service laterals on Laurel Street shall connect to an approved water main and not connect to the sewer line on Laurel Street (C6.0).
5. Proposed water service laterals shall be a minimum of five (5) feet away from trees, measured from the outside edge(s) of the water service lateral pipe(s) to the centerline(s) of the tree(s) and shall meet all applicable requirements in the regulations listed below (C6.0).
6. Proposed water service lateral locations must allow for standard meter and box placement in the sidewalk. Note that all locations are subject to SFPUC review and approval (C6.0).
7. Proposed hydrants in the public right of way are subject to SFFD and SFPUC review and approval and must meet all applicable requirements in the regulations listed below (C6.0).
8. All improvements required by SFFD, including but not limited to AWSS, shall be shown on the plans and submitted for review by CDD.
9. All proposed hydrants in the public right of way are subject to SFFD and CDD review and approval.
10. It is unclear if the (E) DW service on Euclid Avenue, approximately 110 feet east of the east property line of Laurel Street, is to remain or be removed (C6.0).
11. To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - a. CDD Standard Specifications for the Installation of Ductile Iron Water Mains
  - b. 16-Inches and Smaller (December 2016 or Latest Revision);
  - c. CDD Standard Plans (December 2016 or Latest Revision);
  - d. SFPUC Asset Protection Standards (May 2017 or Latest Revision);
  - e. SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
  - f. San Francisco Fire Code (2016);
  - g. California Safe Drinking Water Act; and
  - h. California Code of Regulations Titles 17 and 22
12. In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands.

13. Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
14. To ensure adequate fire suppression reliability and capacity, the Project Sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and AWSS high pressure distribution piping and hydrants.

**SFPUC WASTEWATER ENTERPRISE COMMENTS**

1. Provide anticipated peak storm and sanitary flow calculations (in GPM) at each point of connection. For storm flow calculations, see 2015 SF Subdivision Regulations.
2. Any modifications that affect street flow, including but not limited to sidewalk bulb outs, altered/moved catch basins, sidewalk widening etc will require an analysis of street flow. The analysis shall be provided by the developer and submitted to SFPUC WWE for review and approval.
3. Proposed sidewalk changes are not approved by SFPUC-WWE Collection System Division unless any existing manhole(s) within sidewalk extension or bulb out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb outs, curbs and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontal offset from the outside edge of any manhole frame by a minimum of 18 inches.
4. Provide both existing and proposed utility drawings. Show all existing and new lateral connections on drawings. Clearly identify all sewer lateral diameters and material. Each building shall have own sewer/storm lateral constructed per City Std plan 87,196. Sewer vents shall be located 2-ft behind proposed face of curb.
5. In addition, the Developer shall replace any existing sewer laterals within the sidewalk widening limits to comply with sewer vent location which shall be within 2-ft behind proposed face of curb (refer to comment 4).
6. Existing laterals shall be replaced according to SFPUC standards. Proposed lower laterals shall be minimum 6" diameter for single-family residential occupancy and minimum 8" diameter for multi-family residential or commercial occupancies. Lower laterals shall be at minimum 2% slope.
7. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
8. Sewer lateral requires 5-feet of clearance from outside of sewer lateral to centerline of tree basin.
9. Project is responsible for designing and building at correct elevation to avoid flooding from overland flow.
10. All materials shall comply with latest available City standards or better, subject to approval by SFPUC.

11. All proposed force mains (if any) are considered private. SFPUC WWE responsibility starts at the connection point to SFPUC WWE assets.
12. Any increase in wastewater demand shall be submitted to the SFPUC for review and approval including but not limited expansion of property, change in usage, addition of units, etc. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The developer has the option of providing the analysis, or SFPUC can provide the analysis. If the developer does the analysis, SFPUC WWE for review and approve. If SFPUC does the analysis, the developer shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.
13. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC WWE assets. If these activities take place, monitoring for vibration and settlement of SFPUC WWE assets will be required. A monitoring plan shall be submitted to SFPUC for review and approval.
14. Special foundations such as tie-backs, pressure grout / soil stabilization, etc., that encroach into public rights of way shall include pre and post CCTV inspection of SFPUC WWE assets to ensure no impact from project.
15. Pre and post construction videos of SFPUC WWE assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by SFPUC WWE.
16. Dewatering discharge to the sewer system requires review and approval of SFPUC WWE.
17. All underground basement shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.
18. SFPUC-WWE shall be notified prior to commencement of any construction activities.
19. Project shall reimburse the City for all construction management fees and project oversight during construction.
20. All newly installed sewers shall be air tested and televised according to SFPUC standards. Contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained prior to construction.
21. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or Focused Electron Leak Locator (FELL).
22. Provide manhole details including a requirement for contractor shop drawings. Provide manhole details including a requirement for contractor shop drawings.
23. Provide monitoring plan for potential settlement of surrounding utilities and buildings.
24. If development of the subject parcel or parcels create or replace 5,000 square feet or more of impervious surface, that development will be subject to the current SFPUC stormwater

management regulations and the subdivider must submit a Stormwater Control Plan in compliance with those regulations to the SFPUC for review and approval.

**SFPUC POWER ENTERPRISE COMMENTS**

**HETCH HETCHY POWER**

San Francisco Administrative Code Section 99 identifies certain types of development projects that present good opportunities for City electric service from the SFPUC. The SFPUC has been providing clean, reliable Hetch Hetchy Power for almost 100 years and is San Francisco's local publicly owned electric utility. The SFPUC provides its customers in new developments with 100% GHG-free electricity at stable, affordable rates. The SFPUC can assess the feasibility of providing clean energy to this project and whether such service would benefit the project and the City's existing electric customers. For more information, please contact [HHPower@sfgwater.org](mailto:HHPower@sfgwater.org).

1. The Subdivider shall coordinate with SFPUC ensuring the project complies with San Francisco Administrative Code 99

**SFPUC REAL ESTATE SERVICES COMMENTS**

1. At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.
2. The SFPUC will not accept utilities outside of the public right-of-way.

**PUBLIC WORKS - BUREAU OF STREET USE AND MAPPING – PERMITS AND INFRASTRUCTURE TASK FORCE**

1. A Major/Street Encroachment is required for several of the proposed elements to be placed in the public right-of-way.
2. A Street Improvement Permit, part of the Major Encroachment Permit, is required for the reconstruction/reconfiguration of the public right-of-way.
3. Sidewalk legislation is not required for the reconfiguration of the curb alignment as all sidewalk changes can be addressed administratively under Ordinance No. 34-12
4. The Major Encroachment Permit shall address all street and significant tree removal and replacement as required from Bureau of Urban Forestry.

**PUBLIC WORKS - BUREAU OF STREET USE AND MAPPING – DIVISION OF SURVEYING AND MAPPING**

1. In accordance with the Subdivision Regulations, Subdivider, as part of the Final Map Checkprint submission, shall prepare a spreadsheet matrix identifying in writing how all the conditions, including subsequent terms, modifications and refinements imposed through separate

associated street improvement permits, have been satisfied, with reference to the date each was satisfied, and the method of satisfaction.

2. Prior to submitting a phased Final Map or Street Improvement Plans, a Project Phasing Plan must be submitted to Public Works for review and approval.
3. Subdivider shall submit Final Map applications in accordance with the Project Phasing Plan as approved Public Works.
4. Any final map submitted must be in substantial conformance with tentative subdivision map ("Tentative Map") and the number of vertical subdivisions ("Vertical Lots") and residential and commercial condominiums shall not exceed the maximum numbers identified for each lot on the Tentative Map.
5. The Final Map title block shall indicate this project as: A # Lot Subdivision, # Vertical Lots, # Residential and # Commercial Mixed-Use New Condominium Project, being a Merger and Subdivision of The Certain Real Property Described in that/those Certain *(Provide vesting document name, document number and recording information. For subdivision maps, include book and page of recordation.)*
6. The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on each Final Map, and a note added: "this subdivision is subject to the terms and conditions" of said recorded document.
7. Prior to submitting a Final Map Check Print the subdivider shall provide survey monument plan to be reviewed and approved by the City and County Surveyor. This plan shall incorporate sufficient elements both vertically and horizontally and based on the *City and County of San Francisco High 2013 Precision Network*.
8. The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 CCSF Subdivision Regulations. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Additional monuments for internal lots shall be set where practical.
9. If the engineer or surveyor certifies on the map that the monuments will be set on or before a specified later date, security guaranteeing the payment of the cost of setting such monuments shall be provided with the Mylar submittal.
10. Subdivider shall provide for reciprocal easements between private lots subject to review and approval by Public Works, DBI and SFFD prior to approval of the Final Map to the satisfaction of the Director. Where appropriate the City shall be named as a third-party beneficiary to easements and shall review any subsequent amendment to the reciprocal easement agreement that affects the City's rights as a third party beneficiary.
11. The following note shall be placed on each Phased Final Map containing vertical (airspace) parcels:

*This subdivision of land contains a vertical subdivision of airspace. Vertical subdivisions often necessitate reciprocal easement agreements such as but not limited to access, maintenance,*

*utilities, support, encroachments, emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have rights or obligations required to comply with the Building Code and/or Subdivision Code to which the City and County of San Francisco is or should be a beneficiary. These often are not known with specificity at the time of mapping to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable and include the City as a third party beneficiary to ensure compliance with applicable law.*

12. Final Maps shall maintain the horizontal datum as the “North American Datum of 1983: NAD83 (2011) 2010.00 Epoch” referenced by the “CCSF-2013 High Precision Network” (CCSF-HPN). Plane coordinates are based on the “City & County of San Francisco 2013 Coordinate System” (CCSF-CS13). The CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. (Book EE Records of Surveys Page 147-157 SFCR).
13. CAD Polygons of all associated parcels shall be provided along with each Final Map Mylar submittal.
14. Proposed Street CAD centerline segments shall be provided prior to earlier of issuing a street improvement permit, or submittal of a final map check print.
15. No Lot Line Adjustment Applications will be accepted prior to the Recordation of the final phased Final Map.
16. The “Lot Information” Table on each Final Map shall include the following information: Lot Number, Area, Assessor’s Parcel Number, Use.
17. Subdivider shall be solely responsible for the proper protection, referencing, and replacement of existing survey markers and control monuments throughout the project area and adjacent affected neighborhoods until the project streets are accepted by the City.
18. Upon installation, monument locations shall be submitted to the City and County Surveyor for official naming and inclusion in the City’s records. Lost, destroyed and/or replaced survey control and monumentation shall be done in compliance the PLS Act and coordinated with the City and County Surveyor. Failure to comply with the provisions shall cause the County Surveyor to perform any required obligations under the Surveyor’s Act. If the County Surveyor performs any such required obligations, the County Surveyor may recover such costs and expenses, including any attorney’s fees, for such performances from the Subdivider.
19. The Final Map Owner’s Statement shall provide for all offers of dedication, easement designations.
20. Public Works shall not accept any retaining walls. All retaining walls, if any, shall be built on lands outside the public right of way. If any retaining walls are built on lands in the public right of way, such retaining walls would be subject to a major encroachment permit issued at the discretion of the Director of Public Works.
21. Prior to the approval of the Final Map, Subdivider shall provide a copy of the corporate resolution indicating authorized signatures on behalf of the corporation.

22. Easement Agreements shall be required for any public easements offered on the Final Map related to this Tentative Map. No Easement shall take effect until the recordation of said Easement Agreement. No easements not previously shown and approved on the Tentative Map shall be offered to or accepted by the City.
23. All Easement Agreements, Offers of Dedication, Offers of Improvements, Grant Deeds or any other documents shall be executed by Subdivider and submitted to Public Works prior to approval of the Final Map or Improvement Plans, whichever comes first, unless otherwise approved by the City. Review of the documents by the Director and City Attorney shall be concurrent with review and approval of the Amendment to the Public Improvement Agreement.
24. Unless the timing to satisfy any condition included in this approval is otherwise specified, including pursuant to a Public Improvement Agreement approved with the Final Map the Subdivider shall satisfy the condition upon the earlier to occur of the Subdivider's submission to Public Works of 100% improvement plan design, Public Works approval of the public improvement agreement or its equivalent as specified in the San Francisco Subdivision Code, or the Subdivider's submission of final Final Map Check-print. Notwithstanding the above, if the Subdivider seeks a street improvement or excavation permit to perform construction of a discrete public improvement(s) or facility (ies) or other required improvement on the public right-of-way in advance of a public improvement agreement or its equivalent, then any condition pertaining to that public improvement or facility or other such required improvement shall be satisfied prior to issuance of the street improvement or excavation permit.
25. This is a Draft document and Public Works reserves the right to add additional comments upon review of final draft.

**All provision of the CCSF Subdivision Code, CCSF Subdivision Regulation, CCSF Mapping standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act shall be complied with.**

The Tentative Map Application, received on April 9, 2019, together with subsequent supplemental data as requested by the City is approved subject to the following findings and conditions:

**FINDINGS:**

1. This Application requests approval of a phased subdivision project with 675 residential and 64 commercial condominium units on a total of 15 lots. The tentative map assigns to each lot a maximum permissible number of residential and commercial condominium units and dwelling units (non-condominium). As part of the submission of each phase final map, the Subdivider shall include a summary of the number of each type of unit associated with the subject final map and a cumulative project total number of units previously approved.
2. None of the conditions described in Government Code Sections 66474(a) through (g), inclusive, requiring denial of a tentative map, exist with respect to this subdivision, as documented and determined herein:

- a. *Govt. Code § 66474(a): That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

The Tentative Map is consistent with the General Plan, for the reasons described in Planning Commission Resolution No. 20514, and there is no applicable specific plan.

- b. *Govt. Code § 66474(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The design and improvement of the proposed subdivision is consistent with the General Plan, for the reasons described in Planning Commission Resolution No. 20514, and there is no applicable specific plan, as detailed above in these findings.

- c. *Govt. Code § 66474(c) That the site is not physically suitable for the type of development.*

The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development. All required mitigation measures identified in the FEIR's mitigation monitoring and reporting program ("MMRP") will be applied to the Tentative Map as a condition of this approval. The FEIR and corresponding mitigation measures address, among other issues, geotechnical and soils conditions.

- d. *Govt. Code § 66474(d) That the site is not physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of development. The density of development, including up to 675 residential condominium units and anticipated commercial square footage, is consistent with the proposed 3333 California Street Special Use District (Planning Code, § 249.86) as described in Planning Commission motion No. 20514 recommending approval of the SUD and as evaluated in the FEIR.

- e. *Govt. Code § 66474(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Neither the design of the subdivision nor the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat for the reasons described in the FEIR. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Map as a condition of this approval.

- f. *Govt. Code § 66474(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.*

Neither the design of the subdivision nor the type of improvements is likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Map as a condition of this approval.

- g. *Govt. Code § 66474(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.

- 3. The proposed Tentative Map is within the scope of the Final Environmental Impact Report (“FEIR”) for the 3333 California Street Mixed-Use Project (the “Project”), prepared pursuant to the California Environmental Quality Act (Cal. Pub. Resources Code §§ 21000 et seq.), which was certified by the Planning Commission on September 5, 2019 by Motion No. 20512, finding that the FEIR reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the responses to comments document contains no significant revisions to the Draft Environmental Impact Report that would require recirculation of the document pursuant to CEQA Guidelines Section 15088.5, and that the content of the FEIR and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the State CEQA Guidelines, and Chapter 31 of the

San Francisco Administrative Code. The Planning Commission also adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the FEIR, a statement of overriding considerations for approval of the Project, and a proposed mitigation monitoring and reporting program (collectively, the “CEQA Findings”, incorporated herein by reference), by Motion No. 20513.

4. The Planning Commission, by Resolutions Nos. 20514 and 20515 respectively recommended to the Board of Supervisors adoption of ordinances approving amendments to the Planning Code and Zoning Map and approving a Development Agreement between the City and County of San Francisco and the Subdivider. The term of the Tentative Map shall be for the longer of the term described in the Development Agreement, if adopted, or the term otherwise allowed under the Subdivision Code and Subdivision Map Act.
5. The Planning Commission in its Resolution No. 20514 found that this map is, on balance, consistent with the General Plan and Priority Policies listed in Planning Code Section 101.1(b)(1) - (8).
6. The Planning Department, in a letter dated September 12, determined that under Government Code § 66412.3 and 66473.1 that:
  - (a) The Tentative Subdivision Map will facilitate the development of housing in the City by providing up to 744 residential units, enhancing the City’s supply of housing. The design of the proposed subdivision will complement the existing neighborhood character and the development of housing will not adversely impact the City’s fiscal and environmental resources for its residents.
  - (b) The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision. To the extent feasible, the site layout and alignment of streets provides for southern facing windows and orients the buildings to maximize solar gains.
7. The Planning Department, for purposes of this approval action, relies on the CEQA findings that the Planning Commission adopted in Motion No. 20513, dated September 5, 2019.
8. The Tentative Map is subject to the mitigation measures adopted pursuant to Planning Commission Motion No. 20513, and as attached to these conditions.
9. Public Works held a hearing on the draft Tentative Map and Tentative Map Conditions on September 18, 2019.
10. The Subdivision meets and performs the requirements or conditions imposed by the California Subdivision Map Act and the City and County of San Francisco (CCSF) Subdivision Code and Regulations.
11. The Tentative Map approval shall be effective upon execution by the Director of Public Works.

**CONDITIONS:**

**SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY (SFMTA)**

1. Subdivider shall coordinate with Muni to ensure that the project does not create obstacles to the eastbound bus service on California (Lines 1, 1BX) nor southbound bus service on Presidio (Line 43) during construction.
2. Subdivider shall ensure that Muni bus stops near the southeast corner of California and Laurel and near the southwest corner of California and Presidio (Lines 1, 1BX) remain accessible during project construction. The project sponsor will coordinate with SFMTA to guarantee that the bicycle lane on Euclid and the bicycle route (sharrow) on Presidio are clearly marked during project construction and are fully restored afterward.
3. Subdivider shall ensure that the adjacent sidewalks on the south side of California, and the west side of Presidio and Masonic, the north side of Euclid and the east side of Laurel are accessible during construction.

**SAN FRANCISCO FIRE DEPARTMENT (SFFD)**

1. Per the 2015 Subdivision Regulations, streets where the buildings will be greater than (40) feet in height, as measured from the lowest level of Fire Department vehicle access, shall have an unobstructed clear width of not less than (26) feet for aerial ladder access. Aerial ladder access is between 15 feet to 30 feet from building facade to truck turn table.
  - a. The fire access road shall continue for at least the entire frontage of the building, directly adjacent to the main building access.
  - b. Provide frontage streets lay-outs and sections, including but not limited to the clear width, travel lane, parking lane, bike lane, side walk, curb return radii and any traffic calming structures for Laurel St, 24th St and Masonic Ave shall meet fire vehicle access standards to the satisfaction of the SFFD.
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  - a. Provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at all intersections.
3. Any modifications to the Fire Access Plan Dated May 11, 2018 and signed by Captain Michael Patt on August 27, 2019 must be reviewed and approved by SFFD.

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**LANDSCAPE IRRIGATION**

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**NON-POTABLE WATER USE FOR SOIL COMPACTION AND DUST CONTROL**

1. CCSF Ordinance 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7378.

**WATER DISTRIBUTION - CDD**

1. Subdivider shall clarify whether the proposed hydrant connecting off the Laurel Street water main is a private hydrant or a public hydrant. If it is a private hydrant, it shall be installed as a fire service.
2. All proposed water utility improvements shall be shown accurately and correctly on plans and shall be submitted to CDD Engineering for review.

3. Existing water mains shall be shown accurately on the plans. The following water mains should be revised on applicable sheets (C3.0, C6.0). Please reference the attached water maps.
  - a. 8-inch water main on Laurel Street
  - b. 8-inch to 20-inch bypass on California Street, on the west property line of Walnut Street
  - c. 6-inch to 8-inch main connection on Laurel Street south of Euclid Avenue
  - d. 6-inch to 8-inch main connection on Masonic Avenue south of Euclid Avenue
4. Proposed water service laterals on Laurel Street shall connect to an approved water main and not connect to the sewer line on Laurel Street (C6.0).
5. Proposed water service laterals shall be a minimum of five (5) feet away from trees, measured from the outside edge(s) of the water service lateral pipe(s) to the centerline(s) of the tree(s) and shall meet all applicable requirements in the regulations listed below (C6.0).
6. Proposed water service lateral locations must allow for standard meter and box placement in the sidewalk. Note that all locations are subject to SFPUC review and approval (C6.0).
7. Proposed hydrants in the public right of way are subject to SFFD and SFPUC review and approval and must meet all applicable requirements in the regulations listed below (C6.0).
8. All improvements required by SFFD, including but not limited to AWSS, shall be shown on the plans and submitted for review by CDD.
9. All proposed hydrants in the public right of way are subject to SFFD and CDD review and approval.
10. Subdivider shall clarify whether the (E) DW service on Euclid Avenue, approximately 110 feet east of the east property line of Laurel Street, is to remain or be removed (C6.0).
11. To ensure the welfare and safety of people and structures in the City and County of San Francisco, Subdivider shall design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:
  - a. CDD Standard Specifications for the Installation of Ductile Iron Water Mains
  - b. 16-Inches and Smaller (December 2016 or Latest Revision);
  - c. CDD Standard Plans (December 2016 or Latest Revision);
  - d. SFPUC Asset Protection Standards (May 2017 or Latest Revision);
  - e. SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);
  - f. San Francisco Fire Code (2016);

- g. California Safe Drinking Water Act; and
  - h. California Code of Regulations Titles 17 and 22.
12. In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, Subdivider shall be responsible for any water distribution system improvements required to meet the proposed project's water demands.
  13. Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.
  14. To ensure adequate fire suppression reliability and capacity, Subdivider may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and AWSS high pressure distribution piping and hydrants.

**SFPUC WASTEWATER ENTERPRISE**

1. Subdivider shall provide anticipated peak storm and sanitary flow calculations (in GPM) at each point of connection. For storm flow calculations, see the 2015 San Francisco Subdivision Regulations.
2. Any modifications that affect street flow, including but not limited to sidewalk bulb outs, altered/moved catch basins, sidewalk widening, etc. will require an analysis of street flow. The analysis shall be provided by Subdivider and submitted to SFPUC WWE for review and approval.
3. Proposed sidewalk changes are not approved by SFPUC-WWE Collection System Division unless any existing manhole(s) within sidewalk extension or bulb out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb outs, curbs and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontal offset from the outside edge of any manhole frame by a minimum of 18 inches.
4. Subdivider shall provide both existing and proposed utility drawings. Show all existing and new lateral connections on drawings. Clearly identify all sewer lateral diameters and material. Each building shall have own sewer/storm lateral constructed per City Std plan 87,196. Sewer vents shall be located 2-ft behind proposed face of curb.
5. In addition, Subdivider shall replace any existing sewer laterals within the sidewalk widening limits to comply with sewer vent location which shall be within 2-ft behind proposed face of curb (refer to comment 4).
6. Existing laterals shall be replaced according to SFPUC standards. Proposed lower laterals shall be minimum 6" diameter for single-family residential occupancy and minimum 8" diameter for multi-family residential or commercial occupancies. Lower laterals shall be at minimum 2% slope.

7. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
8. Sewer lateral requires 5-feet of clearance from outside of sewer lateral to centerline of tree basin.
9. Subdivider is responsible for designing and building at correct elevation to avoid flooding from overland flow.
10. All materials shall comply with latest available City standards or better, subject to approval by SFPUC.
11. All proposed force mains (if any) are considered private. SFPUC WWE responsibility starts at the connection point to SFPUC WWE assets.
12. Any increase in wastewater demand shall be submitted to the SFPUC for review and approval including but not limited expansion of property, change in usage, addition of units, etc. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The developer has the option of providing the analysis, or SFPUC can provide the analysis. If the developer does the analysis, SFPUC WWE for review and approve. If SFPUC does the analysis, the developer shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.
13. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC WWE assets. If these activities take place, monitoring for vibration and settlement of SFPUC WWE assets will be required. A monitoring plan shall be submitted to SFPUC for review and approval.
14. Special foundations such as tie-backs, pressure grout/soil stabilization, etc., that encroach into public rights of way shall include pre and post CCTV inspection of SFPUC WWE assets to ensure no impact from project.
15. Pre- and post-construction videos of SFPUC WWE assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by SFPUC WWE.
16. Dewatering discharge to the sewer system requires review and approval of SFPUC WWE.
17. All underground basement shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.
18. SFPUC-WWE shall be notified prior to commencement of any construction activities.
19. Subdivider shall reimburse the City for all construction management fees and project oversight during construction.
20. All newly installed sewers shall be air tested and televised according to SFPUC standards. Contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained prior to construction.

21. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or Focused Electron Leak Locator (FELL).
22. Subdivider shall provide manhole details including a requirement for contractor shop drawings. Provide manhole details including a requirement for contractor shop drawings.
23. Subdivider shall provide monitoring plan for potential settlement of surrounding utilities and buildings.
24. If development of the subject parcel or parcels create or replace 5,000 square feet or more of impervious surface, that development will be subject to the current SFPUC stormwater management regulations and Subdivider must submit a Stormwater Control Plan in compliance with those regulations to the SFPUC for review and approval.

**SFPUC POWER ENTERPRISE - HETCH HETCHY POWER**

1. Subdivider shall coordinate with the SFPUC to ensure that the project complies with San Francisco Administrative Code Section 99, which identifies certain types of development projects that present good opportunities for City electric service from the SFPUC.

**PUBLIC WORKS - BUREAU OF STREET USE AND MAPPING – PERMITS AND INFRASTRUCTURE TASK FORCE**

1. A Major/Street Encroachment is required for several of the proposed elements to be placed in the public right-of-way.
2. A Street Improvement Permit, part of the Major Encroachment Permit, is required for the reconstruction/reconfiguration of the public right-of-way.
3. Sidewalk legislation is not required for the reconfiguration of the curb alignment as all sidewalk changes can be addressed administratively under Ordinance No. 34-12
4. The Major Encroachment Permit shall address all street and significant tree removal and replacement as required from the Bureau of Urban Forestry.

**PUBLIC WORKS - BUREAU OF STREET USE AND MAPPING – DIVISION OF SURVEYING AND MAPPING**

1. In accordance with the Subdivision Regulations, Subdivider, as part of the Final Map Checkprint submission, shall prepare a spreadsheet matrix identifying in writing how all the conditions, including subsequent terms, modifications and refinements imposed through separate associated street improvement permits, have been satisfied, with reference to the date each was satisfied, and the method of satisfaction.
2. Prior to submitting a phased Final Map or Street Improvement Plans, a Project Phasing Plan must be submitted to Public Works for review and approval.
3. Subdivider shall submit Final Map applications in accordance with the Project Phasing Plan as approved Public Works.

4. Any final map submitted must be in substantial conformance with tentative subdivision map (“Tentative Map”) and the number of vertical subdivisions (“Vertical Lots”) and residential and commercial condominiums shall not exceed the maximum numbers identified for each lot on the Tentative Map.
5. The Final Map title block shall indicate this project as: A # Lot Subdivision, # Vertical Lots, # Residential and # Commercial Mixed-Use New Condominium Project, being a Merger and Subdivision of The Certain Real Property Described in that/those Certain (*Provide vesting document name, document number and recording information. For subdivision maps, include book and page of recordation.*)
6. The recording information of all the Notice of Special Restrictions affecting the property shall be referenced on each Final Map, and a note added: “this subdivision is subject to the terms and conditions” of said recorded document.
7. Prior to submitting a Final Map Checkprint, Subdivider shall provide survey monument plan to be reviewed and approved by the City and County Surveyor. This plan shall incorporate sufficient elements both vertically and horizontally and based on the *City and County of San Francisco High 2013 Precision Network*.
8. The exterior Subdivision boundary shall be monumented to the satisfaction of the City and County Surveyor and in accordance with Appendix A of the 2015 CCSF Subdivision Regulations. Along right of way lines, provide monumentation on a six (6) foot offset line at each property corner extended. Additional monuments for internal lots shall be set where practical.
9. If the engineer or surveyor certifies on the map that the monuments will be set on or before a specified later date, security guaranteeing the payment of the cost of setting such monuments shall be provided with the Mylar submittal.
10. Subdivider shall provide for reciprocal easements between private lots subject to review and approval by Public Works, DBI and SFFD prior to approval of the Final Map to the satisfaction of the Director. Where appropriate the City shall be named as a third-party beneficiary to easements and shall review any subsequent amendment to the reciprocal easement agreement that affects the City’s rights as a third party beneficiary.
11. The following note shall be placed on each Phased Final Map containing vertical (airspace) parcels:

*This subdivision of land contains a vertical subdivision of airspace. Vertical subdivisions often necessitate reciprocal easement agreements such as but not limited to access, maintenance, utilities, support, encroachments, emergency ingress and egress, permitted uses, no build zones, environmental hazards, etc. Some of these requirements may have rights or obligations required to comply with the Building Code and/or Subdivision Code to which the City and County of San Francisco is or should be a beneficiary. These often are not known with specificity at the time of mapping to be disclosed graphically on a survey map. Users of this map are therefore advised to consult their title company and legal counsel to determine whether adequate provisions exist and are sufficient and enforceable and include the City as a third party beneficiary to ensure compliance with applicable law.*

12. Final Maps shall maintain the horizontal datum as the “North American Datum of 1983: NAD83 (2011) 2010.00 Epoch” referenced by the “CCSF-2013 High Precision Network” (CCSF-HPN). Plane coordinates are based on the “City & County of San Francisco 2013 Coordinate System” (CCSF-CS13). The CCSF-CS13 is a low distortion projection designed for CCSF to provide plane coordinates in a ground system. (Book EE Records of Surveys Page 147-157 SFCR).
13. CAD Polygons of all associated parcels shall be provided along with each Final Map Mylar submittal.
14. Proposed Street CAD centerline segments shall be provided prior to earlier of issuing a street improvement permit, or submittal of a final map check print.
15. No Lot Line Adjustment Applications will be accepted prior to the Recordation of the final phased Final Map.
16. The “Lot Information” Table on each Final Map shall include the following information: Lot Number, Area, Assessor’s Parcel Number, Use.
17. Subdivider shall be solely responsible for the proper protection, referencing, and replacement of existing survey markers and control monuments throughout the project area and adjacent affected neighborhoods until the project streets are accepted by the City.
18. Upon installation, Subdivider shall submit monument locations to the City and County Surveyor for official naming and inclusion in the City’s records. Lost, destroyed and/or replaced survey control and monumentation shall be done in compliance the PLS Act and coordinated with the City and County Surveyor. Failure to comply with the provisions shall cause the County Surveyor to perform any required obligations under the Surveyor’s Act. If the County Surveyor performs any such required obligations, the County Surveyor may recover such costs and expenses, including any attorney’s fees, for such performances from Subdivider.
19. The Final Map Owner’s Statement shall provide for all offers of dedication, easement designations.
20. Public Works shall not accept any retaining walls. All retaining walls, if any, shall be built on lands outside the public right of way. If any retaining walls are built on lands in the public right of way, such retaining walls would be subject to a major encroachment permit issued at the discretion of the Director of Public Works.
21. Prior to the approval of the Final Map, Subdivider shall provide a copy of the corporate resolution indicating authorized signatures on behalf of the corporation.
22. Easement Agreements shall be required for any public easements offered on the Final Map related to this Tentative Map. No Easement shall take effect until the recordation of said Easement Agreement. No easements not previously shown and approved on the Tentative Map shall be offered to or accepted by the City.
23. All Easement Agreements, Offers of Dedication, Offers of Improvements, Grant Deeds or any other documents shall be executed by Subdivider and submitted to Public Works prior to approval of the Final Map or Improvement Plans, whichever comes first, unless otherwise

approved by the City. Review of the documents by the Director and City Attorney shall be concurrent with review and approval of the Amendment to the Public Improvement Agreement.

24. Unless the timing to satisfy any condition included in this approval is otherwise specified, including pursuant to a Public Improvement Agreement approved with the Final Map the Subdivider shall satisfy the condition upon the earlier to occur of the Subdivider's submission to Public Works of 100% improvement plan design, Public Works approval of the public improvement agreement or its equivalent as specified in the San Francisco Subdivision Code, or the Subdivider's submission of final Final Map Checkprint. Notwithstanding the above, if the Subdivider seeks a street improvement or excavation permit to perform construction of a discrete public improvement(s) or facility (ies) or other required improvement on the public right-of-way in advance of a public improvement agreement or its equivalent, then any condition pertaining to that public improvement or facility or other such required improvement shall be satisfied prior to issuance of the street improvement or excavation permit.
25. This is a Draft document and Public Works reserves the right to add additional comments upon review of final draft.

**All provision of the CCSF Subdivision Code, CCSF Subdivision Regulation, CCSF Mapping standards, CA Subdivision Map Act, and CA Professional Land Surveyors Act shall be complied with.**

## Lew, Lisa (BOS)

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**From:** Rivera, Javier (DPW)  
**Sent:** Thursday, September 5, 2019 9:18 AM  
**To:** Banks, Ernie (DPW)  
**Subject:** News Paper link

<http://adtech.dailyjournal.com/Invalidlogin1.htm>



**Javier Rivera, P.E.**  
Associate Engineer, Infrastructure Task Force

Project Management and Construction | San Francisco Public Works | City and County of San Francisco  
1155 Market St., 3<sup>rd</sup> Floor | San Francisco, CA 94103 | direct (415) 554-5864 | [sfpublicworks.org](http://sfpublicworks.org) · [twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

## Lew, Lisa (BOS)

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**From:** Rivera, Javier (DPW)  
**Sent:** Thursday, September 5, 2019 9:35 AM  
**To:** Banks, Ernie (DPW)  
**Subject:** News Paper Proof for PID:9956 3333 California Street, OrderNo: 3291752  
**Attachments:** d47d10d0-7339-466f-a9b3-2cc0615307cc.pdf  
  
**Importance:** High

In case that you did not receive the news paper proof via email.

Javier Rivera, P.E.  
Associate Engineer, Infrastructure Task Force

Project Management and Construction | San Francisco Public Works | City and County of San Francisco  
1155 Market St., 3rd Floor | San Francisco, CA 94103 | direct (415) 554-5864 | [sfpublicworks.org](http://sfpublicworks.org) ·  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

-----Original Message-----

From: melinda\_vazquez@dailyjournal.com <melinda\_vazquez@dailyjournal.com>  
Sent: Thursday, September 05, 2019 9:31 AM  
To: Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>  
Cc: melinda\_vazquez@dailyjournal.com  
Subject: CNS:Documents for Reference No: PID:9956 3333 California Street, OrderNo: 3291752  
Importance: High

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

Attached are the following documents:

Thank you.

MELINDA\_VAZQUEZ

## Lew, Lisa (BOS)

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**From:** Truong, Lawrence K <LTruong@sflower.org>  
**Sent:** Tuesday, August 20, 2019 8:17 AM  
**To:** Mapping, Subdivision (DPW)  
**Subject:** RE: PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 3333 California Street\_Comment Memo.pdf

**Categories:** Jessica Mendoza

Hi Tsegereda,

Please see the SFPUC comment memo attached.

Thanks,  
Lawrence

---

**From:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Sent:** Friday, August 02, 2019 2:39 PM  
**To:** Abueg, Ramon Z <RAbueg@sflower.org>; Adams, Derek S <DSAdams@sflower.org>; Anderson Gary <ganders@bart.gov>; Andrawes, Kamal (FIR) <kamal.andrawes@sfgov.org>; Brandin, Benjamin (CII) <benjamin.brandin@sfgov.org>; Brasil, Dina <DBrasil@sflower.org>; Doan, Hieu X <HDoan@sflower.org>; DPW Sewer Inquiries <dpw-sewerinquiries@sfdpw.org>; DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>; Hart, Shane (CII) <shane.hart@sfgov.org>; Huang, Linda C <LCHuang@sflower.org>; Jensen, Kevin (DPW) <Kevin.W.Jensen@sfdpw.org>; Kaur, Satnam (DPW) <satnam.kaur@sfdpw.org>; Kortkamp, Ken <KKortkamp@sflower.org>; Kwong, John (DPW) <John.Kwong@sfdpw.org>; Lam, Samuel (MTA) <Samuel.Lam@sfmta.com>; Law, Chad (FIR) <chad.law@sfgov.org>; Michael, Kristin (MTA) <Kristin.Michael@sfmta.com>; Olea, Ricardo (MTA) <Ricardo.Olea@sfmta.com>; Paine, Carli (MTA) <Carli.Paine@sfmta.com>; Patt, Mike (FIR) <mike.patt@sfgov.org>; Rivasplata, Charles (MTA) <Charles.Rivasplata@sfmta.com>; Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>; Rodgers, Heather <HeRodgers@sflower.org>; Russell, Rosanna S <RSRussell@sflower.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; Sewer Inspections <sewerinspections@sflower.org>; Stephens, Richard <RStephens@sflower.org>; Tang, Eleanor (DPW) <Eleanor.Tang@sfdpw.org>; Truong, Lawrence K <LTruong@sflower.org>; Tse, Bernie (DPW) <Bernie.Tse@sfdpw.org>; Van Loan, Marsha <MVanLoan@sflower.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; Wong, Christopher J <CJWong@sflower.org>; Wong, Lesley (DPW) <Lesley.Wong@sfdpw.org>; Wong, Norman (MTA) <Norman.Wong@sfmta.com>; Conner, Kate (CPC) <kate.conner@sfgov.org>  
**Cc:** Banks, Ernie (DPW) <Ernie.Banks@sfdpw.org>; Naizghi, Tsegereda (DPW) <Tsegereda.Naizghi@sfdpw.org>  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St

Good afternoon,

The following project is being forwarded here for your review and comment. Please respond to our office, on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- City Review letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832



BUREAU OF ENVIRONMENTAL MANAGEMENT  
525 Golden Gate Avenue, 6<sup>th</sup> Floor, San Francisco, CA 94102

**TO:** SFPW – Subdivision and Mapping

**FROM:** Irina P. Torrey, AICP, Bureau Manager

**DATE:** August 20, 2019

**SUBJECT:** SFPUC Comments re 3333 California Street Tentative Map

---

Thank you for the opportunity to review and comment on the 3333 California Street Tentative Map. The San Francisco Public Utilities Commission (SFPUC) offers the following comments:

**SFPUC Water Enterprise Comments**

Landscape Irrigation

If the project will install or modify 500 square feet or more of landscape area, then the project is required to comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC prior to installation.

Water Fixture Efficiency

This project is required to comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads and faucet aerators.

Residential Water Submetering

This project is required to comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. New construction of a multi-family residential structure or mixed-use residential and commercial structure must indicate on its site plans that each dwelling unit will be submetered as a condition of the site permit and water service. The SFPUC will review plans for compliance only for projects that apply for a site permit from DBI and for new water service from SFPUC after January 1, 2018.

On-site Non-potable Water

This project is required to comply with San Francisco's Mandatory Use of Alternate Water Supplies in New Construction Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to [www.sfwater.org/np](http://www.sfwater.org/np) for requirements.

Non-potable Water Use for Soil Compaction and Dust Control

CCSF Ordinance 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. For more information please contact (415) 695-7378.

Water Distribution - CDD

Please clarify if the proposed hydrant connecting off the Laurel Street water main is a private hydrant or a public hydrant. If it is a private hydrant, it shall be installed as a fire service.

All proposed water utility improvements shall be shown accurately and correctly on plans and shall be submitted to CDD Engineering for review.

Existing water mains shall be shown accurately on the plans. The following water mains should be revised on applicable sheets (C3.0, C6.0). Please reference the attached water maps.

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Proposed water service laterals shall be a minimum of five (5) feet away from trees, measured from the outside edge(s) of the water service lateral pipe(s) to the

centerline(s) of the tree(s) and shall meet all applicable requirements in the regulations listed below (C6.0).

Proposed water service lateral locations must allow for standard meter and box placement in the sidewalk. Note that all locations are subject to SFPUC review and approval (C6.0).

Proposed hydrants in the public right of way are subject to SFFD and SFPUC review and approval and must meet all applicable requirements in the regulations listed below (C6.0).

All improvements required by SFFD, including but not limited to AWSS, shall be shown on the plans and submitted for review by CDD.

All proposed hydrants in the public right of way are subject to SFFD and CDD review and approval.

It is unclear if the (E) DW service on Euclid Avenue, approximately 110 feet east of the east property line of Laurel Street, is to remain or be removed (C6.0).

To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:

- CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (December 2016 or Latest Revision);
- CDD Standard Plans (December 2016 or Latest Revision);
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- San Francisco Fire Code (2016);
- California Safe Drinking Water Act; and
- California Code of Regulations Titles 17 and 22

In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands.

Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.

To ensure adequate fire suppression reliability and capacity, the Project Sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and AWSS high pressure distribution piping and hydrants.

### **SFPUC Wastewater Enterprise Comments**

1. Provide anticipated peak storm and sanitary flow calculations (in GPM) at each point of connection. For storm flow calculations, see 2015 SF Subdivision Regulations.
2. Any modifications that affect street flow, including but not limited to sidewalk bulb outs, altered/moved catch basins, sidewalk widening etc will require an analysis of street flow. The analysis shall be provided by the developer and submitted to SFPUC WWE for review and approval.
3. Proposed sidewalk changes are not approved by SFPUC-WWE Collection System Division unless any existing manhole(s) within sidewalk extension or bulb out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb outs, curbs and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontal offset from the outside edge of any manhole frame by a minimum of 18 inches.
4. Provide both existing and proposed utility drawings. Show all existing and new lateral connections on drawings. Clearly identify all sewer lateral diameters and material. Each building shall have own sewer/storm lateral constructed per City Std plan 87,196. Sewer vents shall be located 2-ft behind proposed face of curb.
5. In addition, the Developer shall replace any existing sewer laterals within the sidewalk widening limits to comply with sewer vent location which shall be within 2-ft behind proposed face of curb (refer to comment 4).
6. Existing laterals shall be replaced according to SFPUC standards. Proposed lower laterals shall be minimum 6" diameter for single-family residential occupancy and minimum 8" diameter for multi-family residential or commercial occupancies. Lower laterals shall be at minimum 2% slope.
7. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
8. Sewer lateral requires 5-feet of clearance from outside of sewer lateral to centerline of tree basin.

9. Project is responsible for designing and building at correct elevation to avoid flooding from overland flow.
10. All materials shall comply with latest available City standards or better, subject to approval by SFPUC.
11. All proposed force mains (if any) are considered private. SFPUC WWE responsibility starts at the connection point to SFPUC WWE assets.
12. Any increase in wastewater demand shall be submitted to the SFPUC for review and approval including but not limited expansion of property, change in usage, addition of units, etc. The capacity of the sewer system will need to be analyzed to ensure that it can accommodate the flows. The developer has the option of providing the analysis, or SFPUC can provide the analysis. If the developer does the analysis, SFPUC WWE for review and approve. If SFPUC does the analysis, the developer shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.
13. Construction activities such as pile driving, compaction, pipe jacking and large excavations can damage SFPUC WWE assets. If these activities take place, monitoring for vibration and settlement of SFPUC WWE assets will be required. A monitoring plan shall be submitted to SFPUC for review and approval.
14. Special foundations such as tie-backs, pressure grout / soil stabilization, etc., that encroach into public rights of way shall include pre and post CCTV inspection of SFPUC WWE assets to ensure no impact from project.
15. Pre and post construction videos of SFPUC WWE assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by SFPUC WWE.
16. Dewatering discharge to the sewer system requires review and approval of SFPUC WWE.
17. All underground basement shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.
18. SFPUC-WWE shall be notified prior to commencement of any construction activities.
19. Project shall reimburse the City for all construction management fees and project oversight during construction.
20. All newly installed sewers shall be air tested and televised according to SFPUC standards. Contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained prior to construction.

21. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or Focused Electron Leak Locator (FELL).
22. Provide manhole details including a requirement for contractor shop drawings.
23. Provide monitoring plan for potential settlement of surrounding utilities and buildings.
24. If development of the subject parcel or parcels create or replace 5,000 square feet or more of impervious surface, that development will be subject to the current SFPUC stormwater management regulations and the subdivider must submit a Stormwater Control Plan in compliance with those regulations to the SFPUC for review and approval.

### **SFPUC Power Enterprise Comments**

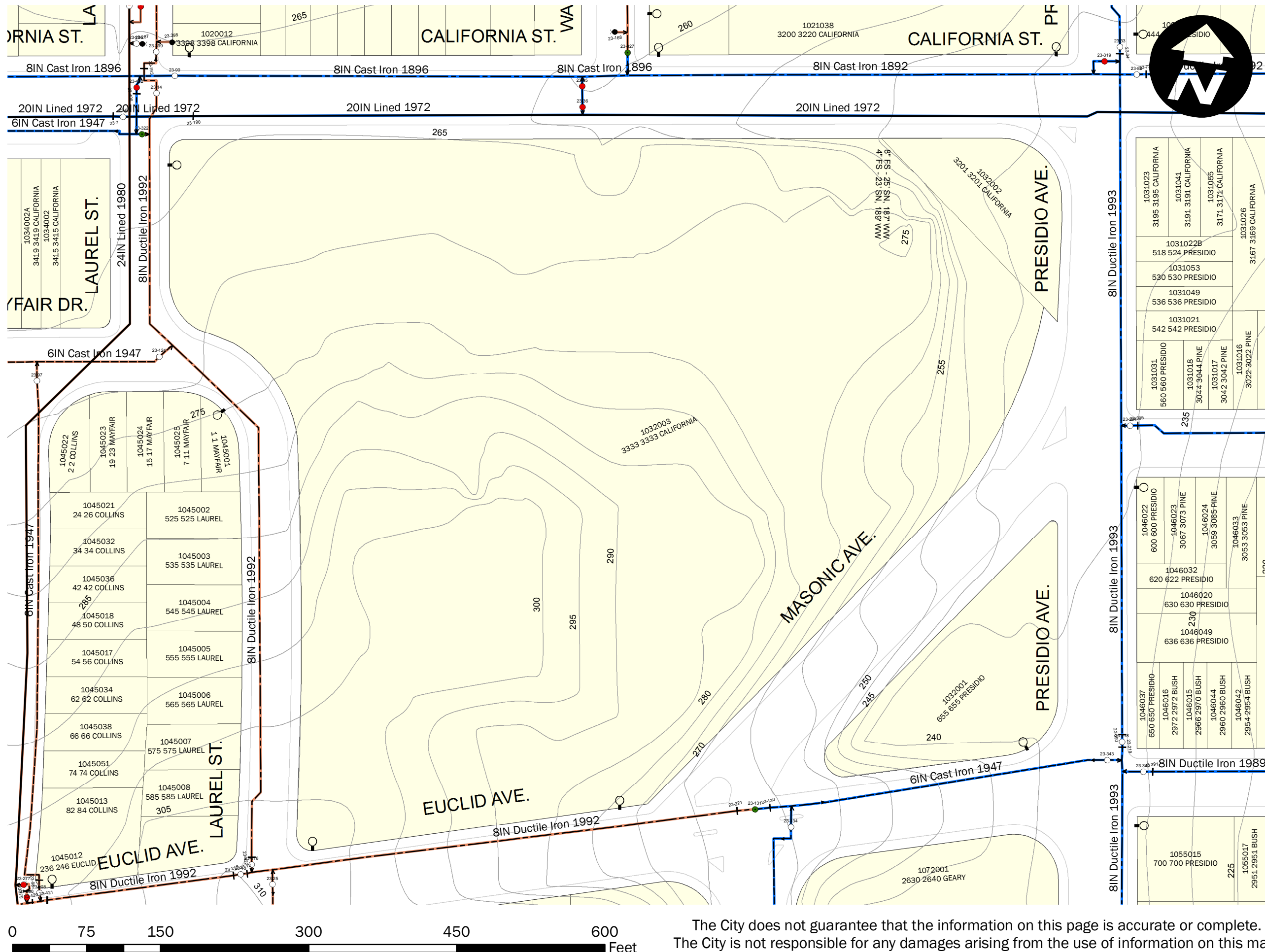
#### Hetch Hetchy Power

San Francisco Administrative Code Section 99 identifies certain types of development projects that present good opportunities for City electric service from the SFPUC. The SFPUC has been providing clean, reliable Hetch Hetchy Power for almost 100 years and is San Francisco's local publicly owned electric utility. The SFPUC provides its customers in new developments with 100% GHG-free electricity at stable, affordable rates. The SFPUC can assess the feasibility of providing clean energy to this project and whether such service would benefit the project and the City's existing electric customers. For more information, please contact [HHPower@sfgwater.org](mailto:HHPower@sfgwater.org).


### **SFPUC Real Estate Services Comments**

At this time, the SFPUC Real Estate Services Division does not identify any conflicts with the proposal as it relates to the SFPUC's property rights. However, the SFPUC is not waiving any rights or interests in the subject property that may exist by law.






The SFPUC will not accept utilities outside of the public right-of-way.





## Potable Water Distribution System

 Hydrant (Low Pressure)



### Potable Valves

-  Air Valve (AV)
-  Blow-Off (BO)
-  Bypass (BP)
-  Divide (DIV)
-  Gate Valve (GV)

### Fittings

-  Reducer (RED)
-  Tee Connection (TC)

### Pressure Systems

-  Sutro
-  Sunset

The City does not guarantee that the information on this page is accurate or complete.  
The City is not responsible for any damages arising from the use of information on this map.

Date: 12/26/2018  
Time: 7:52:32 AM



San Francisco  
**Water**  
**Power**  
**Sewer**

Services of the San Francisco Public Utilities Commission

## Potable Water Valve Locations

AWSS VALVES ARE NOT LISTED HERE. PLEASE REFER TO AWSS AS BUILT FILES TO LOCATE AWSS VALVES

How to Interpret:

25 FT NS BUSH ST. is read as: "25 FT" "N"orth of the "S"outh property line of "Bush St."

20 FT WEC BAKER ST. is read as: "20 FT" "W"est of the "E"ast "C"urb line of "Baker St."

On EL BUSH ST. is read as: "On" or in line with the "E"ast property "L"ine of "Bush St."

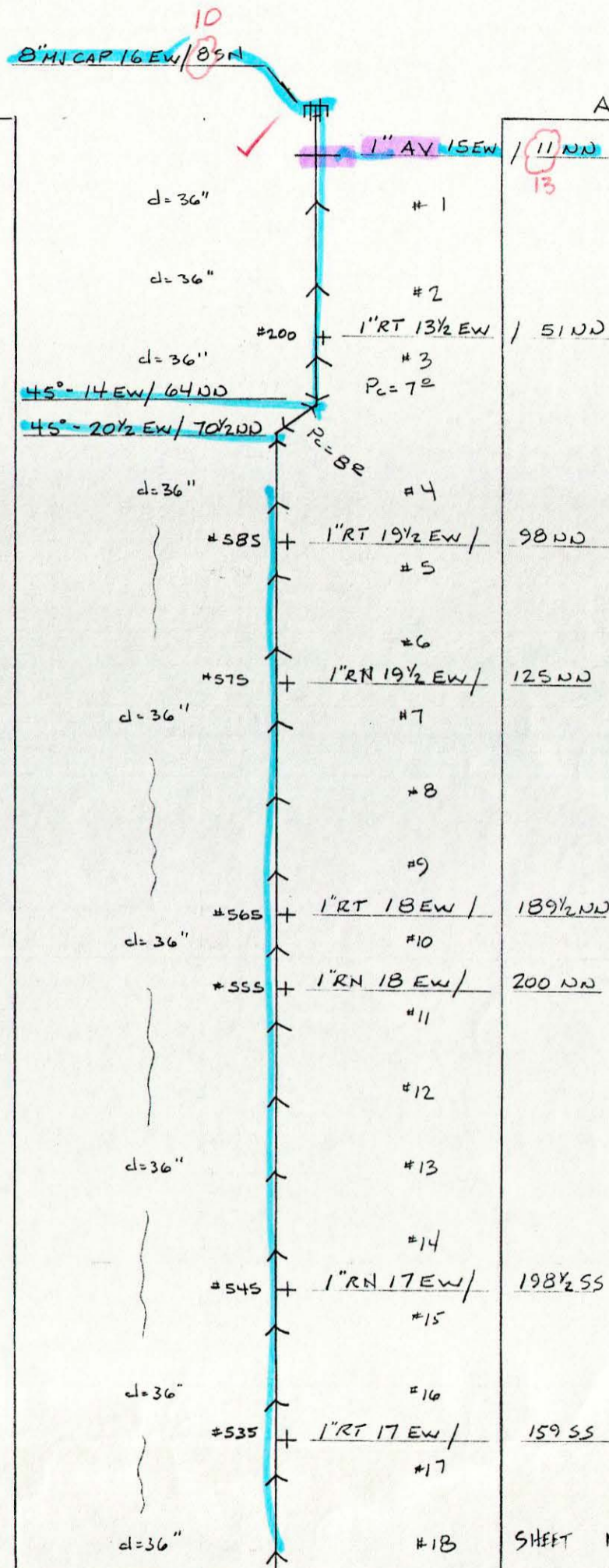
For additional reference, refer to Standard Plan CDD-LP-501

CDD Valve ID	Valve Size	Valve Type	On Street			Cross Street		
23-391	1"	AV	24 FT	SN	BUSH ST.	4 FT	EE	PRESIDIO AVE.
23-343	8"	GV	12 FT	SN	BUSH ST.	19 FT	WE	PRESIDIO AVE.
23-340	8"	GV	24 FT	SN	BUSH ST.	1 FT	EE	PRESIDIO AVE.
23-90	8"	GV	24 FT	SN	CALIFORNIA ST.	On	EL	LAUREL ST.
23-190	8"	AV	17 FT	NS	CALIFORNIA ST.	13 FT	EE	LAUREL ST.
23-6	16"	GV	36 FT	NS	CALIFORNIA ST.	20 FT	EW	LAUREL ST.
23-7	8"	AV	36 FT	NS	CALIFORNIA ST.	14 FT	EW	LAUREL ST.
23-322	8"	DIV	4 FT	NS	CALIFORNIA ST.	28 FT	WE	LAUREL ST.
23-35	8"	BP	30 FT	SN	CALIFORNIA ST.	On	WL	WALNUT ST.
23-36	8"	BP	20 FT	NS	CALIFORNIA ST.	On	WL	WALNUT ST.
23-97	6"	GV	1 FT	WEC	COLLINS ST.	2 FT	NSC	MAYFAIR DRIVE (W)
23-130	1"	AV	19 FT	SN	EUCLID AVE.	20 FT	WE	MASONIC AVE. (S)
23-131	8"	DIV	19 FT	SN	EUCLID AVE.	23.5 FT	WE	MASONIC AVE. (S)
23-221	2"	AV	19 FT	SN	EUCLID AVE.	26.5 FT	WE	MASONIC AVE. (S)
23-398	3"	BO	17 FT	WE	LAUREL ST.	7 FT	NN	CALIFORNIA ST.
23-285	6"	BO	29 FT	EW	LAUREL ST.	3 FT	NN	CALIFORNIA ST.
23-284	6"	GV	27 FT	EW	LAUREL ST.	3 FT	NN	CALIFORNIA ST.
23-399	6"	GV	20 FT	WE	LAUREL ST.	On	NL	CALIFORNIA ST.
23-282	4"	BP	28 FT	EW	LAUREL ST.	3 FT	SN	CALIFORNIA ST.
23-9	16"	GV	25 FT	EW	LAUREL ST.	3 FT	SN	CALIFORNIA ST.
23-287	6"	BO	29 FT	EW	LAUREL ST.	10 FT	SN	CALIFORNIA ST.
23-286	6"	BO	27 FT	EW	LAUREL ST.	10 FT	SN	CALIFORNIA ST.
23-193	1"	AV	22 FT	WE(S	LAUREL ST.	18 FT	SN	CALIFORNIA ST.
23-402	8"	BP	30 FT	WE(S	LAUREL ST.	32 FT	SN	CALIFORNIA ST.
23-14	8"	GV	20 FT	WE(S	LAUREL ST.	36 FT	SN	CALIFORNIA ST.
23-400	2"	AV	30 FT	WE(S	LAUREL ST.	37 FT	SN	CALIFORNIA ST.

CDD Valve ID	Valve Size	Valve Type	On Street			Cross Street		
23-134	8"	GV	11 FT	WE(S	MASONIC AVE.	20.5 FT	SN	EUCLID AVE.
23-124	8"	GV	23 FT	NSC	MAYFAIR DRIVE	8.5 FT	WEC	LAUREL ST.
23-395	1"	AV	17 FT	SN	PINE ST.	13 FT	WE	PRESIDIO AVE.
23-294	8"	GV	17 FT	SN	PINE ST.	14 FT	WE	PRESIDIO AVE.
23-390	2"	AV	17 FT	WE	PRESIDIO AVE.	3 FT	NN	BUSH ST.
23-218	8"	GV	17 FT	WE	PRESIDIO AVE.	2 FT	NN	BUSH ST.
23-219	2"	AV	17 FT	WE	PRESIDIO AVE.	1 FT	NN	BUSH ST.
23-168	3"	BO	22 FT	WE	WALNUT ST.	1 FT	SN	CALIFORNIA ST.
23-327	8"	DIV	19 FT	WE	WALNUT ST.	3 FT	SN	CALIFORNIA ST.

EUCLID

AVENUE





LAUREL STREET

#525  
d=36"  
d=36"  
d=36"  
d=36"  
#1  
#3  
#36"  
1"RN 17EW /  
1"RT 17EW /  
1"RT 17EW /  
121 SS  
50 SS  
49 SS  
#19  
#20  
#21  
#22  
#23  
#24  
#25  
#26  
#27  
#28  
#29  
#30  
#31  
#32  
#33  
#34  
#35  
#36  
#37  
#38  
#39

45°-9EW 16NN MAYFAIR  
d=48"  
Pc=50

Pc=13

Pc=50

d=44"

d=40"

d=40"

Pc=7'-4"

Pc=6'-6"

Pc=12"

Pc=16"

Pc=50

Pc=13

Pc=18"

d=42"

d=30"

d=32"

d=34"

d=36"

8x6TEE 50WWC/6 1/2 NSC

22 1/2°-7 1/2 NSC 53 1/2 WW

8x8TEE 8 1/2 WWC/23 NSC

45°-10 1/2 WWC/25 NSC

6'-45° 50 1/2 WWC/5 1/2 NSC

6'-6V 51 WWC/3 NSC

6'-BURY 52 1/2 WWC/25 NSC

#7 1"RT 84 WWC/10 NSC

#9 1"RT 85 WWC/10 NSC

45°-90 WWC/10 NSC

8'-4V 8 1/2 WWC/23 NSC

MAYFAIR DRIVE



## Lew, Lisa (BOS)

---

**From:** Law, Chad (FIR)  
**Sent:** Wednesday, August 28, 2019 2:03 PM  
**To:** Mapping, Subdivision (DPW)  
**Subject:** RE: PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** Tentative Subdivision Map No. 9956\_ 3333 California Street.pdf

**Categories:** Jessica Mendoza

Greetings,

Please find the attached Tentative Subdivision Map No. 9956\_ 3333 California Street.

Good day,

*Chad*

Captain Chad Law

San Francisco Fire Department  
Bureau of Fire Prevention & Investigation  
698 Second Street, Room 109  
San Francisco, CA 94107  
415-558-3300 (Main)  
415-558-3306 (Direct)  
415-558-3323 (Fax)

415-238-5319 (Cell)

[chad.law@sfgov.org](mailto:chad.law@sfgov.org)



---

**From:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Sent:** Friday, August 02, 2019 2:39 PM  
**To:** Abueg, Ramon (PUC) <RAbueg@sfgov.org>; Adams, Derek (PUC) <DSAdams@sfgov.org>; Anderson Gary <ganders@bart.gov>; Andrawes, Kamal (FIR) <kamal.andrawes@sfgov.org>; Brandin, Benjamin (CII) <benjamin.brandin@sfgov.org>; Brasil, Dina (PUC) <DBrasil@sfgov.org>; Doan, Hieu (PUC) <HDoan@sfgov.org>; DPW Sewer Inquiries <dpw-sewerinquiries@sfdpw.org>; DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>; Hart, Shane (CII) <shane.hart@sfgov.org>; Huang, Linda (PUC) <LCHuang@sfgov.org>; Jensen, Kevin (DPW) <Kevin.W.Jensen@sfdpw.org>; Kaur, Satnam (DPW) <satnam.kaur@sfdpw.org>; Kortkamp, Ken (PUC) <KKortkamp@sfgov.org>; Kwong, John (DPW) <John.Kwong@sfdpw.org>; Lam, Samuel (MTA) <Samuel.Lam@sfmta.com>; Law, Chad (FIR) <chad.law@sfgov.org>; Michael, Kristin (MTA)

<Kristin.Michael@sfmta.com>; Olea, Ricardo (MTA) <Ricardo.Olea@sfmta.com>; Paine, Carli (MTA) <Carli.Paine@sfmta.com>; Patt, Mike (FIR) <mike.patt@sfgov.org>; Rivasplata, Charles (MTA) <Charles.Rivasplata@sfmta.com>; Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>; Rodgers, Heather (PUC) <HeRodgers@sflower.org>; Russell, Rosanna (PUC) <RSRussell@sflower.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; SFPUC-Inspection <sewerinspections@sflower.org>; Stephens, Richard (PUC) <RStephens@sflower.org>; Tang, Eleanor (DPW) <eleanor.tang@sfdpw.org>; Truong, Lawrence (PUC) <LTruong@sflower.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Van Loan, Marsha (PUC) <MVanLoan@sflower.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; Wong, Christopher (PUC) <CJWong@sflower.org>; Wong, Lesley (DPW) <Lesley.Wong@sfdpw.org>; Wong, Norman (MTA) <Norman.Wong@sfmta.com>; Conner, Kate (CPC) <kate.conner@sfgov.org>  
**Cc:** Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; Naizghi, Tsegereda (DPW) <tsegereda.naizghi@sfdpw.org>  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St

Good afternoon,

The following project is being forwarded here for your review and comment. Please respond to our office, on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- City Review letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832



LETTER # 1  
RESPOND BY: Sept 3, 2019

To: [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Re: Tentative Map No. 9956  
Assessor's Block/Lot: 1032/003  
Address: 3333 California Street  
Project Type; 15 Lot Vertical Subdivision and 739 Mixed Use New Condo  
San Francisco, Ca

London N. Breed  
Mayor  
  
Mohammed Nuru  
Director  
  
Bernard Tse  
Bureau of Street Use & Mapping  
Acting Manager

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

Check One:

- ☐ The above-referenced application is approved as-is and there are no conditions required.
- ☒ The above referenced application requires the following conditions below:

- ☐ The above referenced application is disapproved for the following reasons:

Signed Cast. Michael P. T.  
Print Name Michael P. T.  
Bureau/division SFPD DFV

Bureau of Street Use & Mapping  
155 Market St., 3rd floor  
San Francisco, CA 94103  
Tel (415) 554-5827

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)



London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Date: Aug 2, 2019

**RE: Tentative Subdivision Map No. 9956**  
**Address: 3333 California Street**  
**Assessor's Block/Lot: 1032/003**

*The Tentative Map 9956 proposes a 15 Lot Vertical Subdivision and Mixed Use Condominium Project, located at Assessors Block/Lot: 1032/003 as shown on the Tentative Map. This subdivision will result in 675 Residential unit, and 64 commercial unit mixed-use condominium project.*

**Please Respond on or before: Sept 3, 2019**

At the request of the City and County Surveyor, and pursuant to the San Francisco Subdivision Code and the San Francisco Subdivision Regulations, the submittal package of the above-referenced Tentative Map is being circulated to City Agencies for review and consideration of the proposed development.

The City Agencies are requested to review the attached Tentative Map and forward comments to the Mapping Division of DPW-BSM. These comments will allow the Director of Public Works to approve, approve with conditions or disapprove the Tentative Map.

*To the City Agencies:*

When you have finished your review\*, please complete, scan and e mail Letter #1 to [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org), no later than: **Sept 3, 2019**.

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

Please note: ***In order to meet our strategic objective to reduce material consumption***, this Tentative Map review has been sent entirely in an electronic format. If you experience any difficulty with any attachments to this e mail, contact our office at [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org) or please call 554-5827.

Thank you for your prompt attention to this matter.

Sincerely,

**ADRIAN VERHAGEN**

Digitally signed by ADRIAN VERHAGEN  
DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM,  
email=adrian.verhagen@sfdpw.org, c=US  
Date: 2019.08.02 14:20:39 -07'00'

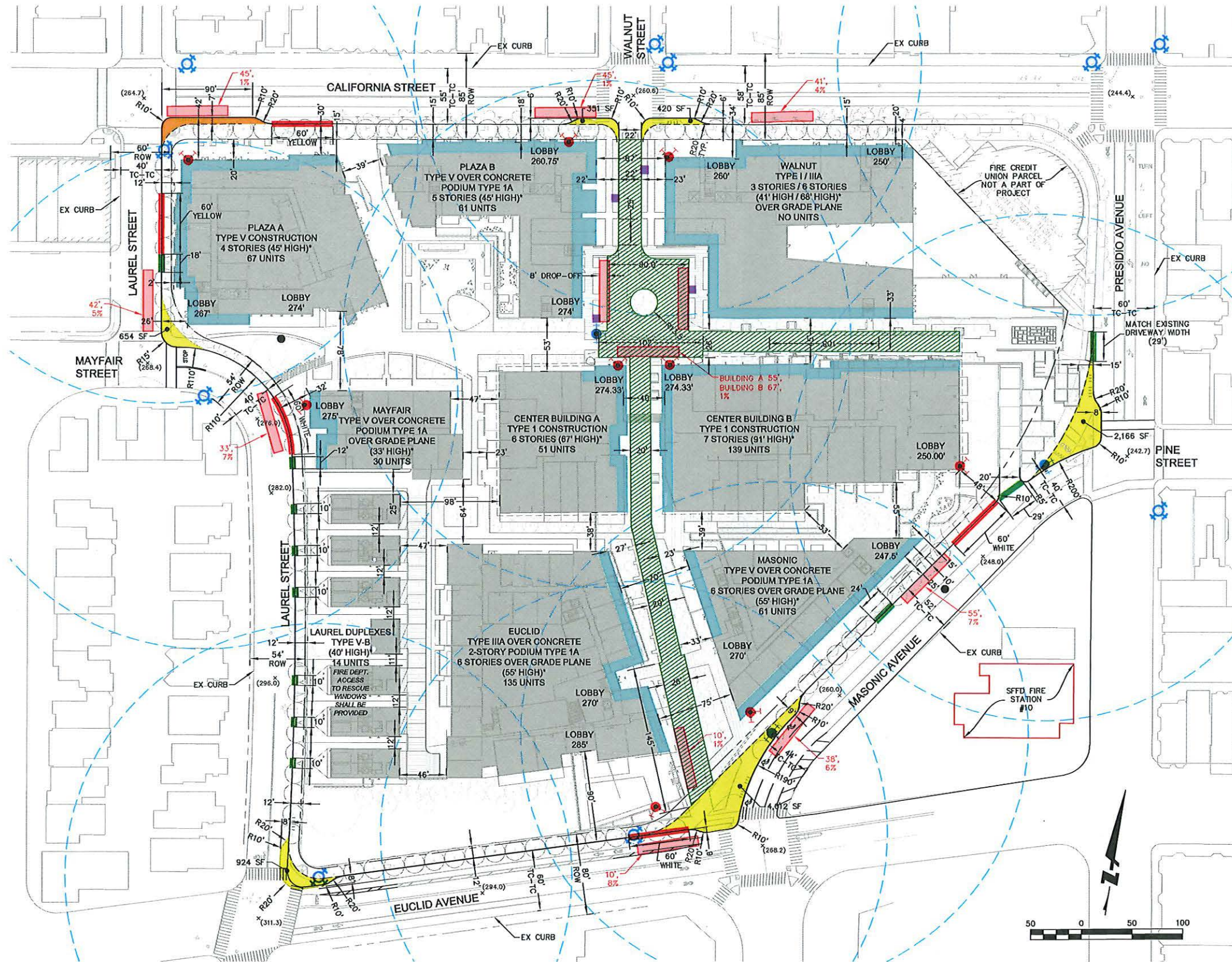
For: Bruce R. Storrs, PLS  
City and County Surveyor

Attached: Tentative Map and Letter #1

**Tentative Subdivision Map No. 9956**  
**Address 3333 California Street**  
**Assessor's Block/Lot: 1032/003**

**SFFD Comments:**

1. Per 2015 Subdivision Regulations, Streets where the buildings will be greater than (40) feet in height, as measured from the lowest level of Fire Department vehicle access, shall have an unobstructed clear width of not less than (26) feet for aerial ladder access. Aerial ladder access is between 15 feet to 30 feet from building facade to truck turn table.
  - The fire access road shall continue for at least the entire frontage of the building, directly adjacent to the main building access.
  - Provide frontage streets lay-outs and sections, including but not limited to the clear width, travel lane, parking lane, Bike lane, side walk, curb return radii and any traffic calming structures for Laurel St, 24<sup>th</sup> St and Masonic Ave shall meet fire vehicle access standards to the satisfaction of the SFFD.
2. Streets width needed to accommodate fire truck turn of 90-degrees shall be designed Latest Vehicle Templates developed by MTA. Truck may encroach onto oncoming traffic lane however, must provide 7-ft. minimum refuge area for oncoming traffic.
  - Provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at all intersections.



*Michael Patt*  
**Michael Patt, SFFD**  
 AUG 27 2019

**Tentative Subdivision Map No. 9956**  
**Address 3333 California Street**  
**Assessor's Block/Lot: 1032/003**

**SFFD Comments:**

1. Per 2015 Subdivision Regulations, Streets where the buildings will be greater than (40) feet in height, as measured from the lowest level of Fire Department vehicle access, shall have an unobstructed clear width of not less than (26) feet for aerial ladder access. Aerial ladder access is between 15 feet to 30 feet from building facade to truck turn table.
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  - Provide fire truck turning movements (turning templates) at all the intersections. Fire truck turning studies shall maintain a minimum 7 feet refuge between the truck and the adjacent curb or parking lane throughout the turning movement of the truck at all intersections.

## Lew, Lisa (BOS)

---

**From:** Rivasplata, Charles <Charles.Rivasplata@sfmta.com>  
**Sent:** Wednesday, August 14, 2019 7:57 AM  
**To:** Mapping, Subdivision (DPW)  
**Cc:** Paine, Carli (MTA); Wong, Norman (MTA)  
**Subject:** RE: PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St  
**Attachments:** 3333 California St. Subdivision Map\_SFMTA Response Ltr..pdf  
  
**Categories:** Jessica Mendoza

Hello Tsegereda,

The SFMTA has now reviewed the application for the 3333 California St. project, Tentative Map 9956 (Assessor's Block 1032; Lot 003).

I have signed and attached the response letter.

Sincerely,  
Charles

**Charles Rivasplata, Ph.D.**

Land Use Development and Transportation Integration  
Sustainable Streets Division  
San Francisco Municipal Transportation Agency  
1 South Van Ness Avenue, 7<sup>th</sup> Floor  
San Francisco, CA 94103  
Phone: 1-415.701.5383



---

**From:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Sent:** Friday, August 2, 2019 2:39 PM  
**To:** Abueg, Ramon (PUC) <RABueg@sfgwater.org>; Adams, Derek (PUC) <DSAdams@sfgwater.org>; Anderson Gary <ganders@bart.gov>; Andrawes, Kamal (FIR) <kamal.andrawes@sfgov.org>; Brandin, Benjamin (CII) <benjamin.brandin@sfgov.org>; Brasil, Dina (PUC) <DBrasil@sfgwater.org>; Doan, Hieu (PUC) <HDoan@sfgwater.org>; DPW Sewer Inquiries <dpw-sewerinquiries@sfdpw.org>; DPW, Urbanforestry (DPW) <urbanforestry@sfdpw.org>; Hart, Shane (CII) <shane.hart@sfgov.org>; Huang, Linda (PUC) <LCHuang@sfgwater.org>; Jensen, Kevin (DPW) <Kevin.W.Jensen@sfdpw.org>; Kaur, Satnam (DPW) <satnam.kaur@sfdpw.org>; Kortkamp, Ken (PUC) <KKortkamp@sfgwater.org>; Kwong, John (DPW) <John.Kwong@sfdpw.org>; Lam, Samuel <Samuel.Lam@sfmta.com>; Law, Chad (FIR) <chad.law@sfgov.org>; Michael, Kristin <Kristin.Michael@sfmta.com>; Olea, Ricardo <Ricardo.Olea@sfmta.com>; Paine, Carli <Carli.Paine@sfmta.com>; Patt, Mike (FIR) <mike.patt@sfgov.org>; Rivasplata, Charles <Charles.Rivasplata@sfmta.com>; Rivera, Javier (DPW) <Javier.Rivera@sfdpw.org>; Rodgers, Heather (PUC) <HeRodgers@sfgwater.org>; Russell, Rosanna (PUC) <RSRussell@sfgwater.org>; Ryan, James (DPW) <james.ryan@sfdpw.org>; SFPUC-Inspection <sewerinspections@sfgwater.org>; Stephens, Richard (PUC) <RStephens@sfgwater.org>; Tang, Eleanor (DPW) <eleanor.tang@sfdpw.org>; Truong, Lawrence (PUC)

<LTruong@sfgwater.org>; Tse, Bernie (DPW) <bernie.tse@sfdpw.org>; Van Loan, Marsha (PUC) <MVanLoan@sfgwater.org>; VerHagen, Adrian (DPW) <Adrian.VerHagen@sfdpw.org>; Wong, Christopher (PUC) <CJWong@sfgwater.org>; Wong, Lesley (DPW) <Lesley.Wong@sfdpw.org>; Wong, Norman <Norman.Wong@sfmta.com>; Conner, Kate (CPC) <kate.conner@sfgov.org>  
**Cc:** Banks, Ernie (DPW) <Ernie.Banks@sfdpw.org>; Naizghi, Tsegereda (DPW) <tsegereda.naizghi@sfdpw.org>  
**Subject:** PID 9956\_APN1032-003\_(15VS/739MU/NC)\_ 3333 California St

EXT

Good afternoon,

The following project is being forwarded here for your review and comment. Please respond to our office, on or before Sept 3<sup>rd</sup>, 2019

Re: Tentative Map No.9956  
Assessor's Block/Lot: APN1032-003  
Address: 3333 California St  
Project type: 15 Lot Vertical Subdivision and 739 Mixed Use New Condominium units

Attached here you will find the following:

- Tentative Map
- City Review letter
- City Response Letter

Thank you,



Tsegereda Naizghi | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[Tsegereda.naizghi@sfdpw.org](mailto:Tsegereda.naizghi@sfdpw.org) (Tel) 415-5545832

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LETTER # 1  
RESPOND BY: Sept 3, 2019

To: [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Re: Tentative Map No. 9956

Assessor's Block/Lot: 1032/003

Address: 3333 California Street

Project Type; 15 Lot Vertical Subdivision and 739 Mixed Use New Condo  
San Francisco, Ca

London N. Breed  
Mayor

Mohammed Nuru  
Director

Bernard Tse  
Bureau of Street Use & Mapping  
Acting 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

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

Check One:

- ☐ The above-referenced application is approved as-is and there are no conditions required.
- ☒ The above-referenced application requires the following conditions below:
- The sponsor will coordinate with Muni to ensure that the project does not create obstacles to eastbound bus service on California (Lines 1, 1BX) nor southbound bus service on Presidio (Line 43) during construction.
  - The sponsor will ensure that Muni bus stops near the southeast corner of California/Laurel and near the southwest corner of California/Presidio (Lines 1, 1BX) remain accessible during project construction.
  - The project sponsor will coordinate with the SFMTA to guarantee that the bicycle lane on Euclid and the bicycle route (sharrow) on Presidio are clearly marked during project construction and are fully restored afterward.
  - The sponsor will ensure that the adjacent sidewalks--on the south side of California, the west side of Presidio and Masonic, the north side of Euclid and the east side of Laurel--are accessible during construction.
- ☐ The above referenced application is disapproved for the following reasons:

Signed   
Print Name Charles R. Rivasplata  
Bureau/division Sustainable Streets

## Lew, Lisa (BOS)

---

**From:** Lisa Congdon <lcongdon@pradogroup.com>  
**Sent:** Wednesday, April 10, 2019 11:59 AM  
**To:** Mapping, Subdivision (DPW)  
**Subject:** 3333 California  
**Attachments:** 19\_0404-3333 Condo Fee Calc - DPW.pdf

**Categories:** MichaelC

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

Please find the worksheet that outlines how we calculated the Condo Application fee for the 3333 California Street.



LISA CONGDON | Project Manager  
Prado Group, Inc.  
150 Post Street, Suite 320  
San Francisco, CA 94108  
[lcongdon@pradogroup.com](mailto:lcongdon@pradogroup.com)  
T: 415.395.0880 | D: 415.857.9303 | C: 415.202.3326  
[www.pradogroup.com](http://www.pradogroup.com)

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## Lew, Lisa (BOS)

---

**From:** Mapping, Subdivision (DPW)  
**Sent:** Wednesday, April 24, 2019 3:13 PM  
**To:** 'Lisa Congdon'  
**Subject:** RE: 3333 California PID:9956

Good afternoon Lisa,

We have received your application and project funds. I will include the attachment you provided and if there is any issues we will let you know once the review is complete. I have attached the project tracking system link for your reference.

<http://bsm.sfdpw.org/subdivision/tracking/>

Kindest regards,



Jessica Mendoza | Subdivision and Mapping  
Bureau of Street Use & Mapping | San Francisco Public Works  
1155 Market St, 3rd Floor | San Francisco, CA 94103  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

---

**From:** Lisa Congdon <lcongdon@pradogroup.com>  
**Sent:** Wednesday, April 24, 2019 2:31 PM  
**To:** Mapping, Subdivision (DPW) <subdivision.mapping@sfdpw.org>  
**Subject:** 3333 California

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

I wanted to confirm that my email had been received and that there was no issue with the check submitted with the Tentative Map Application for 3333 California Street.

Thank you.

---

**From:** Lisa Congdon  
**Sent:** Wednesday, April 10, 2019 11:59 AM  
**To:** [subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)  
**Subject:** 3333 California

Please find the worksheet that outlines how we calculated the Condo Application fee for the 3333 California Street.



LISA CONGDON | Project Manager  
Prado Group, Inc.  
150 Post Street, Suite 320  
San Francisco, CA 94108  
[lcongdon@pradogroup.com](mailto:lcongdon@pradogroup.com)  
T: 415.395.0880 | D: 415.857.9303 | C: 415.202.3326  
[www.pradogroup.com](http://www.pradogroup.com)

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## Lew, Lisa (BOS)

---

**From:** Alexis Matusek Traboly <alexis.traboly@bkf.com>  
**Sent:** Friday, September 6, 2019 5:23 PM  
**To:** Ryan, James (DPW); Eric Girod  
**Cc:** Storrs, Bruce (DPW); Banks, Ernie (DPW); Lisa Congdon  
**Subject:** RE: PID 9956 3333 CA  
**Attachments:** Attachments.html

Citrix Attachments

Expires October 06, 2019

19\_0906-3333\_TM\_Sub\_3 - Signed.pdf

11.9 MB

Download Attachments

Alexis Matusek uses Citrix Files to share documents securely.

James,

Please use the above link to download the signed TM plans. Let me know if you have any questions.

Thanks,

**ALEXIS TRABOLY, PE, QSD/QSP**

Project Manager

**BKF ENGINEERS** Delivering Inspired Infrastructure  
4670 Willow Road, Suite 250, Pleasanton, CA 94588  
d 925.396.7763 [alexis.traboly@bkf.com](mailto:alexis.traboly@bkf.com) [BKF.com](http://BKF.com)

---

**From:** Ryan, James (DPW) <james.ryan@sfdpw.org>  
**Sent:** Thursday, September 05, 2019 6:46 PM  
**To:** Eric Girod <EGirod@BKF.com>  
**Cc:** Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Banks, Ernie (DPW) <ernie.banks@sfdpw.org>; Alexis Matusek Traboly <alexis.traboly@bkf.com>; Lisa Congdon <lcongdon@pradogroup.com>  
**Subject:** Re: PID 9956 3333 CA

I have completed my current task regarding this review. Please send us a fully executed Tentative Map.

James

Get [Outlook for Android](#)

---

**From:** Eric Girod <EGirod@BKF.com>  
**Sent:** Thursday, September 5, 2019 11:51:31 AM  
**To:** Ryan, James (DPW) <james.ryan@sfdpw.org>

**Cc:** Storrs, Bruce (DPW) <[Bruce.Storrs@sfdpw.org](mailto:Bruce.Storrs@sfdpw.org)>; Banks, Ernie (DPW) <[ernie.banks@sfdpw.org](mailto:ernie.banks@sfdpw.org)>; Alexis Matusek Traboly <[alexis.traboly@bkf.com](mailto:alexis.traboly@bkf.com)>; Lisa Congdon <[lcongdon@pradogroup.com](mailto:lcongdon@pradogroup.com)>  
**Subject:** Re: PID 9956 3333 CA

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Hi James,

We will have both digital signatures on the map as soon as you confirm comments are complete.

Also confirming PSKS does NOT intend to subdivide individual parking spaces with garages. They will be managed through license agreements.

If you could please copy Alexis Matusek on your email this afternoon that would be much appreciated as I'll be leaving at 4pm for a planning commission meeting this evening.

Thanks again.

Eric girod, PE, leed ap  
Principal/Vice President  
BKF Engineers  
4670 Willow rd., Suite 250<x-apple-data-detectors://13>  
Pleasanton, CA 94588<x-apple-data-detectors://13>

d 925.396.7751  
egirod@bkf.com<<mailto:you@bkf.com>>  
[www.bkf.com](http://www.bkf.com)<x-apple-msg-load://37373961-68B6-40FB-980A-677CEB59E389/www.bkf.com>

Sent from my iPhone

On Sep 5, 2019, at 9:37 AM, Ryan, James (DPW) <[james.ryan@sfdpw.org](mailto:james.ryan@sfdpw.org)<<mailto:james.ryan@sfdpw.org>>> wrote:

Eric,

I am reviewing the tentative map that you submitted for this project.

Be aware that we are going to need a fully executed TM in order to approve. Mr. Kirchmann's signature is missing.

Additionally, please confirm that you do not intend to subdivide the Parking into individual Parking Units. You listed them in the table, however the title does not include them. Please let me know as soon as possible today.

Wait until the end of the day to create a new Tentative Map for signatures, in case I find any other errors or clarification edits.

James

---

Confidentiality Notice: This email (including any attachment) is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this communication. If you have received this communication in error, please reply to the sender or call 650-482-6300, and then please delete this message from your inbox as well as any copies. Thank you, BKF Engineers 2019

## Lew, Lisa (BOS)

---

**From:** Lisa Congdon <lcongdon@pradogroup.com>  
**Sent:** Wednesday, August 28, 2019 2:51 PM  
**To:** Banks, Ernie (DPW)  
**Cc:** Don Bragg; Ryan, James (DPW); Storrs, Bruce (DPW)  
**Subject:** Re: PID:9956 3333 California ( Action Required )

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

Hi Ernie,

The envelopes and stamps were submitted with the Major Encroachment Permit application. Please check with the woman who managed the intake.

I can be reached directly at 415-202-3326.

Thank you, Lisa

---

**From:** Banks, Ernie (DPW) [<mailto:ernie.banks@sfdpw.org>]  
**Sent:** Wednesday, August 28, 2019 2:32 PM  
**To:** David Van Atta  
**Cc:** Ryan, James (DPW); Storrs, Bruce (DPW)  
**Subject:** PID:9956 3333 California ( Action Required )

Hello David,

We are in the process of scheduling a public hearing on 9/18/2019, we need to circulate 300 ft radius notices for the general public.

Please provide envelopes with labels and postage affixed for the 300ft radius notices. We need to send notices a minimum of 10 days prior to hearing, we need envelopes no later than 9.6.2019.

Please use the approved Public Works envelopes to avoid cancellation or delays. If you have any questions, feel free to contact me directly.

Thanks in advance.

Kindest regards,

<image007.jpg>

**Ernie Banks**

Special Projects

Bureau of Street-Use and Mapping

San Francisco Public Works

City and County of San Francisco

1155 Market St 3<sup>rd</sup> Floor

San Francisco, CA 94103

(415) 554-4005 | [ernie.banks@sfdpw.org](mailto:ernie.banks@sfdpw.org)

# TENTATIVE FINAL PHASED MAP 9956 FOR CONDOMINIUM PURPOSES

CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, CALIFORNIA

A PHASED SUBDIVISION, A 675 RESIDENTIAL AND 64 COMMERCIAL UNIT  
CONDOMINIUM PROJECT WITHIN AIRSPACE SUBDIVISION LOTS 1-12 AND A-C.

## GENERAL NOTES

- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 3DI GEOTERRA MAPPING GROUP AND SUPPLEMENTAL TOPOGRAPHIC SURVEYS PERFORMED BY BKF ON OCTOBER 13, 2015 THROUGH OCTOBER 14, 2015.
- FEMA DESIGNATED FLOOD ZONE:** THE SUBJECT PROPERTY LIES WITHIN AN UNMAPPED AREA ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF SAN FRANCISCO, COMMUNITY PANEL NO. 06298-0112A.
- UTILITIES:** UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.
- TENTATIVE FINAL MAP:** THIS TENTATIVE FINAL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- FINAL MAP:** PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER HEREBY REQUESTS THE ABILITY TO FILE MULTIPLE FINAL MAPS AS A PART OF THIS PROJECT.
- CONDOMINIUM UNITS:** CONDOMINIUM PLANS WILL BE PREPARED AS PART OF THE FINAL MAP AND CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS PROJECT.
- PARCEL LAYOUT:** THIS DOCUMENT IS INTENDED TO SHOW THE PRELIMINARY LAYOUT OF THE PARCELS AND PUBLIC RIGHT-OF-WAYS FOR DEVELOPMENT BLOCK 1032 OF THE 3333 CALIFORNIA STREET DEVELOPMENT.
- MEASUREMENTS:** ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- UTILITIES:** UNDERGROUND UTILITIES SHOWN THEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

## BASIS OF SURVEY:

- GRANT DEED, BOOK D787 PAGE 531
- MAP OF LAUREL HEIGHTS" BOOK P OF MAPS AT PAGES 55-56 TMAP T-14-47
- PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, DATED APRIL 21, 2014, TITLE NO. 13-36914900-A-JM

## BASIS OF BEARINGS:

"MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON JULY 28, 1947, IN BOOK P OF MAPS AT PAGES 55 AND 56, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

## BENCHMARK:

CITY OF SAN FRANCISCO HIGH PRECISION NETWORK MONUMENT NO. 11423; NAIL AND TAG STAMPED "CCSF CONTROL", LOCATED IN THE SIDEWALK AT THE NORTHWESTERLY RETURN OF CALIFORNIA ST. AND WALNUT ST. 5.4' NORTHWESTERLY FROM CENTER/CENTER STREET LIGHT/TRAFFIC SIGNAL/STREET SIGNAL/MUNI GUY POLE. 8.0' SOUTHERLY FROM THE SOUTHEASTERLY CORNER OF BUILDING AT #499 WALNUT ST. 11.2' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN. 15.3' SOUTHWESTERLY FROM CENTER/CENTER TRAFFIC SIGNAL POLE ON WALNUT ST. ELEVATION: 271.58'.

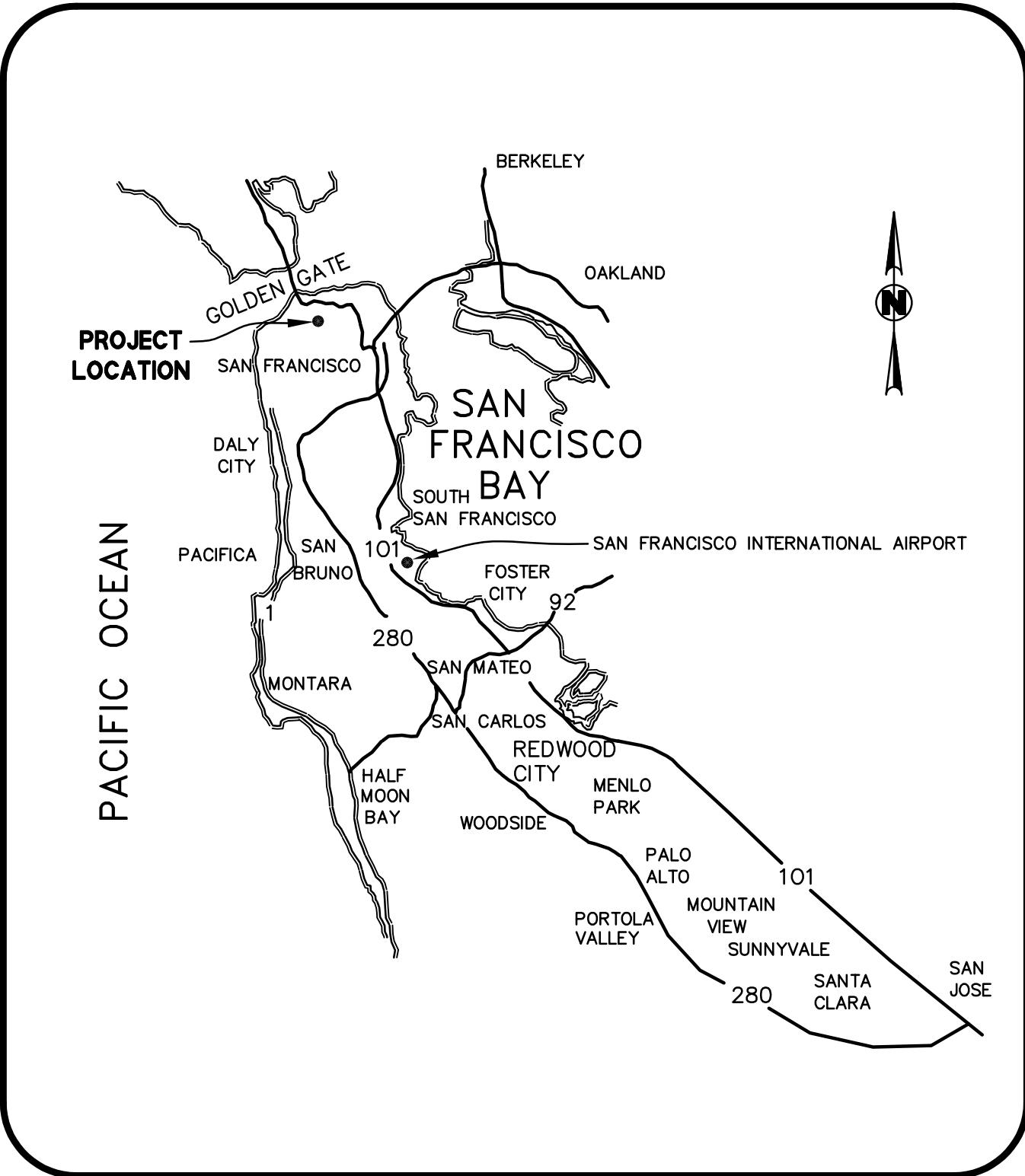
## UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

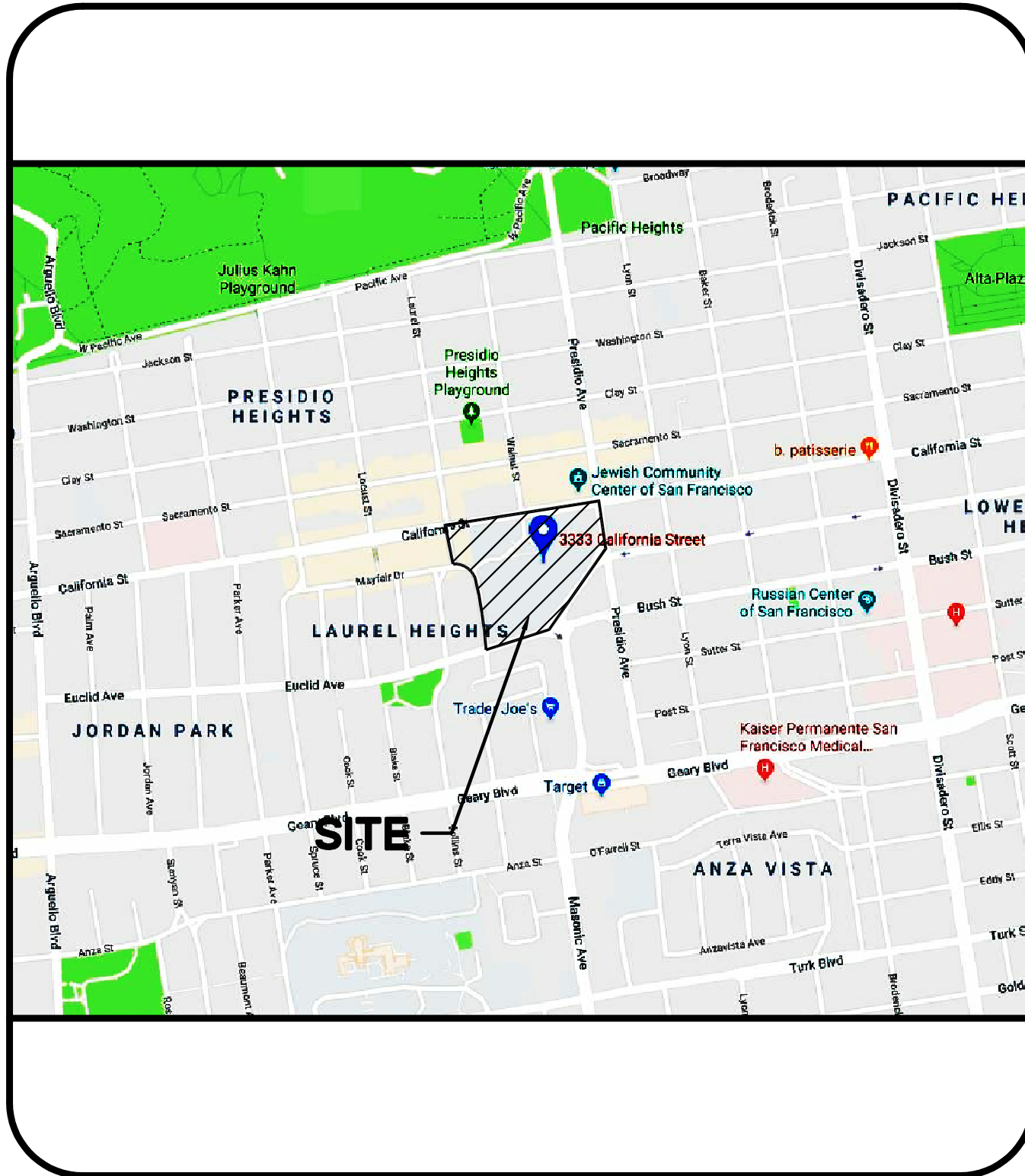
## ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	CUL	CULVERT
AC	ASPHALT CONCRETE	CY	CUBIC YARD
AD	AREA DRAIN	DI	DUCTILE IRON
AGG	AGGREGATE	DIA	DIAMETER
APN	ASSESSOR'S PARCEL NUMBER	DIP	DUCTILE IRON PIPE
APPROX.	APPROXIMATE	DR.	DRIVE
ARV	AIR RELEASE VALVE	DW	DOMESTIC WATER
AVE.	AVENUE	D/W	DRIVEWAY
AVG	AVERAGE	(E)	EXISTING
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	EA	EACH
AWMS	AUTOMATED WASTE MANAGEMENT SYSTEM	EC	END OF CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	ECR	END OF CURB RETURN
AWSS	AUXILIARY WATER SUPPLY SYSTEM	EL	ELEVATION
BA	BRIDGE ABUTMENT	EP	EDGE OF PAVEMENT
BC	BEGINNING OF CURVE	ESMT	EASEMENT
BCR	BEGIN CURB RETURN	EVA	EMERGENCY VEHICLE ACCESS EASEMENT
BLDG.	BUILDING	EVCE	END VERTICAL CURVE
BLVD.	BOULEVARD	EVCS	END VERTICAL CURVE STATION
BM	BENCH MARK	EW	EACH WAY
BO	BLOWOFF	EX	EXISTING
BOS	BOTTOM OF SLOPE	(F)	FUTURE
BPM	BLUE PAVEMENT MARKER	F/C	FACE OF CURB
BVC	BEGIN VERTICAL CURVE	FF	FINISHED FLOOR ELEVATION
BW	BACK OF WALK, BOTTOM OF WALL	FG	FINISHED GRADE
BX	BOTTOM OF EXCAVATION	FI	FIRE HYDRANT
CB	CATCH BASIN	FL	FIELD INLET
CC	CENTER TO CENTER OF CURVE	FM	FORCE MAIN
CF	CUBIC FEET	FP	FINISHED PAVEMENT
C&G	CURB & GUTTER	FT	FEET
CIP	CAST IRON PIPE	G	GAS
CL	CENTERLINE	GALV	GALVANIZED
CMP	CORRUGATED METAL PIPE	GB	GRADE BREAK
CO	CLEANOUT	GE	GRATE ELEVATION
CONC	CONCRETE	GND	GROUND
CONN	CONNECT(ION)	GR	GRADE
CONT	CONTINUOUS	GV	GATE VALVE
CONST	CONSTRUCT	HDWL	HEADWALL
CR	CURB RETURN	HCP	HABITAT CONSERVATION PLAN
CS	COMBINED SEWER	HORIZ	HORIZONTAL
CT.	COURT	HP	HIGH POINT
		HV	HIGH VOLTAGE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
ID	INSIDE DIAMETER	PSDE	PRIVATE STORM DRAIN EASEMENT
IN	INCHES	PS	PROTECTIVE SLOPE
INV	INVERT	PSSE	PRIVATE SANITARY SEWER EASEMENT
JB	JOINT BOX	PSI	PRESSURE PER SQUARE INCH
JP	JOINT POLE	PT	POINT
JT	JOINT TRENCH	PT&T	PACIFIC TELEPHONE AND TELEGRAPH (PACIFIC BELL)
L	LENGTH	P.U.E.	PUBLIC UTILITY EASEMENT
LAT	LATERAL	PVC	POLYVINYL CHLORIDE
LB	LINE(S)	PVI	POINT OF VERTICAL INTERSECTION
LF	LINEAL FEET	R	RADIUS
LMB	LAKE MERCED BLVD.	RCP	REINFORCED CONCRETE PIPE
LP	LOW POINT	RIM EL	RIM ELEVATION
LT	LEFT	RT	RIGHT
MAX	MAXIMUM	R.O.W.	RIGHT OF WAY
MH	MANHOLE	RW	RECLAIMED/RECYCLED WATER
MID	MIDDLE	RWL	RAIN WATER LEADER
MIN	MINIMUM	S	SLOPE
MISC	MISCELLANEOUS	SD	STORM DRAIN
MJ	MECHANICAL JOINT	SDCO	STORM DRAIN CLEAN OUT
MON	MONUMENT	SDDI	STORM DRAIN DROP INLET
MVG	MODIFIED VALLEY GUTTER	SDE	STORM DRAIN EASEMENT
NG	NATURAL GROUND	SDMH	STORM DRAIN MANHOLE
NO., #	NUMBER	SF	SQUARE FEET
NTS	NOT TO SCALE	SQ. FT.	SQUARE FEET
P.A.E.	PUBLIC ACCESS EASEMENT	SFS	SAN FRANCISCO STANDARDS
OC	ON CENTER	SHT	SHEET
OH	OVERHEAD	SNS	STREET NAME SIGN
O.R.	OLD RECORDS	SS	SANITARY SEWER
PROPOSED	PROPOSED	SSCO	SANITARY SEWER CLEANOUT
PAD	POINT OF COMPOUND CURVE or PORTLAND CEMENT CONCRETE	SSE	SANITARY SEWER EASEMENT
PCR	POINT OF CURVE RETURN	SSMH	SANITARY SEWER MANHOLE
PE	PAD ELEVATION OR POLYETHYLENE	SSFI	SANITARY SEWER FLUSHING INLET
PG&E	PACIFIC GAS AND ELECTRIC	SSFM	SANITARY SEWER FORCE MAIN
PI	POINT OF INTERSECTION	ST.	STREET
PIV	POST INDICATOR VALVE	STA	STATION
PL	PROPERTY LINE		
PP	POWER POLE		
PRC	POINT OF REVERSE CURVE		
PR	PROPOSED		
PRV	PRESSURE REDUCING VALVE		
PRVC	POINT OF REVERSE VERTICAL CURVE		



LOCATION MAP  
NTS



VICINITY MAP  
NTS

## LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	---	---
EASEMENT	---	---
CENTERLINE	---	---
CONTOUR LINE	105	105
SANITARY SEWER LINE	---	---
COMBINED SEWER LINE	---	---
SANITARY SEWER FORCE MAIN LINE	---	---
ELECTRIC LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
WATER LINE	---	---
WATER FIRE LINE	---	---
CURB INLET	●	○
MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
FIRE DEPARTMENT CONNECTION	⊙	⊙
WATER VALVE	⊙	⊙
SPOT ELEVATION ON GRADE	101.00 <sub>x</sub>	× 101
DRIVEWAY	---	---
WATER METER	□	□
STREET MONUMENT	⊙	⊙
SURVEYING CONTROL POINT	⊙	⊙

## PROJECT DATA

OWNER/SUBDIVIDER:	LAUREL HEIGHTS PARTNERS, LLC 150 POST STREET, SUITE 320 SAN FRANCISCO, CA 94108 (415) 395-0880
ENGINEER:	BKF ENGINEERS 4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588 (925) 396-7700
ASSESSOR'S BLOCK NUMBER:	LOT 003, BLOCK 1032
NUMBER OF LOTS:	15
EXISTING USE:	OFFICE
PROPOSED USE:	MIXED USE: RESIDENTIAL, RETAIL, OFFICE
PROPOSED ZONING:	DWELLING UNITS (P)/ RETAIL SALES (NP)/ COMMERCIAL USE (NP)

## UTILITY INFORMATION

COMBINED STORM SEWERS: (HYDRAULICS)	CITY OF SAN FRANCISCO 1 DR. CARLTON B. GOODLETT PLACE CITY HALL, ROOM 348 SAN FRANCISCO, CA 94102 (415) 554-8318
WATER:	CITY OF SAN FRANCISCO 1 DR. CARLTON B. GOODLETT PLACE CITY HALL, ROOM 348 SAN FRANCISCO, CA 94102 (415) 550-4916
POWER AND GAS:	PACIFIC GAS & ELECTRIC 863 CLAY STREET SAN FRANCISCO, CA 94108 (415) 695-3477
TELEPHONE:	AT&T 3475 "B" NORTH FIRST SAN JOSE, CA 95134 (408) 493-7104
CABLE:	RCN 1400 FASHION ISLAND BLVD., SUITE 200 SAN MATEO, CA 94404 (800) 746-4726
FIRE PROTECTION:	CITY OF SAN FRANCISCO 698 SECOND STREET SAN FRANCISCO, CA 94107 (415) 558-6361

## SHEET INDEX

C1.0	TITLE SHEET, LEGEND & ABBREVIATIONS
C2.0	EXISTING BOUNDARY SURVEY
C3.0	EXISTING SITE CONDITIONS
C4.0	PROPOSED PARCELS AND EASEMENTS
C4.1	PROPOSED LOT PLAN
C4.2	PROPOSED LOT PLAN
C4.3	PROPOSED LOT PLAN
C4.4	PROPOSED LOT PLAN
C4.5	PROPOSED LOT PLAN
C4.6	PROPOSED VERTICAL PARCIALIZATION
C4.7	PROPOSED VERTICAL PARCIALIZATION
C4.8	PROPOSED VERTICAL PARCIALIZATION
C4.9	PROPOSED VERTICAL PARCIALIZATION
C4.10	PROPOSED VERTICAL PARCIALIZATION
C4.11	PROPOSED VERTICAL PARCIALIZATION
C5.0	PROPOSED CIVIL SITE & GRADING PLAN
C6.0	PROPOSED UTILITY PLAN

## SURVEYOR'S STATEMENT

THE BOUNDARY INFORMATION CONTAINED ON THIS TENTATIVE FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON FIELD SURVEYS.

JASON KIRCHMANN  
PLS#806  
BKF ENGINEERS



## ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ERIC A. GIROD  
P.E.#59903  
BKF ENGINEERS



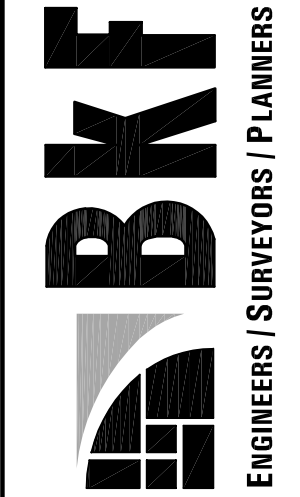
07/09/19  
DATE

C1.0  
OF

3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
TITLE SHEET, LEGEND & ABBREVIATIONS

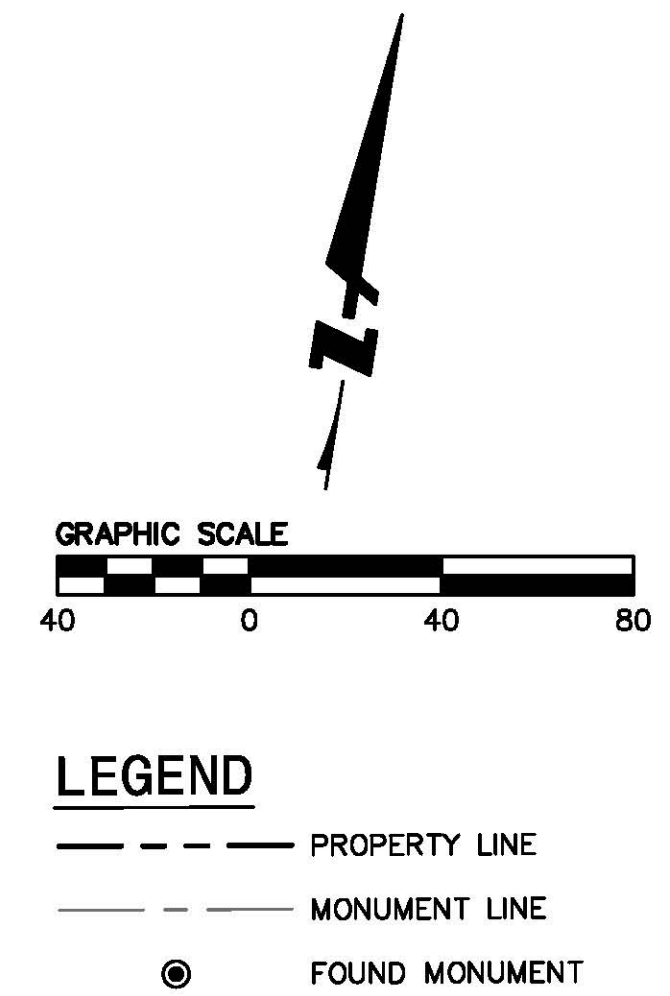
SAN FRANCISCO

Revisions	No.	Date	Scale	Drawn	Approved	Job No.



4670 WILLOW RD  
SUITE 250  
PLEASANTON, CA 94588  
925-396-7700 (PHONE)  
925-396-7799 (FAX)

?	Date: 06/12/2019	No.	Revisions
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?	Design:		
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?	Approved:		
?	Job No: 20147087-12		

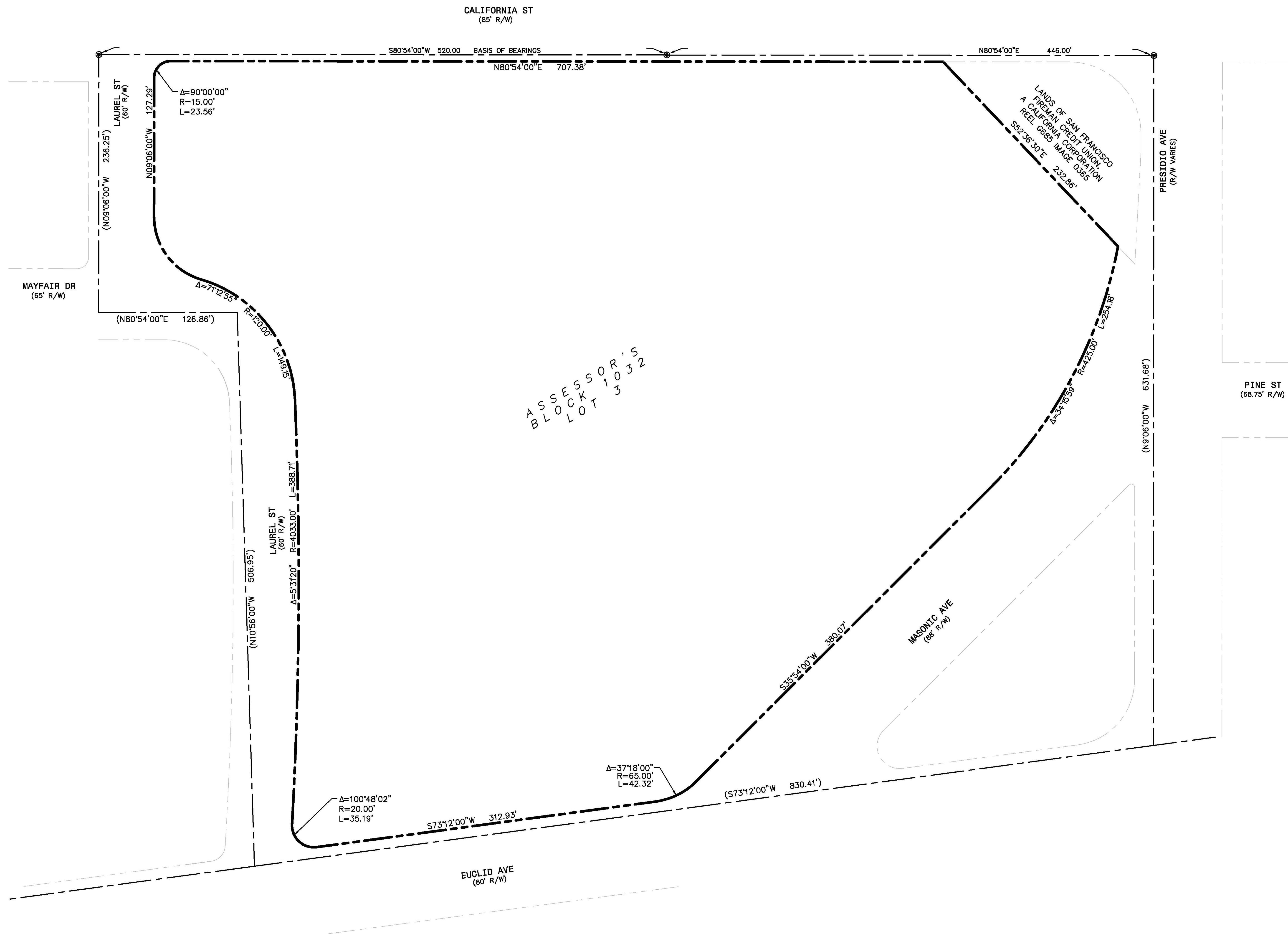


### PROPERTY DESCRIPTION

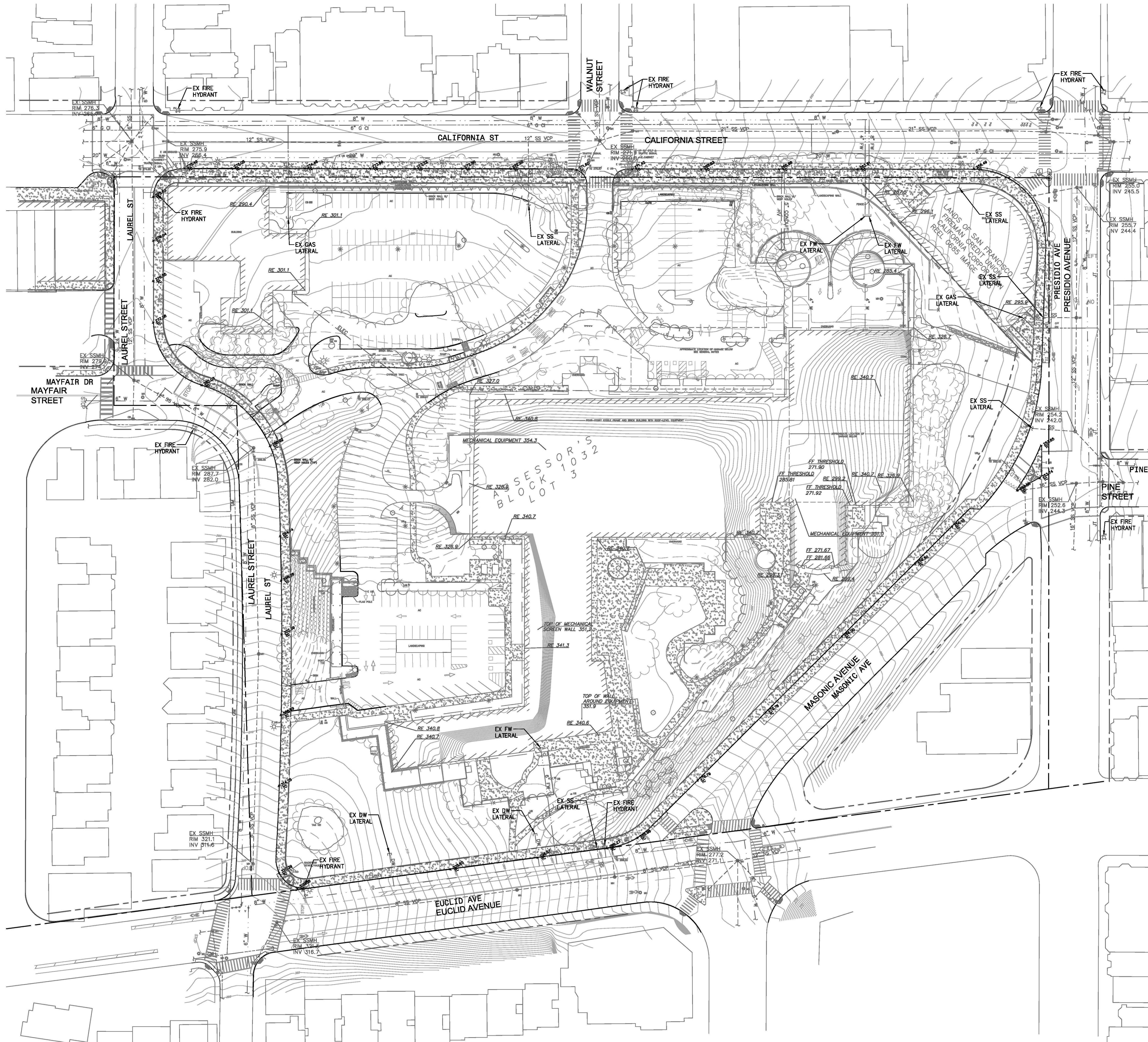
THE LAND REFERRED TO HEREIN BELOW IS  
SITUATED IN THE CITY OF SAN FRANCISCO,  
COUNTY OF SAN FRANCISCO, STATE OF  
CALIFORNIA, AND IS DESCRIBED AS  
FOLLOWS:

BEGINNING at a point on the Southerly line of California Street, said point being the Easterly extremity of the curve with a 15 foot radius joining the Easterly line of Laurel Street with the Southerly line of California Street, as shown on "Map of Laurel Heights, filed July 28, 1947, in Map Book "P", at Pages 55 and 56, Official Records of the City and County of San Francisco; running thence North 80°4' East along said Easterly line of California Street to the Southwestwesterly boundary of the property of the Standard Oil Company of California; thence South 52°36' 29.74 seconds East along said boundary 232.860 feet; thence Southwestwesterly along the arc of a curve to the right whose tangent deflects 54°14' 30.74 seconds to the right from the preceding course, radius 425 feet, central angle 34°15'59", a distance of 254.176 feet; thence South 35°54' West tangent to the preceding curve, radius 100.00 feet, a distance of 100.00 feet; thence Southwestwesterly along the arc of a curve to the right, tangent to the preceding course, radius 65 feet, central angle 37°18' a distance of 42.316 feet to tangency with the Northwestwesterly line of Euclid Avenue; thence South 73°12' West along said line of Euclid Avenue 312.934 feet, thence leaving said line of Euclid Avenue, and running Southwestwesterly, Westerly, and Northwestwesterly along the arc of a curve to the right, tangent to the preceding course, radius 20 feet, central angle 100°48' 01.51", a distance of 35.186 feet; thence Northwestwesterly along the arc of a reverse curve to the left, parallel to and concentric with and radially distant 6 feet Northwesteasterly from the Northeasteasterly line of Laurel Street, as shown on said map of Laurel Heights, radius 4033 feet, central angle 53°1' 20.27", a distance of 388.710 feet; thence Northwestwesterly along the arc of a compound curve to the left, radius 120 feet, central angle 17° 55.45", a distance of 149.153 feet; thence Northwestwesterly along the arc of a reverse curve to the right, radius 60 feet, central angle 73°38' 14.21", a distance of 77.113 feet to tangency with the Easterly line of Laurel Street; thence North 9°06' West along said line of Laurel Street 127.290 feet to the beginning of the above mentioned curve joining the Easterly line of Laurel Street with Southerly line of California Street; thence Northwesterly, Northerly, and Northeastwesterly along the arc of a curve to the right, radius 15 feet 90°00", a distance of 23.562 feet to tangency with the Southerly line of California Street and the point of beginning.

APN: Lot 003, Block 1032



DRAWING NAME: K:\014\147027\_3333\_CallForm\0147027\147027\3333\_3333.dwg  
 PLOT TIME: 07-28-18



**SYMBOLS & LEGEND**

**EXISTING**

- PROPERTY LINE
- MONUMENT LINE
- TREE DRIPLINE/LANDSCAPING
- CONCRETE
- FOUND MONUMENT
- LIGHT POLE
- STREET LIGHT
- SIGN
- FLAG POLE
- CIRCULAR UTILITY BOX COVER
- DISTANCE & GENERAL DIRECTION OF FEATURE FROM PROPERTY LINE

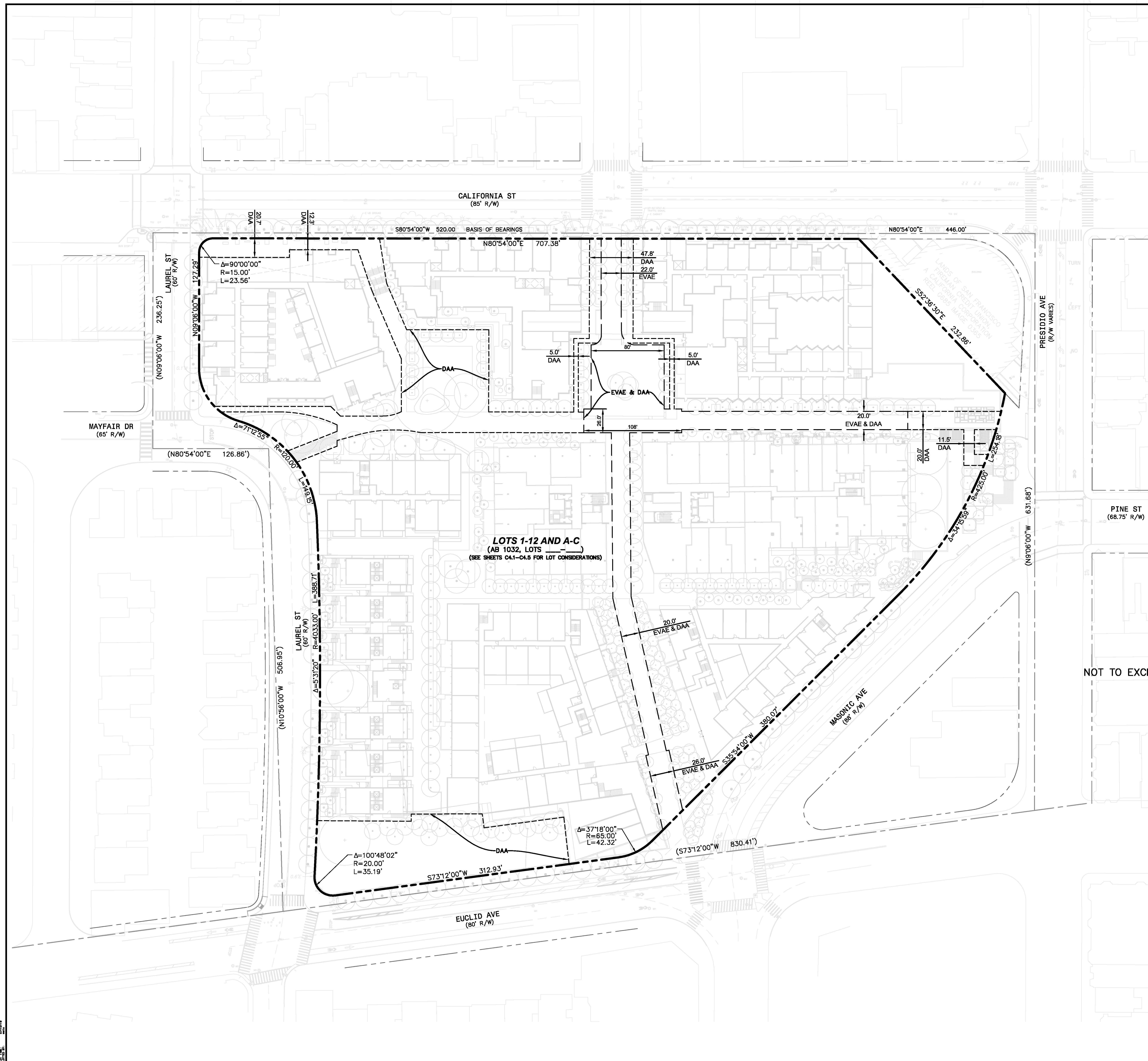
**ABBREVIATIONS**

- AC APPROXIMATELY
- ASB ASPHALT CONCRETE
- CB CATCH BASIN
- CO CLEANOUT
- DW DRIVEWAY
- E EASTERLY
- ELEV ELEVATION
- FH FIRE HYDRANT
- GI GRATE INLET
- MH MANHOLE
- N NORTHERLY
- NE NORTHEASTERLY
- RE ROOF ELEVATION
- SE SOUTHEASTERLY
- SNF SEARCHED FOR, NOT FOUND
- TW TOP OF WALL ELEVATION OF WALL SURROUNDING MECHANICAL EQUIPMENT ON ROOF
- UB UTILITY BOX
- W WEST
- O RECORD DATA. "MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON JULY 28, 1947, IN BOOK P OF MAPS AT PAGES 55 AND 56, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

Revisions	No.	Date

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED PARCELS AND EASEMENTS  
SAN FRANCISCO**

Date: 06/12/2019	No.	Revisions
Scale: AS SHOWN		
Design:		
Drawn:		
Approved:		
Job No: 20147087-12		



PROPOSED UNITS			
LOT #	COMMERCIAL UNITS	RESIDENTIAL UNITS	PARKING SPACES
LOT A	0	0	0
LOT B	0	0	0
LOT C	0	0	0
LOT 1	2	17	14
LOT 2	6	0	343
LOT 3	15	2	0
LOT 4	15	74	0
LOT 5	2	167	37
LOT 6	2	0	186
LOT 7	4	0	247
LOT 8	0	69	0
LOT 9	16	81	0
LOT 10	2	36	30
LOT 11	0	62	0
LOT 12	0	167	10
TOTALS	64	675	857

## ABBREVIATIONS

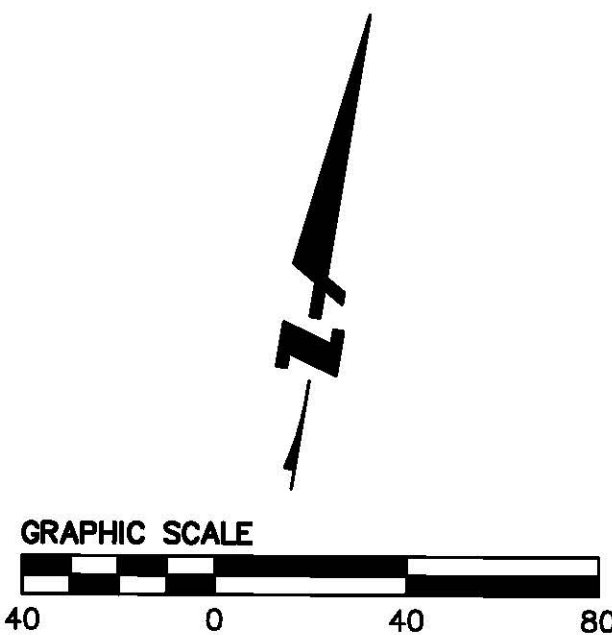
EVAE	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT
DAA	PROPOSED DECLARATION AREA FOR ACCESS

## LEGEND

EVAE \_\_\_\_\_  
DAA \_\_\_\_\_

## NOTES

1. DECLARATION AREA FOR ACCESS TO BE ESTABLISHED BY SEPARATE INSTRUMENT DOC. \_\_\_\_\_





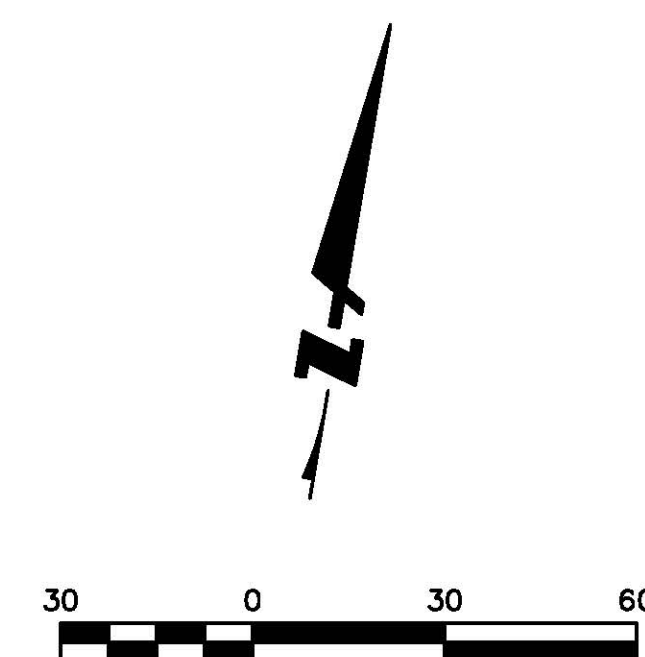
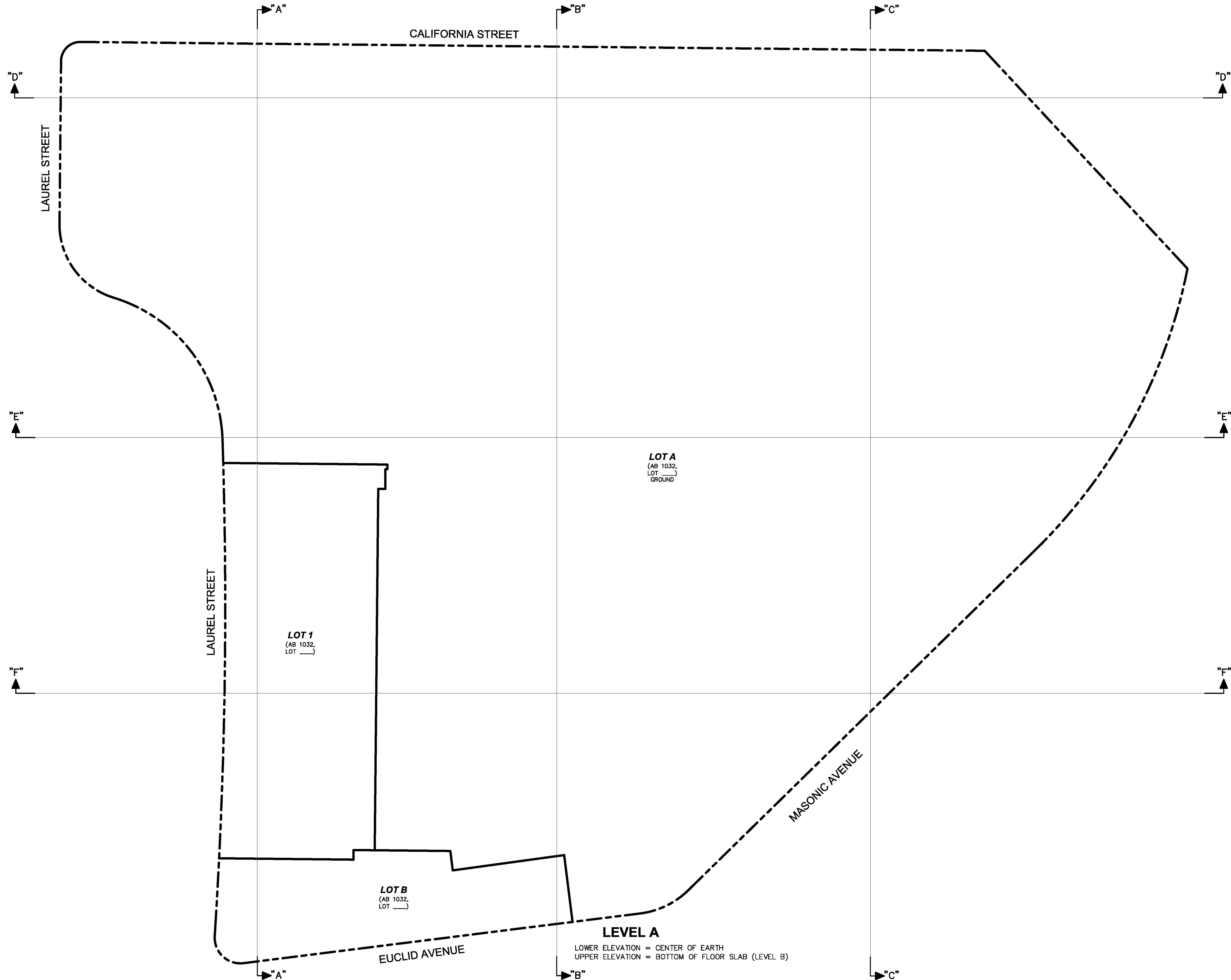
CALIFORNIA

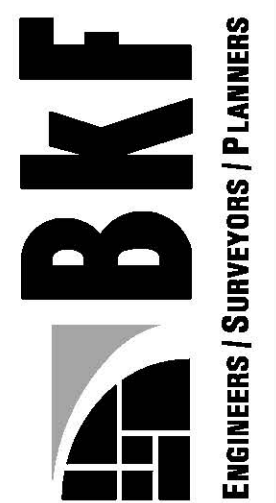
**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

SAN FRANCISCO

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?	Job No: 20147087-12		

**C4.1**  
OF





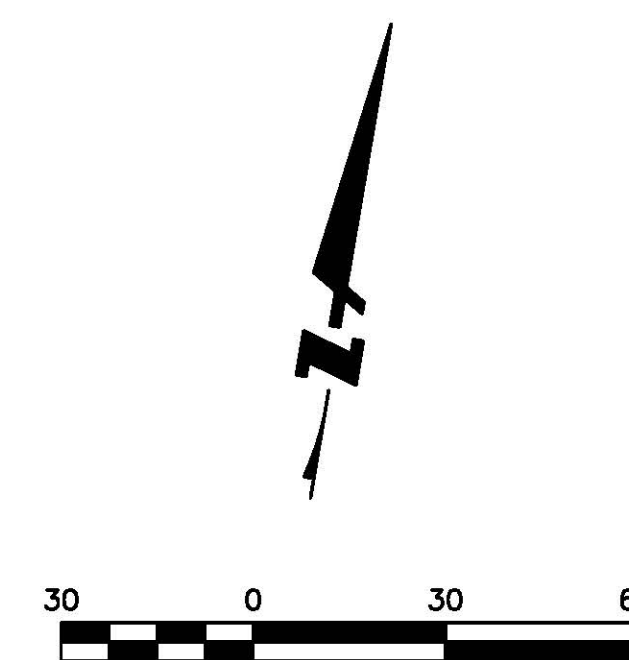
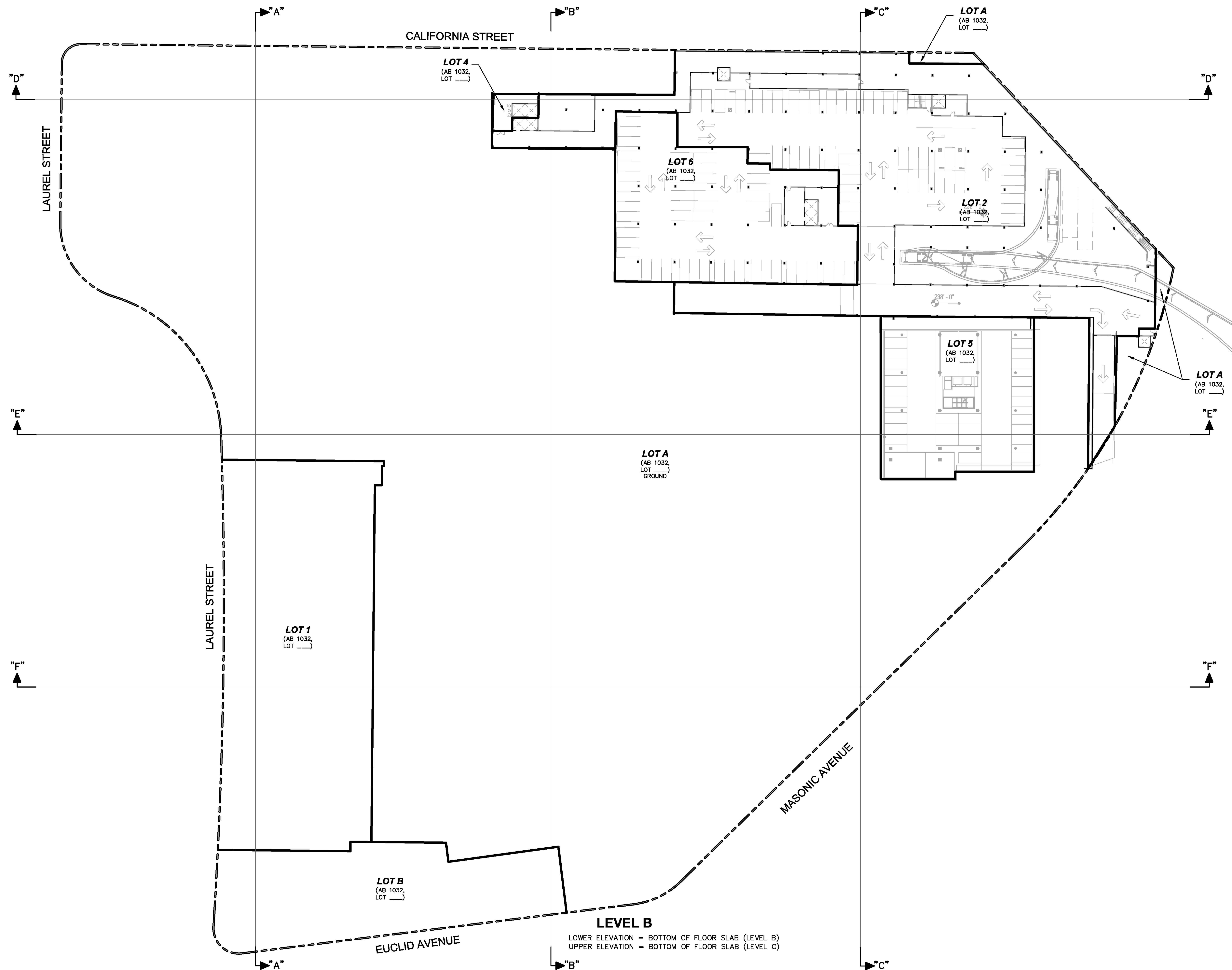
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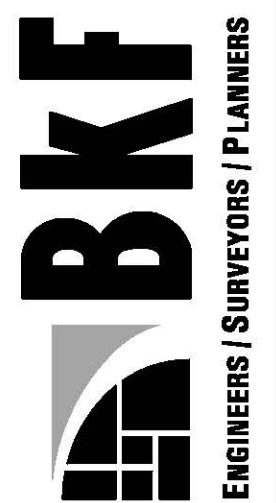
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TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

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	Approved:
	Job No: 2017087-12

**C4.2**





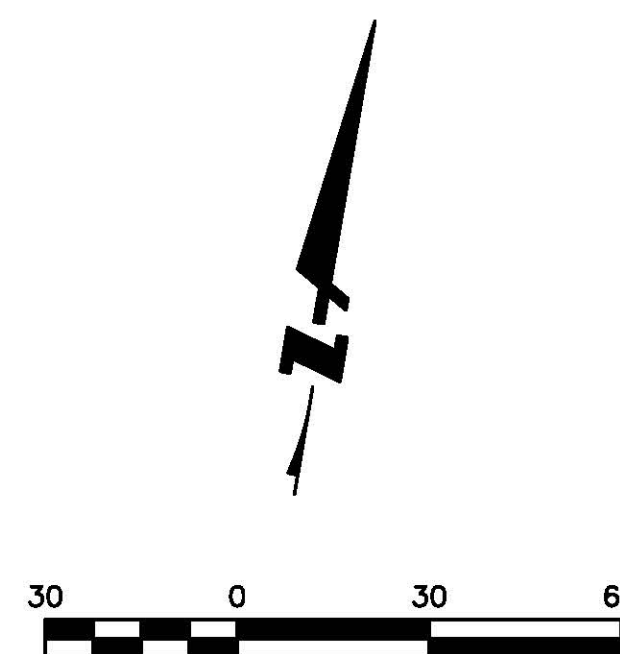
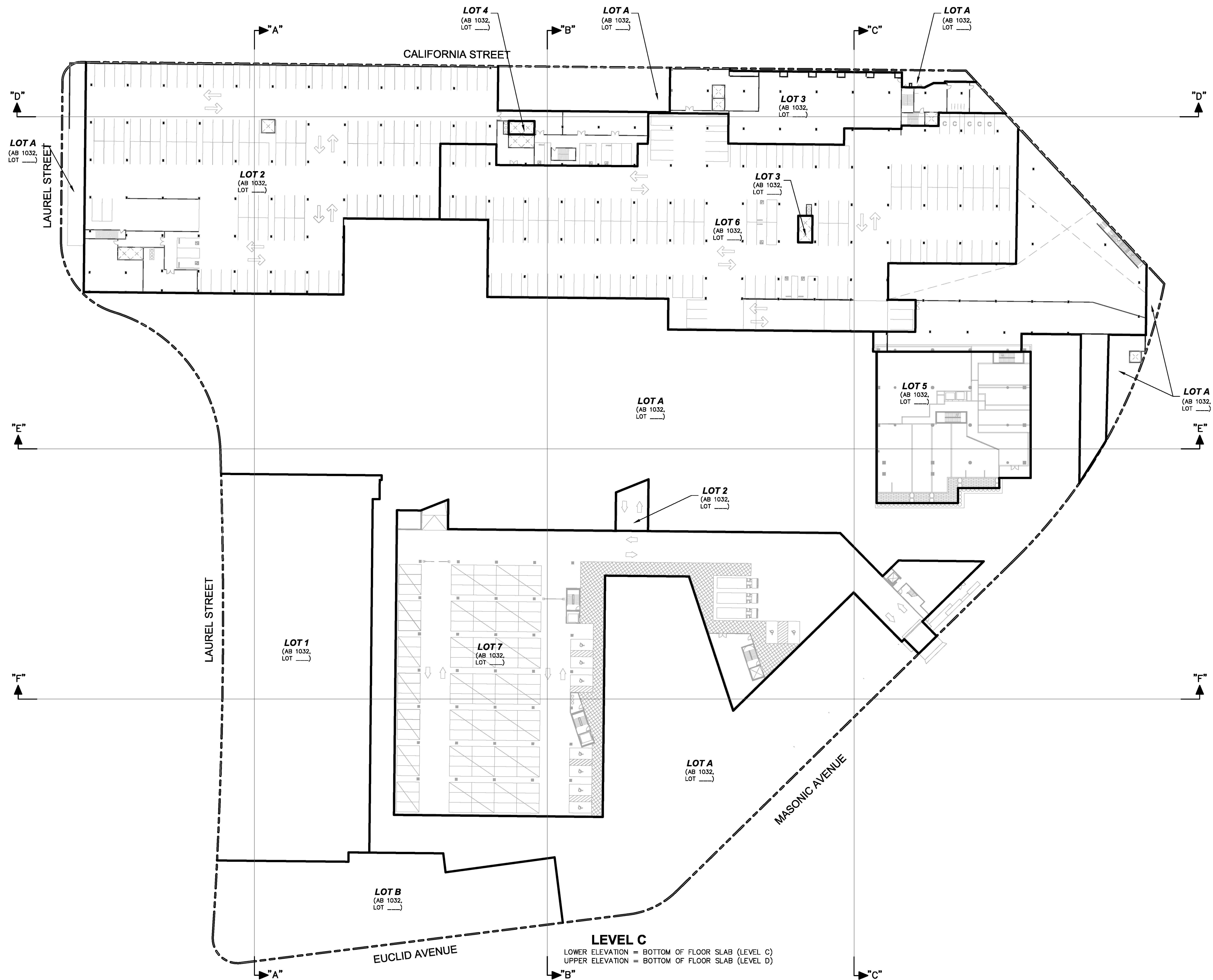
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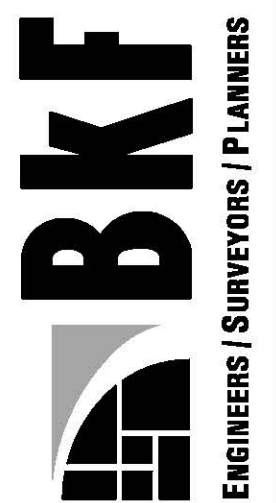
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TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

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**C4.3**





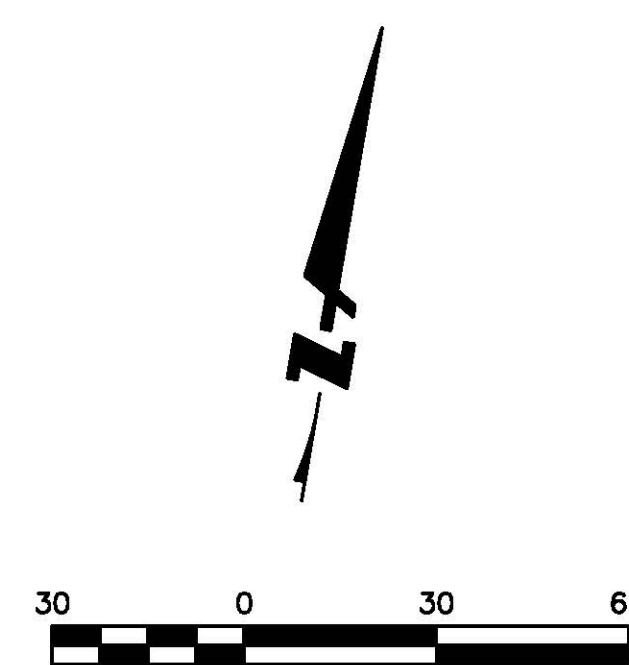
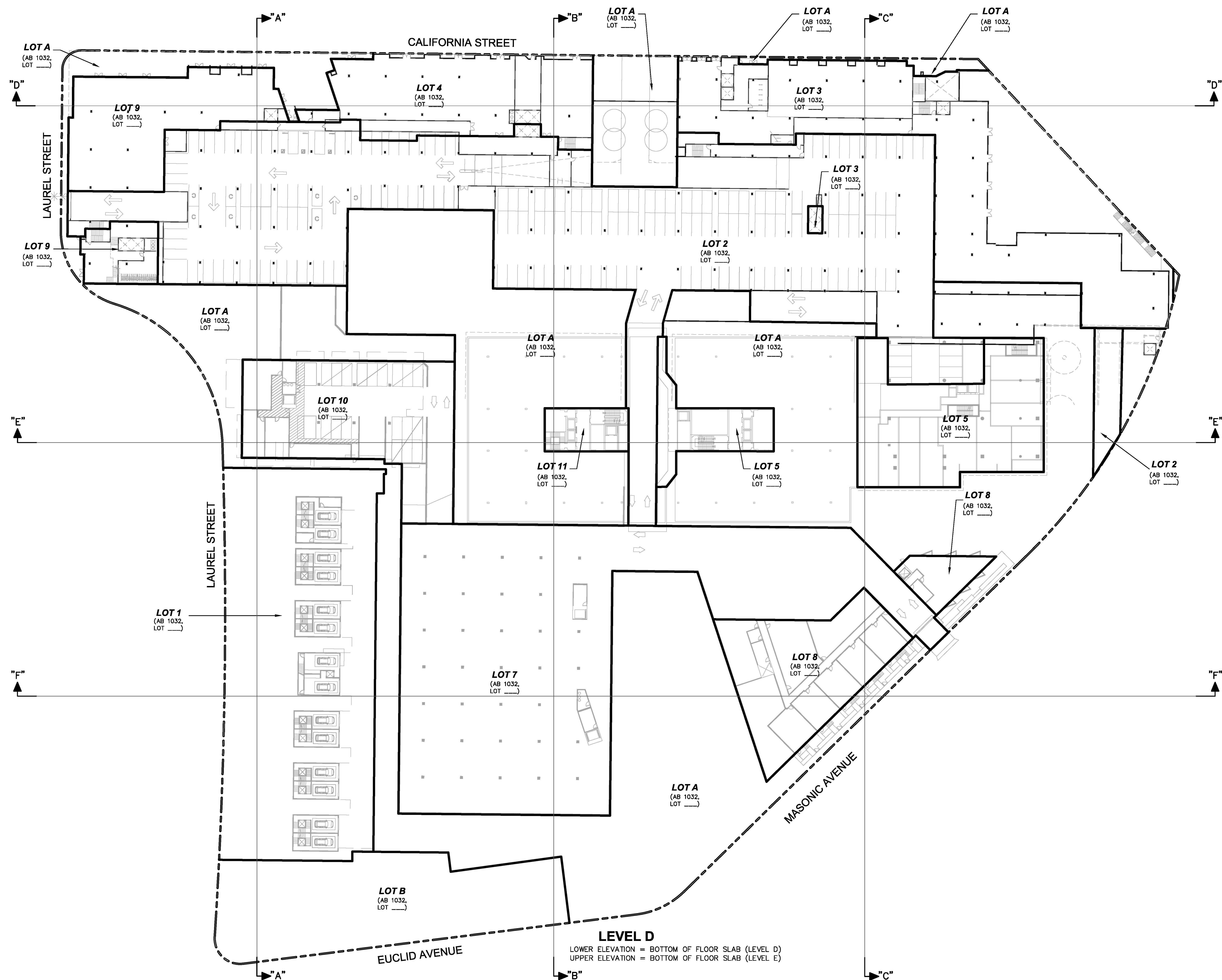
CALIFORNIA

**3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN**  
SAN FRANCISCO

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2	Date: 06/12/2019	No.	Revisions
3	Scale: AS SHOWN		
4	Design:		
5	Drawn:		
6	Approved:		
7	Job No: 20147087-12		

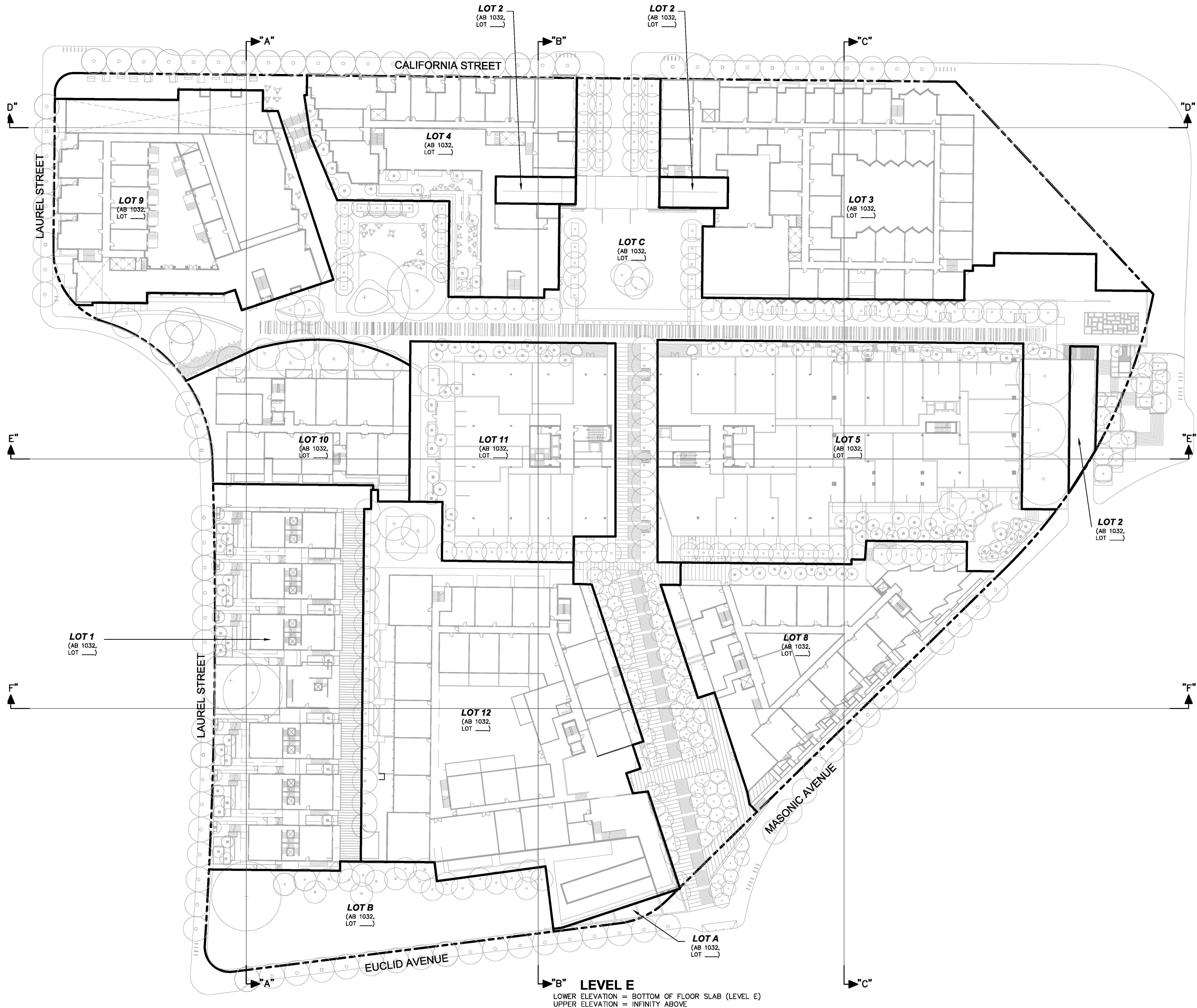
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3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED LOT PLAN

SAN FRANCISCO

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Approved:	Job No: 201902-12
Drawing Number:	



3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

LEVEL A

LEVEL B

LEVEL C

LEVEL D

LEVEL E

LOT C  
(AB 1032,  
LOT \_\_\_\_)

LOT A  
(AB 1032,  
LOT \_\_\_\_)

LOT 9  
(AB 1032,  
LOT \_\_\_\_)

LOT C  
(AB 1032,  
LOT \_\_\_\_)

LOT 10  
(AB 1032,  
LOT \_\_\_\_)

LOT 2  
(AB 1032,  
LOT \_\_\_\_)

LOT A  
(AB 1032,  
LOT \_\_\_\_)

LOT 1  
(AB 1032,  
LOT \_\_\_\_)

LOT B  
(AB 1032,  
LOT \_\_\_\_)

285.8

285.8

289.5

276.0

271.5

261.5

274.7

INFINITY ABOVE

CENTER OF EARTH

SECTION A-A

NTS

Revisions

No.

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TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

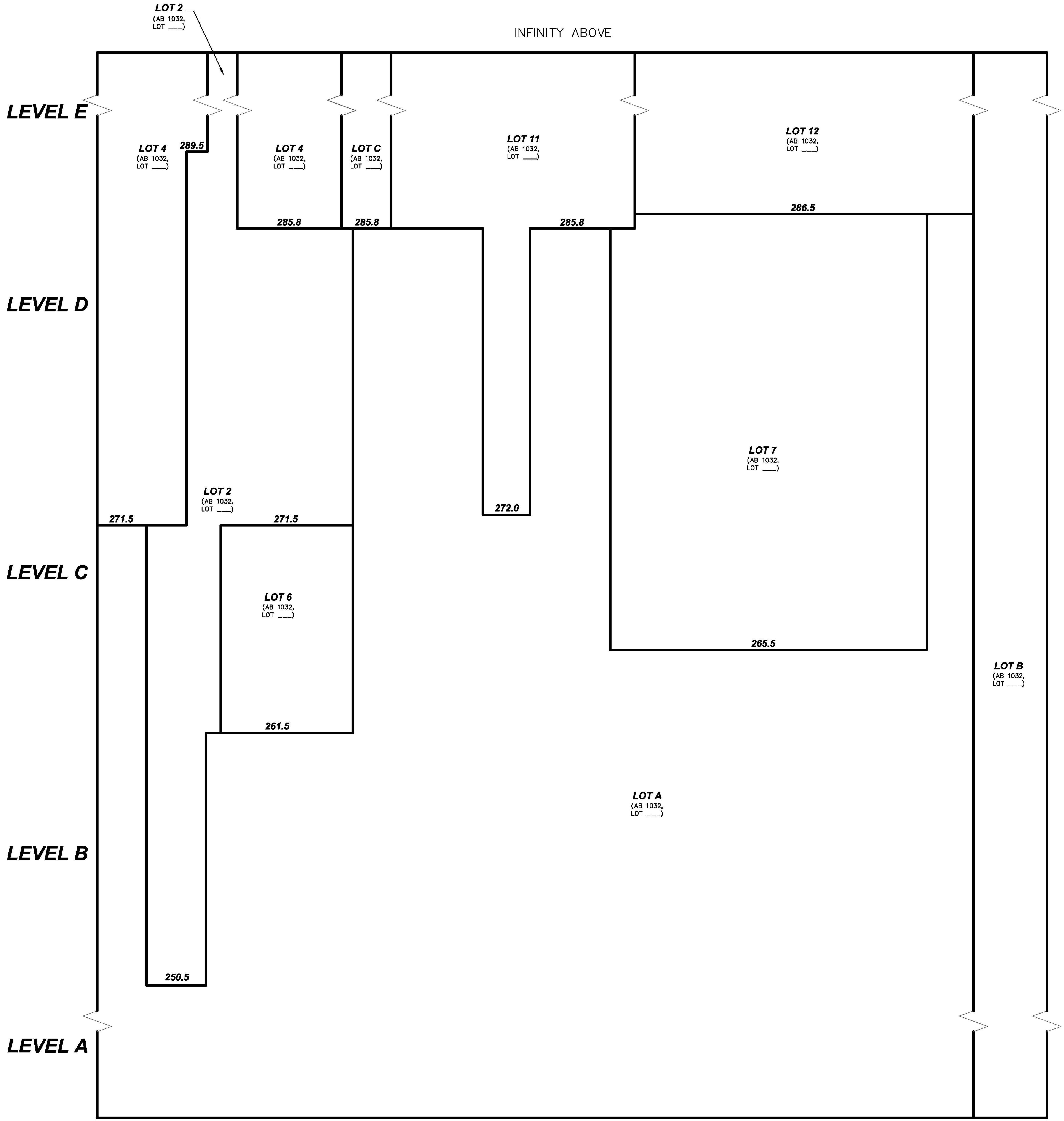
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PROPOSED VERTICAL PARCIALIZATION



CENTER OF EARTH

**SECTION B-B**

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Job No. 2016002-12

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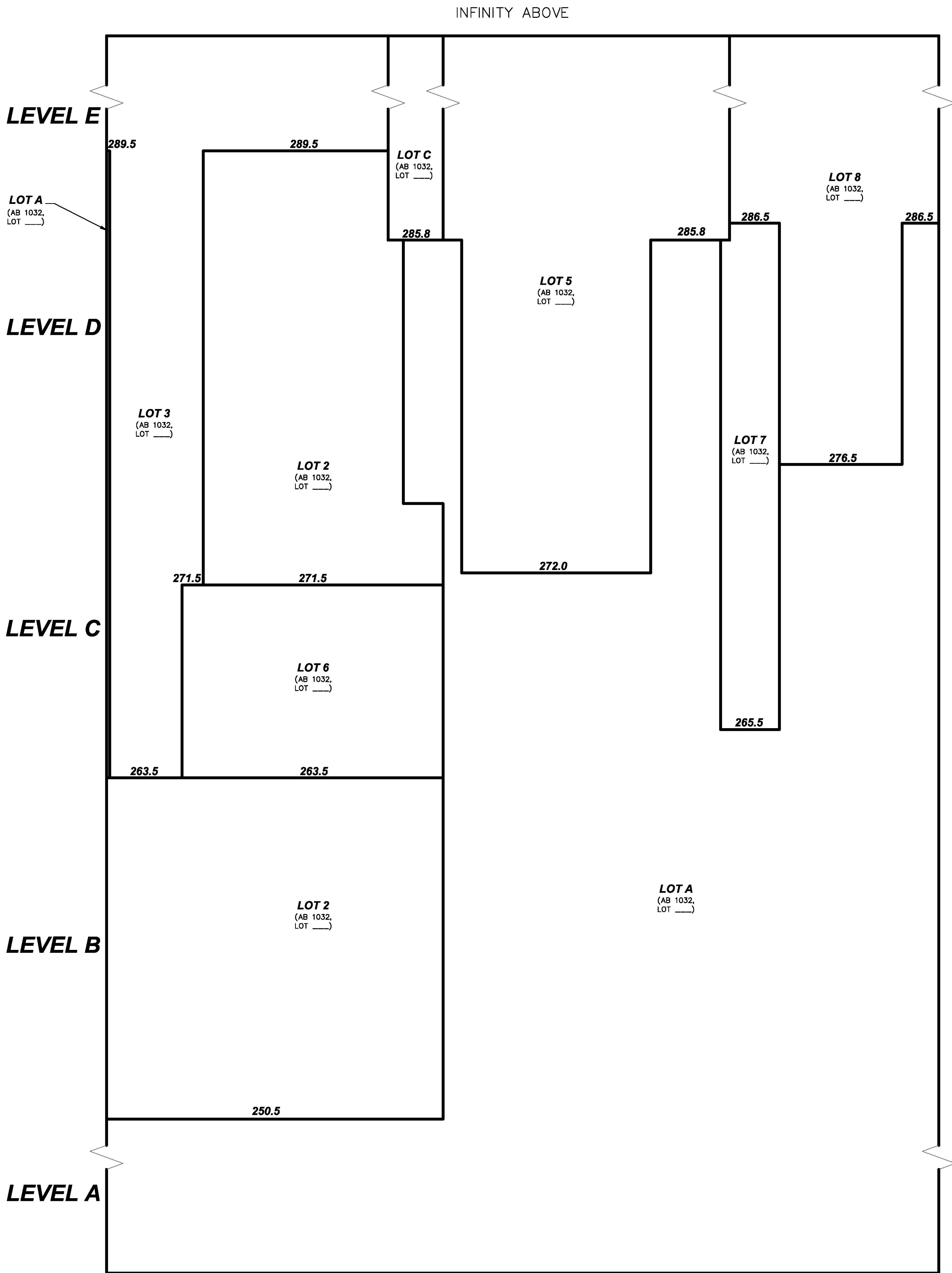
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**TENTATIVE FINAL MAP 9956**  
**PROPOSED VERTICAL PARCIALIZATION**

CALIFORNIA



4670 WILLOW RD  
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TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION



CENTER OF EARTH

SECTION C-C

NTS

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TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

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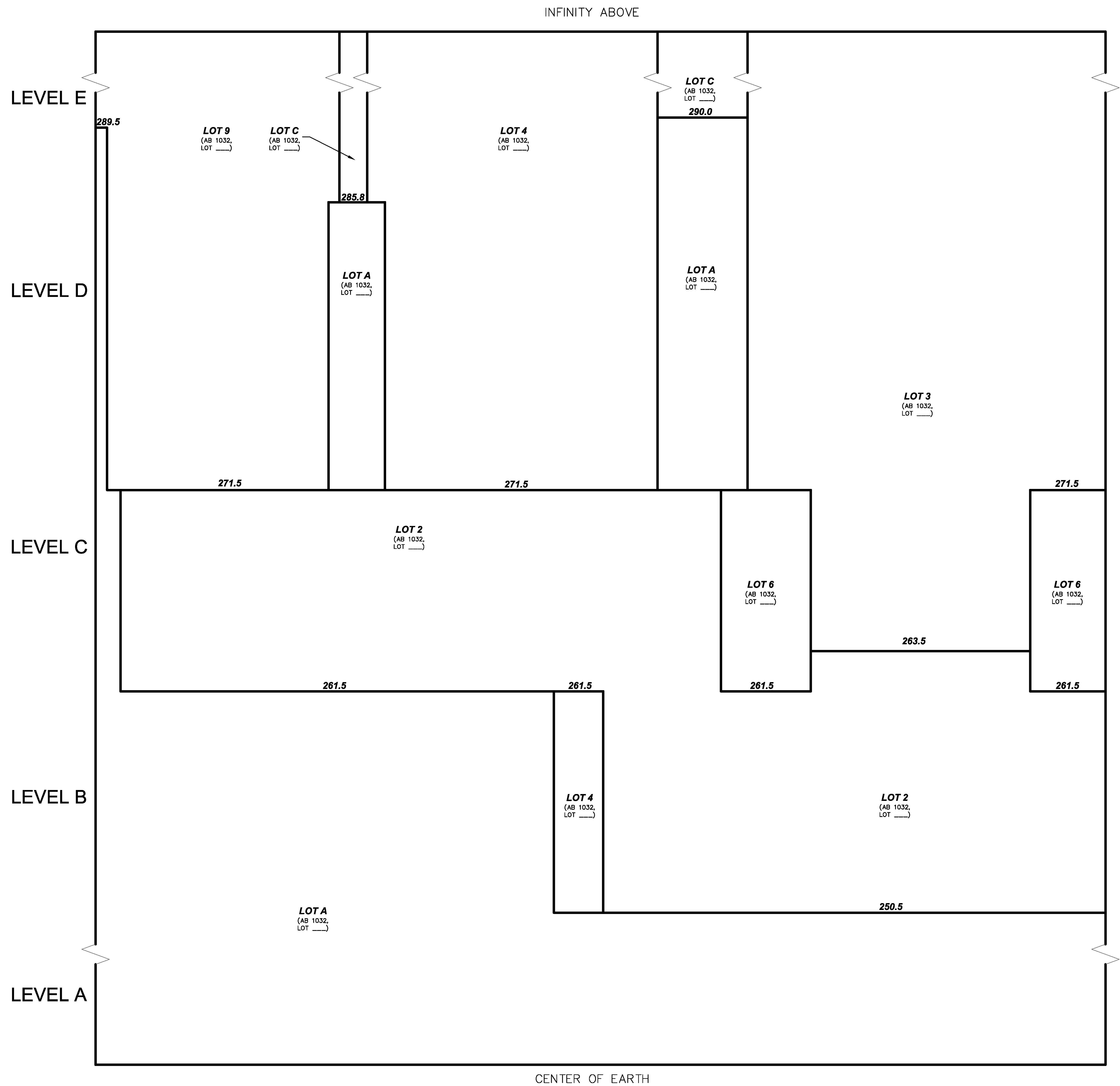
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TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION**  
SAN FRANCISCO

SAN FRANCISCO

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S	Scale: AS SHOWN		
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D	Drawn:		
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Job No: 2047027-12			

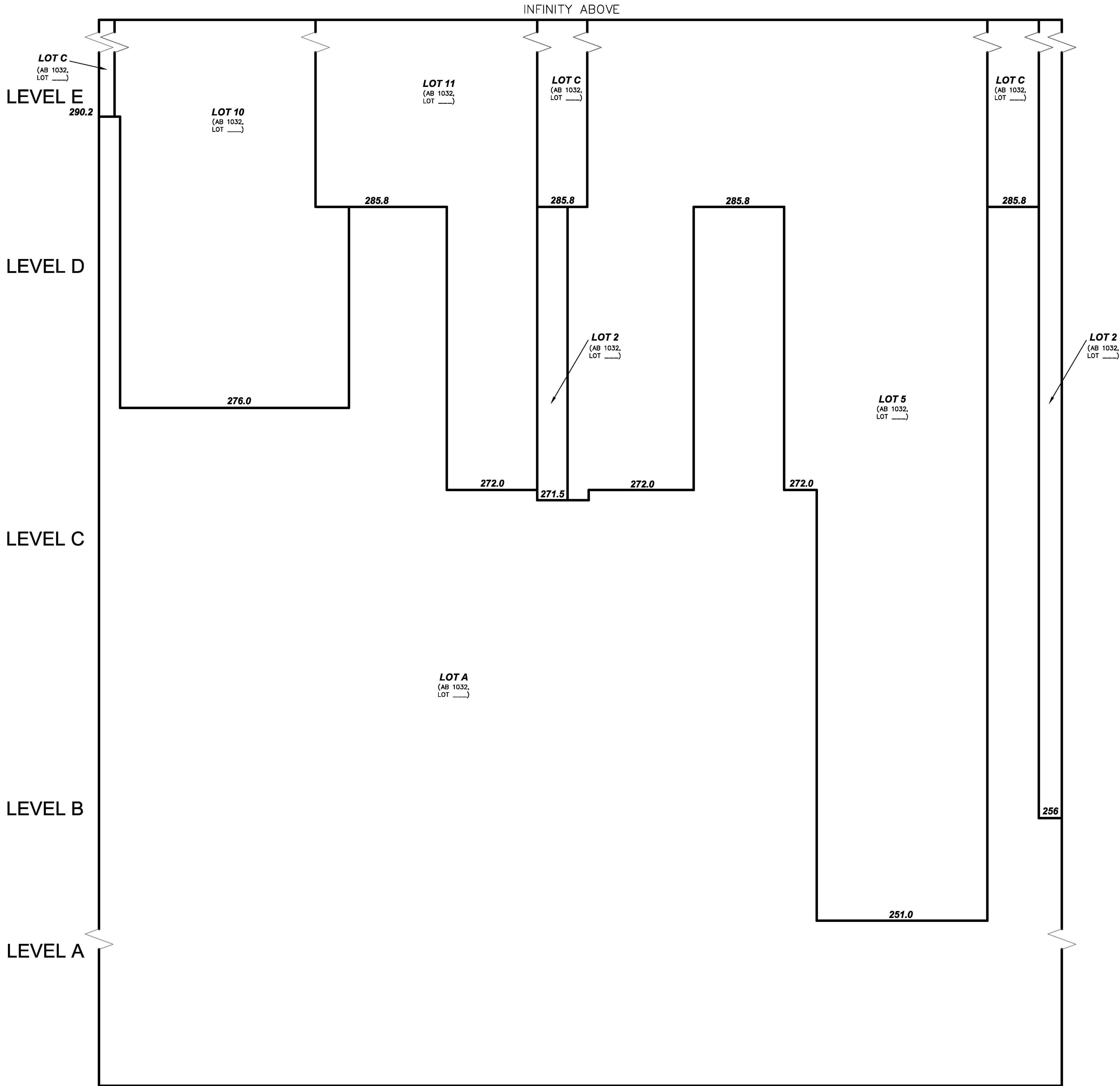
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**SECTION D-D**  
NTS

NTS

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TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION



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3333 CALIFORNIA STREET  
TENTATIVE FINAL MAP 9956  
PROPOSED VERTICAL PARCIALIZATION

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PASADENA, CA 91666  
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925-398-7799 (FAX)



CALIFORNIA

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