



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Legitimization

February 28, 2012

M. Brett Gladstone
Gladstone & Associates
177 Post Street, Penthouse
San Francisco, CA 94108

Site Address:	808 Brannan Street
Assessor's Block/Lot:	3780/004D
Zoning District:	UMU (Urban Mixed Use)
Staff Contact:	Corey Teague, (415) 575-9081 or corey.teague@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Gladstone:

This letter is in response to your request for a Letter of Legitimization per Planning Code Section 179.1 regarding the property at 808 Brannan Street. This parcel is located in the UMU Zoning District and a 68-X Height and Bulk District. The request is to legitimize the existing office space located on the basement level, ground floor and mezzanine, and second floor of the existing building, totaling 45,723 gross square feet.

Procedural Background

The Department received the request for legitimation of office space at 808 Brannan Street on December 13, 2011. Staff reviewed the request and associated materials and the Zoning Administrator issued a 30-day public notice of the intent to issue the Letter of Legitimization on January 27, 2012. The public notice also included a draft letter for review, and was sent to 1) all owners of property within 300 feet of the subject property, 2) all current tenants of the subject property, and 3) all individuals and neighborhood associations that had requested to receive such notice. Additionally, notice was posted on the site during the notification period. The Department received one letter from a member of the public expressing concerns about the Legitimization process. The notification period expired on February 27, 2012.

Eligibility

The land use proposed for legitimation is deemed eligible if it meets the following criteria:

- i. The land use existed as of the date of the application;

The building was vacated in 2011 by the previous office tenant. However, the past office use outlined in Section iv below has not been abandoned, no different use has been established in the buildings since the previous office tenant, and the space has been subsequently marketed as office space.

- ii. The land use would have been principally permitted or permitted with conditional use authorization under provisions of the Planning Code that were effective on April 17, 2008;

Prior to the Eastern Neighborhoods rezoning, the subject property was located in the M-2 Zoning District, which principally permitted office uses.

- iii. The land use would not be permitted under current provisions of the Planning Code;

The property containing the subject building is located in the UMU Zoning District, which prohibits office use on the ground floor pursuant to Planning Code Section 803.9(h), except those specific office uses listed in Section 843.65A. General office use may be permitted in the entire building within the UMU Zoning District if it is a historic building that meets the criteria of Section 803.9(c). However, the subject building does not meet the criteria of Section 803.9(c). Therefore, only the 22,837 gross square feet of office use on the ground floor and mezzanine is eligible because it cannot be permitted under the current provisions of the Planning Code.

- iv. The land use either has been (1) regularly operating for functioning on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1, or (2) functioning in the space since at least April 17, 2008, and is associated with an organization, entity or enterprise which has been located in this space on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1;

The entire building was used as the corporate office of Georgiou Studio – a clothing design company – from 1986 to 2011. This is supported by 1) a signed affidavit by the former owner and tenant, George Georgiou, 2) historical data from the San Francisco Office of the Assessor, 3) previous Building Permits, 4) historical real estate and phone book listings, and 5) photographs. Additionally, there is no indication that the subject building was used for any land use other than office during the relevant period of eligibility.

- v. The land use is not accessory to any other use;

The subject office use occupied the entire building as the principle use, and included an 1,842 gross square foot accessory retail space.

- vi. The land use is not discontinued and abandoned pursuant to the provisions of Planning Code Section 183 that would otherwise apply to nonconforming uses.

The documentation above indicates that the office space remained occupied during the required period, has been vacant for less than three years, and no other land use has since been established. Therefore, the office use has not been abandoned.

M. Brett Gladstone
Gladstone & Associates
177 Post Street, Penthouse
San Francisco, CA 94108

February 28, 2012
Land Use Legitimization Letter
808 Brannan Street

Determination

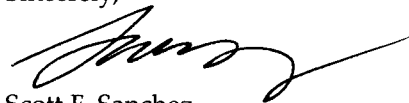
It is my determination that the request for legitimization of the 45,723 gross square feet in the entire existing building does not meet the eligibility requirements of Planning Code Section 179.1. However, the 22,837 gross square feet of office use on the ground floor and mezzanine of the subject building as shown on the attached plans, meets all the required criteria of Planning Code Section 179.1. Therefore, the 22,837 gross square feet of office use on the ground floor and mezzanine is deemed legitimate office space as defined in Planning Code 870.90.

A Notice of Special Restrictions shall be filed on the subject property documenting the specific building area legitimized as office space as listed in this letter and documented on the proposed plans, attached as Exhibit A, and the appropriate impact fees shall be paid, prior to the approval of a site or building permit establishing such office space. This determination is **not** a project approval, or in any way a substitute for a Building Permit Application for the change of use to office space.

Please note that while the office area legitimized pursuant to Section 179.1 is less than 25,000 gross square feet, the conversion of the entire building to office space is well above that threshold. Therefore, before a Building Permit Application may be approved to legally convert the entire building to office, this project must (1) undergo an Annual Limit review for office space before the Planning Commission per Planning Code Section 321, and (2) pay the appropriate legitimization fee and other related impact fees.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of the Letter of Legitimization. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Corey Teague, Planner
REOF XIII, LP c/o Greg Flynn
Planning Commissioners
All Parties on the Notification Request List

I:\Current Planning\SE Team\ EASTERN NEIGHBORHOODS\EN Legitimization\808 Brannan St\Final LoL.doc

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW
PENTHOUSE, 177 POST STREET
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500
FACSIMILE (415) 394-5188
admin@gladstoneassociates.com

M. BRETT GLADSTONE

ID# 10108 (SE) J. BANALES

December 9, 2011

CK# 1023 \$ 535.50

CK# 6397 52.50

588.00

VIA MESSENGER

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

DEC 13 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Re: 808 Brannan Street

Dear Mr. Sanchez:

We request a letter of legitimization pursuant to Planning Code Section 179.1 concerning the property at 808 Brannan Street. We represent the current owner, named REOF XIII, LP.

808 Brannan Street is located in Assessor's Block 3780, Lot 004D. The property is situated within the UMU district and 68-X height and bulk district. 808 Brannan Street is on the NW corner of Brannan Street and 7th Street, and also has frontage on Langton Street.

808 Brannan is developed with a two-story, 45,723 square foot building containing a partial basement and two mezzanines. The building has been used for approximately the last 25 years as office, with the exception of one small retail space on 7th Street equal to 1,842 square feet. It was occupied on this basis by its owner-occupant until June of this year, at which time it was vacated. Attached as Exhibit A are floor plans showing the location of the recent uses; attached as Exhibit B are floor plans showing the proposed uses.

Legitimization of Office Space.

This letter requests legitimization of the entire building as office, other than 1,842 square feet of retail on the ground floor. Retail is an "as of right use" on the ground floor and does not need legitimization. Thus the total square footage of office to be legalized is 43,881 square feet. The building's area, as per current BOMA standards, breaks down as follows:

GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW

Mr. Scott Sanchez
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Page Two

Basement	6,247
First Floor (excl. Retail)	15,763
Retail	1,842
First Floor Mezzanine	5,232
<u>2nd Floor</u>	<u>16,639</u>
Total Building	45,723
Less Retail	(1,842)
<u>Total Office</u>	<u>43,881</u>

This letter also requests that the owner be allowed to shift the location of the retail space to a different side of the building, the Langton Street side, where it will be more viable as retail space as it will have its own separate entrance for public use. The retail use was formerly part of the office use of the former owner occupant, George Georgiou, whose company was known as 808 Brannan Street, Inc. The proposed new office tenant may not have the need for retail space, in which event the location of the retail space in the middle of its office space is inefficient. As a result, the retail space, in the same amount, will be shifted in location to where it can be rented to a separate tenant and yet still be directly accessible to the public - in this case, accessible from Langton Street. The attached floor plans show both the space in its existing location and its proposed new location.

Pursuant to Planning Code Section 179.1(b)(2), a property is eligible for legitimization if it meets the following criteria:

(A) The land use existed as of the date of the application;

A Declaration signed under penalty of perjury by the authorized signatory of the former owner-occupant, George Georgiou of 808 Brannan Street, Inc., indicates office use existed in the entire building of 808 Brannan Street, except for 1,842 square feet of retail use on the ground floor. He purchased the building for his occupancy in 1986, and vacated the building in 2011, after transferring ownership to a new party as of September 3, 2010.

The current owner is in negotiation with a prospective tenant (a fast growing San Francisco business) to lease the space as office use once a legitimization request is approved.

(B) The land use would have been principally permitted or permitted with conditional use authorization under provisions of the Planning Code that were effective on April 17, 2008;

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Prior to the Eastern Neighborhoods rezoning, the subject property was located in the M-2 Zoning District, which principally permitted office use.

(C) An office use in the entire building would not be permitted under current provisions of the Planning Code: office use is now allowed on only one of the three stories. (Retail is allowed as a matter of right in the district, before and after the rezoning. As a result, it need not pay legitimization fees).

The property is located in the UMU Zoning District. Sections 843.66 and 803.9(h) permit office use only on the upper floor. Office use has recently existed in the subject building on all floors consisting of the basement, ground floor, two mezzanines, and second floor (excepting the 1,842- square feet devoted to retail use on the ground floor). Since there are no permits showing any office space, this office space is subject to Section 179.1.

(D) The land use either has been (1) regularly operating or functioning on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1, or (2) functioning in the space since at least April 17, 2008, and is associated with an organization, entity or enterprise which has been located in this space on a continuous basis for no less than 2 years prior to the effective date of Planning Code Section 179.1;

The following documentation indicates the office use has been regularly operating or functioning on a continuous basis for no less than 2 years prior to the effective date of the Section 179.1:

1. A Declaration (attached) signed under penalty of perjury by the former owner indicating office use existed in the entire building of 808 Brannan Street except for 1,842 square feet, starting when he bought in building in 1986 and continuing until 2011;
2. Assessor's Records (attached); and
3. Photographs of the most recent user's office use (attached).
4. Tenant improvement permits showing that in the years 1999 to 2000, contractors and/or architects obtained Building Department approval for office use throughout the building.

According to Planning Code Interpretation 179.1(b)(2)(D)(1), "For purposes of this subsection, this criterion shall be considered satisfied even if a such continuous basis was

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interrupted by a period of vacancy so long as (1) the total period of vacancy was less than one year, (2) the space in question was actively being marketed for occupancy by the land use in question during such vacancy, and (3) the space in question has been occupied for at least two years by the land use in question.”

The current owner and tenant vacated the property in 2011, a period of less than one year ago. Since that time, the property has been actively marketed for office use. Prior to that time, the property had been used as office for a period extending back to 1986.

(E) The land use is not accessory to any other use;

The office use occupied the entire building with the exception of 1,842 square feet devoted to retail space.

(F) The land use is not discontinued and abandoned pursuant to the provisions of Planning Code Section 183 that would otherwise apply to nonconforming uses.

The building currently is vacant. The former owner occupied the building as its headquarters. The former owner vacated the building in June, 2011. Thus, the building has not been vacant for a period of three or more years and therefore, the office use is not considered discontinued or abandoned.

In addition to the plans showing the office that we are seeking to legitimize, we also enclose the required notification materials, and a fee in the amount of \$535.50.

Relocation of Legitimized Office Space.

This letter also requests a determination that the office space located on the opposite side of the building (on Langton Street) may be relocated to an area that was occupied by the retail space, with no change in the square footage of retail space. We ask that you determine this relocation is permissible.

We believe Section 179.1 allows the relocation. Section 179.1(d) states “Such application may not involve any expansion or intensification of the use in question. Any proposed expansion or intensification must be made under separate application and is subject to all current provisions of this Code.” The relocation of the office use from the basement to the 7th Street frontage would not involve an expansion or intensification of the office use because the new office space area would not cause the total office space to exceed the amount of office space used when the Eastern Neighborhoods rezoning went into effect.

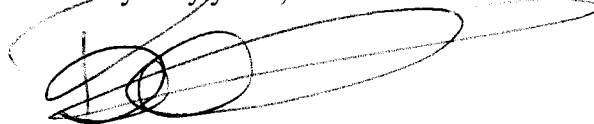
GLADSTONE & ASSOCIATES
ATTORNEYS AT LAW

Mr. Scott Sanchez
December 9, 2011
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Based on the above information, we request that you determine that 43,881 gross square feet of office use, per the attached plans, meets all the required criteria of Planning Code Section 179.1. Therefore, the office use will be deemed legitimized office space that can continue indefinitely unless converted to an allowed use, or abandoned for a period of three years or more.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Brett Gladstone", is written over a large, light-colored oval shape that serves as a background for the signature.

M. Brett Gladstone

Enclosures

cc: REOF XIII, L.P.
Mr. Corey Teague, Planning Department (via messenger)

PAGES: 1 of 3

RE: 808 Brannan Street, San Francisco, CA

DECLARATION OF GEORGE GEORGIU

I, George Georgiou purchased property located at 808 Brannan Street, San Francisco, CA 94103, also known as 572 7th Street, in the year 1986. The property consists of two separate parcels with two building structures that share a party wall and are connected by structural supports and architectural connections. The Assessor Parcel Numbers are 3780-004D for 808 Brannan Street and 3780-004F for 572 7th Street. In 1996, I also purchased a parcel of land on 945 Langton Street, listed on the record of title as "Lot 84 being a resubdivision of Parcel 3780-004A", which has no structure located on it.

During my ownership of the property, I transferred ownership to a corporation, 808 Brannan Street, Inc., which I owned a controlling interest. The property has since transferred ownership to a new owner as of September 3, 2010. I owned the property for more than twenty-four years, but no longer have an ownership interest in the property, although I do still occupy the first floor space.

The property consists of two buildings. The first being 808 Brannan Street, which is a two story brick building located between 7th Street and Langton Street. The foot print of this building is 160' along Brannan Street and 110' along 7th Street and along Langton Street. Please refer to the attached San Francisco Assessors Map. The total gross square footage of the first story of the building equals 17,600 sq. ft. There is a Mezzanine also on the first floor of the building, adjacent to Langton Street, which totals an additional

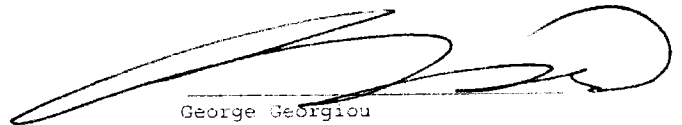
2,210 sq. ft. The total gross area of the first floor including the Mezzanine equals 19,810 sq. ft. Within this total square footage, my retail clothing location exists with an entrance leading to 7th Street. My retail location has been in existence since the year 2005. The square footage of the retail location is 1,842 sq. ft. This building, with exception to the retail space, has always been used as office space for my corporate offices during my twenty-four years occupying the space since 1986.

The second building, which is on a separate parcel, (Parcel 3780-004F) is an 8,000 sq. ft. structure that has been used as a warehouse for my business since 1986.

Although my business has slowed, and I have reduced staff since 2007, I have continuously occupied the entire first floor and first floor mezzanines for my corporate offices in the 808 Brannan Street location.

George Georgiou declares under penalty of perjury that the foregoing is true and correct.

Dated this January 14, 2010


George Georgiou

State of California
County of San Francisco
Subscribed and sworn to (or affirmed)
before me on this 14 day of January
20 11 by George Georgiou
proved to me on the basis of satisfactory
evidence to be the person(s) who
appeared before me.
Deborah Keresztury
Signature



Attachment: San Francisco Assessor's Map

**OFFICE OF THE ASSESSOR - COUNTY OF SAN FRANCISCO
ASSESSMENT APPEAL PRESENTATION**

APN: 35-3780-4D AAB Case No: 95-1587
 Type of Appeal: Prop 8 Year: 1995 Date Filed: 9 / 15 / 95
 Property Location: 808 Brannan Street
 Applicant's Name: John Vlahoyiannis Phone: (415) 554-8010
 Agt./Tax Rep./Atty: Anthony Martorana Phone: (415) 982-4733
 Applicant supplied appraisal? Yes X No Appraiser: Anthony Martorana
 For New Base Value: Event Date: 3 / 1 / 95 Supp Notice Date: / /

<u>ASSESSOR'S VALUE</u>	<u>APPLICANT'S VALUE OPINION</u>	<u>RECOMMENDED VALUE</u>
Land \$ <u>1,000,000</u>	Land \$ <u> </u>	Land \$ <u>1,000,000</u>
Imps. \$ <u>2,520,000</u>	Imps. \$ <u> </u>	Imps. \$ <u>2,000,000</u>
Total \$ <u>3,520,000</u>	Total \$ <u>\$3,000,000</u>	Total \$ <u>3,000,000</u>

I. Property Description: Present Use: office Zoning: M-2
 Land Area: 17,975 sq.ft. Imp. Area: 39,622 sq.ft. Stories: 2B
 Year Built: 1930 Quality & Class: Good - Land Util. (%):

II. Issue(s): Decline in Value. Proposition #8 for
the 1995-96 Tax year

III. Contents of Attached Valuation:

Market Approach
Income Approach

IV. Conclusions and Recommendations:

1995 Market Value based on Income & Market Approach
is \$3,000,000

Jack Renault
Appraiser

1 / 22 / 97
Date

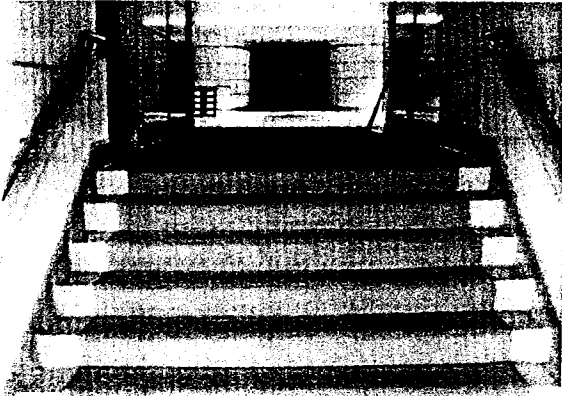
Jack Renault
Principal Appraiser



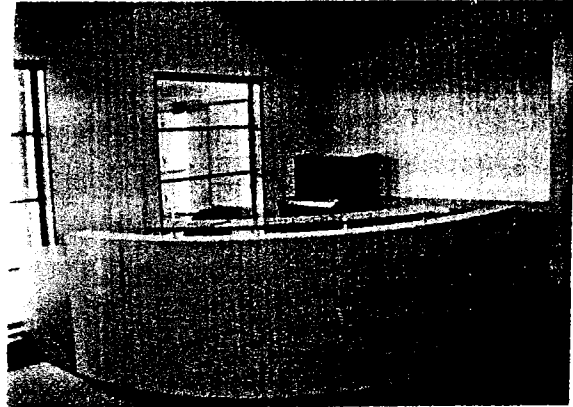


808 BRANNAN

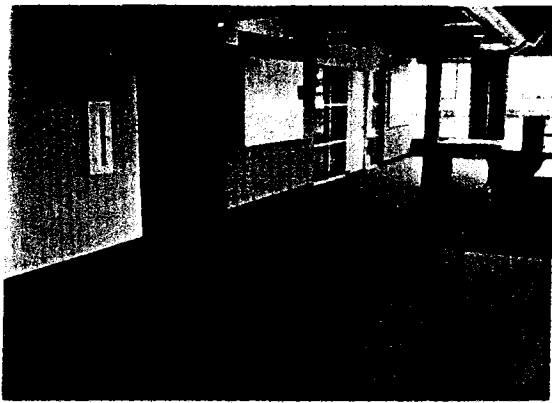
Office



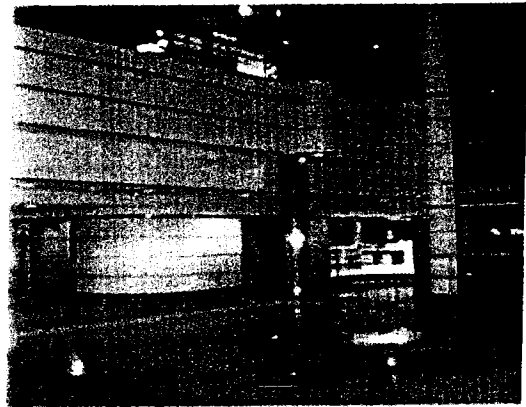
Entrance



Reception



Office Space



Building Lobby

EXCLUSIVE
AGENT

Anne C. Lawrence

415-533-6980

annet@hancprop.com

HANCOCK
PROPERTIES

245 Market Street, Suite 1800
San Francisco, CA 94102

TEL: 415-902-4070

FAX: 415-902-6222

REP
BUILD

ADDITIONAL O-T-I BUILDING PERMITS REQUIRED

2 LIGHTING MECHANICAL LIFE SAFETY SPRINKLERS

O-T-I PERMIT

APPROVED

NOTICE: O-T-I PERMITS ARE ISSUED BY THE DEPARTMENT OF BUILDING INSPECTION

DEPARTMENT OF BUILDING INSPECTION

EXAMINERS: CAROL STRONG, JAMES W. WATSON

FEB 16 2000

APPROVED FOR ISSUANCE

2-14-2000

3/8

9000101051987

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FRANK Y. CHIU, DIRECTOR

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

211 NUMBER OF PLAN SETS 12/100

DO NOT WRITE ABOVE THIS LINE

3780 1045

DATE FILED 1-5-00

PLUMBING PERMIT NO. 309964

ESTIMATE ADDRESS OF JOB 808 BRANNON

PERMIT NO. 902181

ISSUED 2-16-00

ESTIMATED COST OF JOB \$1

JOB REVIEW COST: \$10,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONSTR. III	(2) NO. OF STORIES OF OCCUPANCY 2	(3) NO. OF PARTMENTS AND CELLARS 1	(4) PRESENT USE OFFICE	(5) OCCUP. CLASS B	(6) NO. OF DWELLING UNITS 0
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) TYPE OF CONSTR. III	(2) NO. OF STORIES OF OCCUPANCY 2	(3) NO. OF PARTMENTS AND CELLARS 1	(4) PROPOSED USE, LEASE, USE OFFICE	(5) OCCUP. CLASS B	(6) NO. OF DWELLING UNITS 0
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YES NO WILL STREET SPACE BE USED DURING CONSTRUCTION

YES NO ELECTRICAL WORK TO BE PERFORMED

YES NO MECHANICAL WORK TO BE PERFORMED

YES NO ADDITIONAL WORK TO BE PERFORMED

THE GENERAL CONTRACTOR ADDRESS 211

PHONE 415-498-1800

CALIF. LIC. NO. B464986

EXPIRATION DATE 12/100

DEPARTMENT - LEASED OR OWNED

ADDRESS 808 BRANNON ST. S.F. CA 94103

PHONE FOR CONTACT OR REPLY 788-0044

PHONE FOR CONTRACTOR REPLY 788-0044

ADDITIONAL INFORMATION

MM-3 IS ELECTRICAL, SUBMITTED WITH MM-1 NP. 9922557

NO INCREASE IN OFFICE SPACE

O-T-I 2nd Floor CI

ANY ADDITIONAL WORK TO BE DONE ON THIS PERMIT

YES NO WILL BUILDING BE EXTENDED BEYOND PROPERTY LINE

YES NO WILL ANY OTHER EXISTING BLDG. OR LOT BE YEL. SHOWN ON PLAT PLAN

YES NO DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY

YES NO DOES THIS ALTERATION CREATE A NEW FLOOR AREA

YES NO DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY

FOR PROJECT OR DESIGNER DESIGNER'S CONSTRUCTION

ROLLACK & ASSOC. 214 GRANT AV. S.F. CA 94109 JAMES POLLET

CONTRACTOR LICENSE NUMBER AND BRANCH DESIGNATION IF ANY. IF THERE IS NO BRANCH CONSTRUCTION LICENSE, ENTER UNKNOWN

UN KNOWN

STATE CONTRACTOR NO. C-10588

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWERS YES TO ANY OF ABOVE QUESTIONS (14) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In checking all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER ARCHITECT

LESSEE AGENT

CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

9003-03 (REV. 1/98)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP INS. FUND

Policy Number: 571719977

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Mary Kurtis 1-5-00

Signature of Applicant or Agent Date

OFFICIAL COPY

CITY OF
SAN FRANCISCO
DEPARTMENT OF
BUILDING

CONDITIONS AND STIPULATIONS

<p>APPROVED: <u>[Signature]</u> 1/10/00 <small>CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 832-8069). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED HEREIN BEING DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.</small></p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><u>[Signature]</u> <small>BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: <u>N/A</u></p> <p><small>DEPARTMENT OF CITY PLANNING</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: <u>N/A</u></p> <p>REVIEWED BY FIRE DEPT. <u>N/A</u></p> <p>FIRE DEPT INSPECTIONS NOT REQUIRED</p> <p><u>[Signature]</u> 1/13/00 <small>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: <u>[Signature]</u></p> <p>By <u>WING T. MA, DEI</u> FEB 11 2000</p> <p><u>[Signature]</u> <small>CITY ENGINEER, DEPT. OF BLDG. INSPECTION</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p><small>BUREAU OF ENGINEERING</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p><small>DEPARTMENT OF PUBLIC HEALTH</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p><small>REDEVELOPMENT AGENCY</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>
<p>APPROVED: _____</p> <p><small>HOUSING INSPECTION DIVISION</small></p>	<p>DATE: _____ REASON: _____ NOTIFIED MR. _____</p>

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments: _____

Mary Kurtis 2/16/00
OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

JAN
11
DEPT
BUILD

DATE 01/15/2000 APPLICATION FILING FEE- PLAN CHECKING RECEIPT 309966

RECEIVED OF Home Const BUILDING APPLICATION NUMBERS 2000/01/05/252

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	CITY AND COUNTY OF SAN FRANCISCO REVENUE FEE	PLAN CHECK FEE PER SQUARE FOOT	DEMOLITION SERVICE FEE PER HOUR
<u>1.00</u>		<u>13.33</u>	<u>26.65</u>
<u>26.00</u>		<u>3.42</u>	

FULL PLAN CHECK
1/4 PLAN CHECK

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CENTRAL PERMIT BUREAU

BY [Signature]

8003-01 (REV. 2/95)

\$ 79.40

OFFICIAL COPY
SAN
11
DEP
BUILD

FLOOR	2	ADDITIONAL O.T.T. BUILDING PERMITS REQUIRED
O-T-1	SIGNED: O.T.T. # 071-2	LIGHTING MECHANICAL LIFE SAFETY SPRINKLERS
NOTE: O.T.T. PERMITS CHECKED ABOVE WILL BE SUBMITTED UNDER A SEPARATE APPLICATION, WITH NEARLY DRAWINGS, CALCULATIONS & TITLE SHEETS & FORMS		

APPROVED
NOV 23 1999
Director of Building Insp.

APPROVED FOR ISSUANCE
NOV 22 1999
318
09922285
APPROVAL NUMBER
CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 + DUP NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED	10/18/99	PLANS RECEIPT NO.	308483	(1) STREET ADDRESS OF JOB	808 BRANNAN	BLOCK & LOT	3780 4D
PERMIT NO.	895384	ISSUED	11/23/99	(2) ESTIMATED COST OF JOB	\$85,650.00	PER. RECEIVED COST	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONSTRUCTION: III (2) NO. OF STORIES OF OCCUPANCY: 2 (3) NO. OF BASEMENTS AND CELLARS: 1 (4) PRESENT USE: OFFICES (5) DOOR CLASS: B (6) NO. OF CHIMNEY LINTLS: 0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) TYPE OF CONSTRUCTION: III (2) NO. OF STORIES OF OCCUPANCY: 2 (3) NO. OF BASEMENTS AND CELLARS: 1 (4) PROPOSED USE: OFFICES (5) DOOR CLASS: B (6) NO. OF CHIMNEY LINTLS: 0

(7) SHALL STREET SPACE BE LEASED/PAID CONSTRUCTION? YES NO (8) ELECTRICAL WORK TO BE PERFORMED? YES NO (9) PLUMBING WORK TO BE PERFORMED? YES NO (10) MECHANICAL WORK TO BE PERFORMED? YES NO

(11) GENERAL CONTRACTOR: RICHARD POLLOCK & ASSOC. 214 GRANT AVE. ADDRESS: 214 GRANT AVE. PHONE: 557-1111. LICENSE NO.: 121122. EXPIRATION DATE: 12/1/2001

(12) ARCHITECT/ENGINEER: RICHARD POLLOCK & ASSOC. 214 GRANT AVE. ADDRESS: 214 GRANT AVE. PHONE: 557-1111. LICENSE NO.: 285004A. EXPIRATION DATE: 12/1/2001

(13) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

OTI - 1
OFFICE ADD' OUT

OTI 1 2nd Flr EL SP

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO (2) WILL SIGNATURE OVER SUB-MERGED OFFICE BE PERMITTED OR EXTENDED? YES NO (3) IS THIS ALTERATION A CHANGE OF OCCUPANCY? YES NO (4) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (5) IS THERE A CHANGE OF USE? YES NO

(6) CONTRACTOR: RICHARD POLLOCK & ASSOC. 214 GRANT AVE. ADDRESS: 214 GRANT AVE. CALIF. CERTIFICATE NO.: C-10568

(7) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO WORK CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec. 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grades lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown on drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and soil loadings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (11) (12) (13) (23) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER
 ARCHITECT
 LESSEE
 AGENT
 CONTRACTOR
 ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of contract to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier: STATE COMP INS. FUND
 Policy Number: 57179997

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California, and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a complete copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [Signature]
 Date: [Date]

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

8002-03 (REV. 1/98)

808 BRANNAN STREET CLARIFICATION OF RECORD

**808 BRANNAN STREET
GROUND FLOOR
DEMOLITION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

EXHIBIT A

#10108

PLANS DATED: 1/25/12

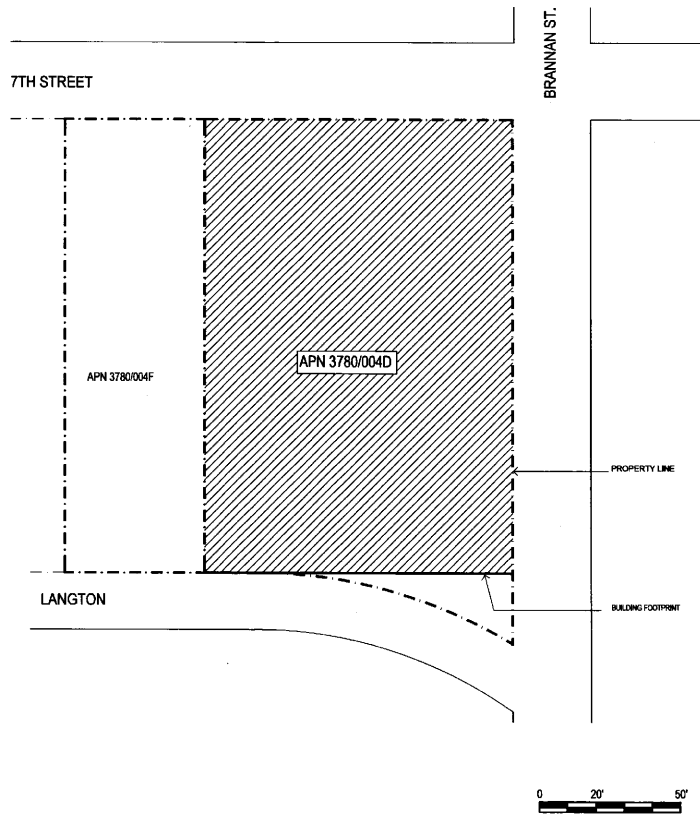
DEPARTMENT OF CITY PLANNING

SITE PLAN

1/16"=1'-0"

SCOPE OF WORK DESCRIPTION

BUILDING CODE INFORMATION



CLARIFICATION OF RECORD - NO CHANGE OF USE, NO CONSTRUCTION SCOPE.

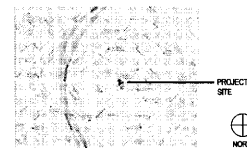
PROJECT DIRECTORY

CLIENTS	ARCHITECT
REF: 2ND FLP	STUDIO TMT
FLYNN PROPERTIES, INC.	4131 LOS ARABIS DR.
225 BUSH ST., SUITE 1470	LAFAYETTE, CA 94549
SAN FRANCISCO, CA 94104	TEL: 925-385-1900
CONTACT: OVAH WROGOTT	FAK: 925-386-8621
TEL: (415) 455-6240	CONTACT CHRISTIAN MAROSE
	OFFICE: 925.385.1900
	DR: 415.317.7888
	CMAROSE@STUDIOTMT.COM

DRAWING INDEX

- A-0 COVER SHEET, SYMBOLS, DRAWING LIST, SITE PLAN
- A-1 EXISTING ELEVATIONS AND PHOTOS
- A-2 EXISTING BASEMENT AND FIRST FLOOR PLAN
- A-3 EXISTING MEZZANINE PLAN
- A-4 EXISTING SECOND FLOOR PLAN
- A-5 EXISTING ROOF PLAN
- A-6 PROPOSED BASEMENT AND FIRST FLOOR PLANS
- A-7 PROPOSED FIRST FLOOR PLAN
- A-8 PROPOSED MEZZANINE PLAN
- A-9 PROPOSED SECOND FLOOR PLAN

PROJECT LOCATION N.T.S.



PROJECT ADDRESS: 808 BRANNAN STREET
SAN FRANCISCO, CA

ASSESSORS PARCEL NUMBER: BLOCK #3780 LOT # 004D
2 STORES PLUS PARTIAL
BASEMENT, BRICK

APPLICABLE CODES:
2010 CA BLDG. CODE & S.F. AMENDMENTS
2010 CA MECHANICAL CODE & S.F. AMENDMENTS
2010 CA ELECTRICAL CODE & S.F. AMENDMENTS
2010 CA ENERGY CODE
2010 CA FIRE CODE & S.F. AMENDMENTS
2010 NFPA 72 FIRE ALARMS
2010 NFPA 13 SPRINKLERS
2010 CA PLUMBING CODE & S.F. AMENDMENTS

EXIST. OCCUPANCY: B, OFFICE
PROPOSED OCCUPANCY: B, OFFICE (UNCHANGED)

TYPE OF CONSTRUCTION: IIB
FIRE SUPPRESSION SYSTEM: FULLY SPRINKLED

LISTING OF DEFERRED SUBMITTALS

NONE

SYMBOLS LEGEND

	Elevation Datum		Window Symbol
	Elevation		Partition Type
	Room Elevations		Align
	Section		Center Line
	Room Label + Number		Column Grid
	Keynote		Concrete
	Revision Cloud		Wood
	Door Number		Sound Absorption Blanket or Fiberglass Insulation
	Surface Finish		Dimensional Lumber
	Wall Finish Base Finish		Steel
	Wall Finish Base Finish		Plywood
	Wall Finish Base Finish		Millwork Finish

FOR ADMINISTRATIVE
PURPOSES ONLY

STUDIO
TMT

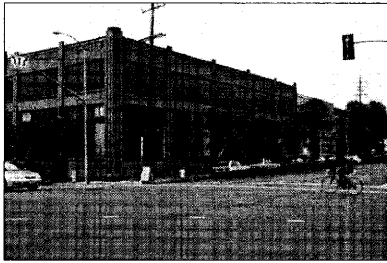
planning / architecture / interiors

4131 San Anselmo Drive
Lafayette, CA 94549
Tel: 925.385.1900
Fax: 925.386.8321

Issue	Date
FOR PERMIT	01.25.12
REV. FOR PLANNING	01.25.12

COVER SHEET

Project No: 11017.00
Scale: AS NOTED
Client: OVA
Contractor: WCA
Sheet No.: A-1



7TH STREET PHOTO
SCALE: -

13



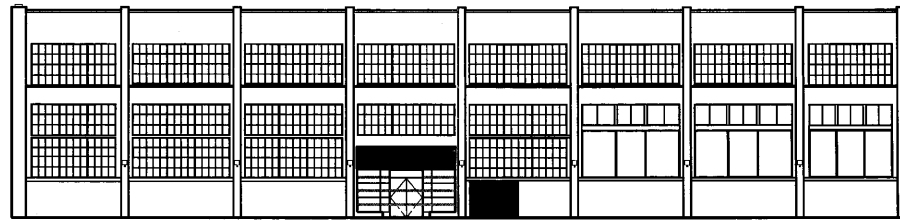
7TH STREET ELEVATION
SCALE: 1/8"=1'-0"

1



BRANNAN STREET PHOTO
SCALE: -

14



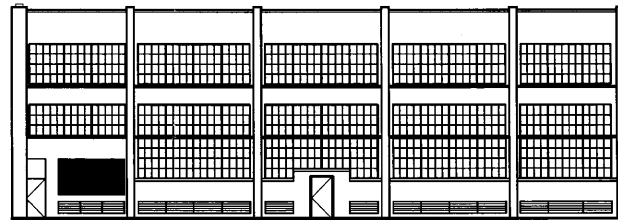
BRANNAN STREET ELEVATION
SCALE: 1/8"=1'-0"

2



LANGTON STREET PHOTO
SCALE: -

15



LANGTON STREET ELEVATION
SCALE: 1/8"=1'-0"

3

NOT USED
SCALE: -

16

NOT USED
SCALE: -

4

**808 BRANNAN STREET
INTERIOR
RENOVATION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

studio
TMT

planning / architecture / interiors

4131 Lin Avenue Drive
Lafayette, CA 94549
Tel: 925.285.1950
Fax: 925.299.8821

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DATE	DESCRIPTION
01.20.10	BASE BUILDING DRAWINGS
01.27.12	ISSUE FOR PERMIT

Sheet Title
**EXISTING
ELEVATIONS AND
PHOTOGRAPHS**

Project No.	10017.00
Scale	AS NOTED
Drawn	KAP
Checked	WCM
Sheet No.	A-2

**808 BRANNAN STREET
INTERIOR
RENOVATION**

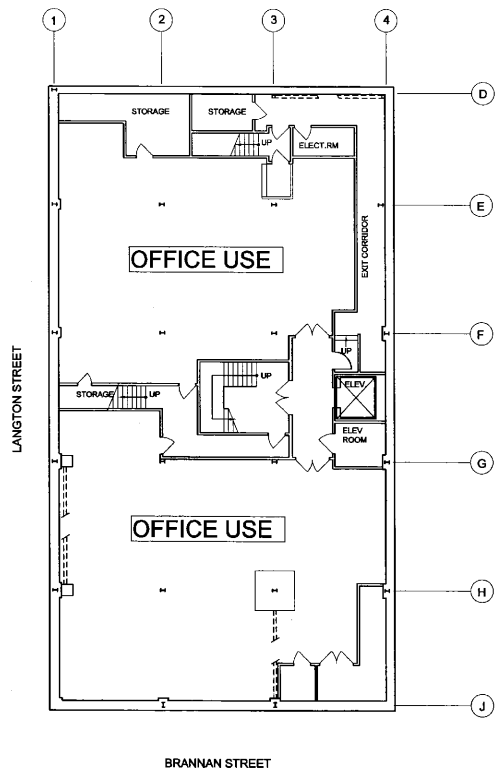
808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

studio
TMT
planning / architecture / interiors
4131 Lee Avenue Drive
La Jolla, CA 92037
Tel: 952.385.1930
Fax: 952.396.8822

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Issue: _____ Date: _____
BASE BUILDING CONSTRUCTION: 01.26.12
ISSUE FOR PERMIT: 01.27.12

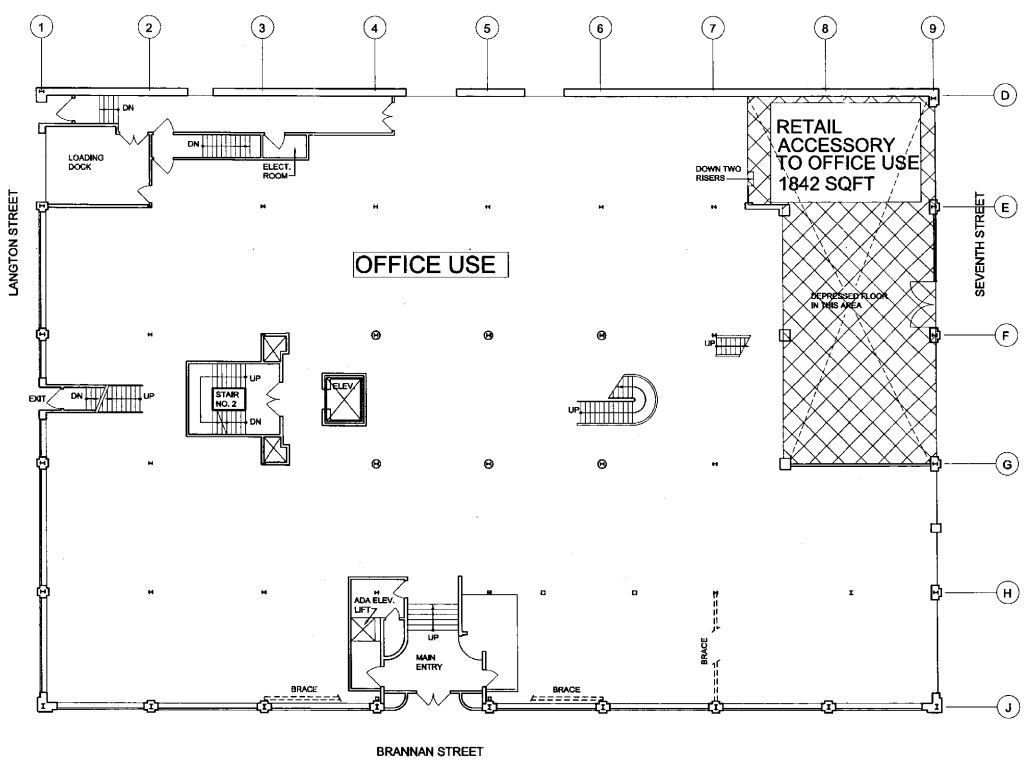
**EXISTING BASEMENT
AND FIRST FLOOR PLAN**

Project No. 110712.00
Scale: AS NOTED
Client: SFP
Checked: WPC
Sheet No. A-3



BASEMENT FLOOR
SCALE: 1/8"=1'-0"

16

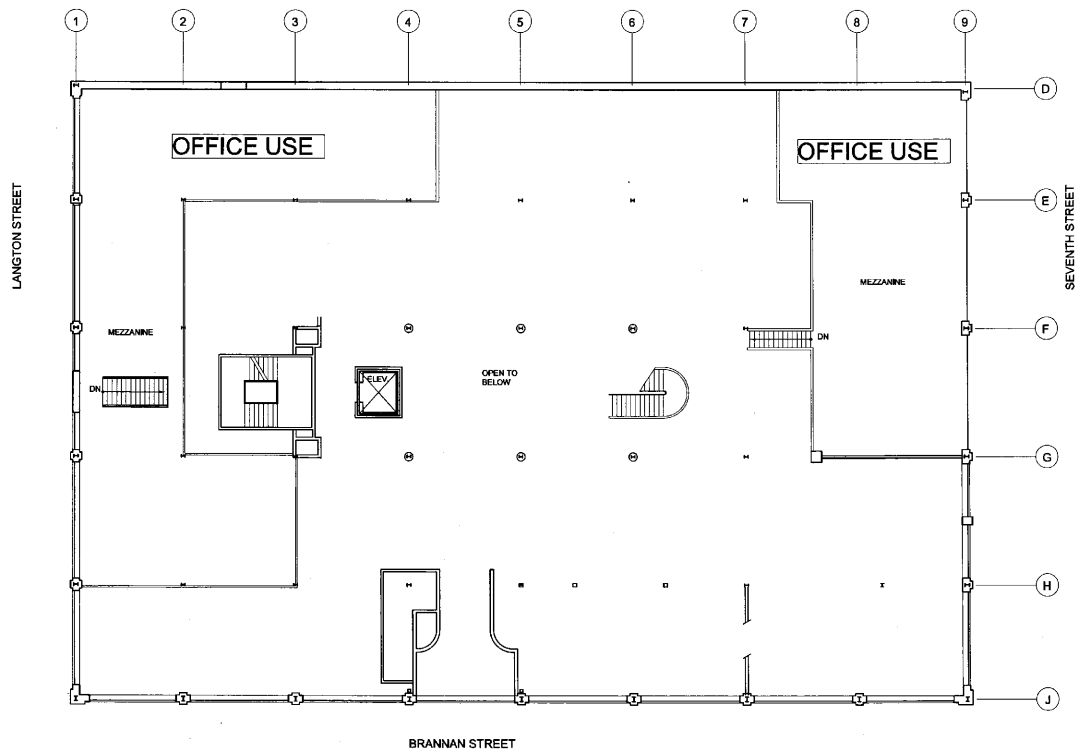


FIRST FLOOR
SCALE: 1/8"=1'-0"

4

**808 BRANNAN STREET
INTERIOR
RENOVATION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

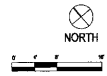


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Tel: 925.285.1510
Fax: 925.285.8833

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 Name: TMT
 BASE BUILDING CONSTRUCTION 01.25.12
 ISSUE FOR PERMIT 01.27.12

Drawn Title
EXISTING MEZZANINE FLOOR PLAN
 Project No: 110173.00
 Scale: AS SHOWN
 Drawn: KCP
 Checked: MCM
 Sheet No:



MEZZANINE FLOOR
SCALE: 1/8" = 1'-0"

**808 BRANNAN STREET
INTERIOR
RENOVATION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA

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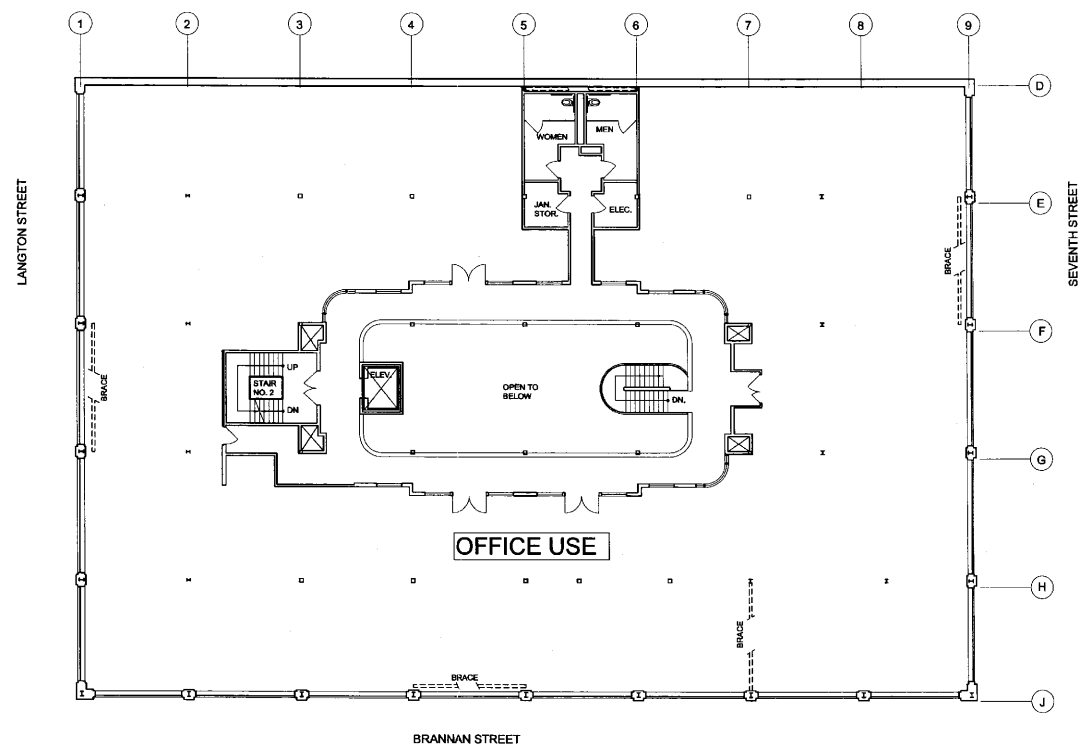
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Lafayette, CA 94549
Tel: 925.285.5190
Fax: 925.299.8821

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Name: Date:
BASE BUILDING DRAWINGS 01.20.12
ISSUE FOR PERMIT 01.27.12

Sheet Title
**EXISTING
SECOND FLOOR PLAN**

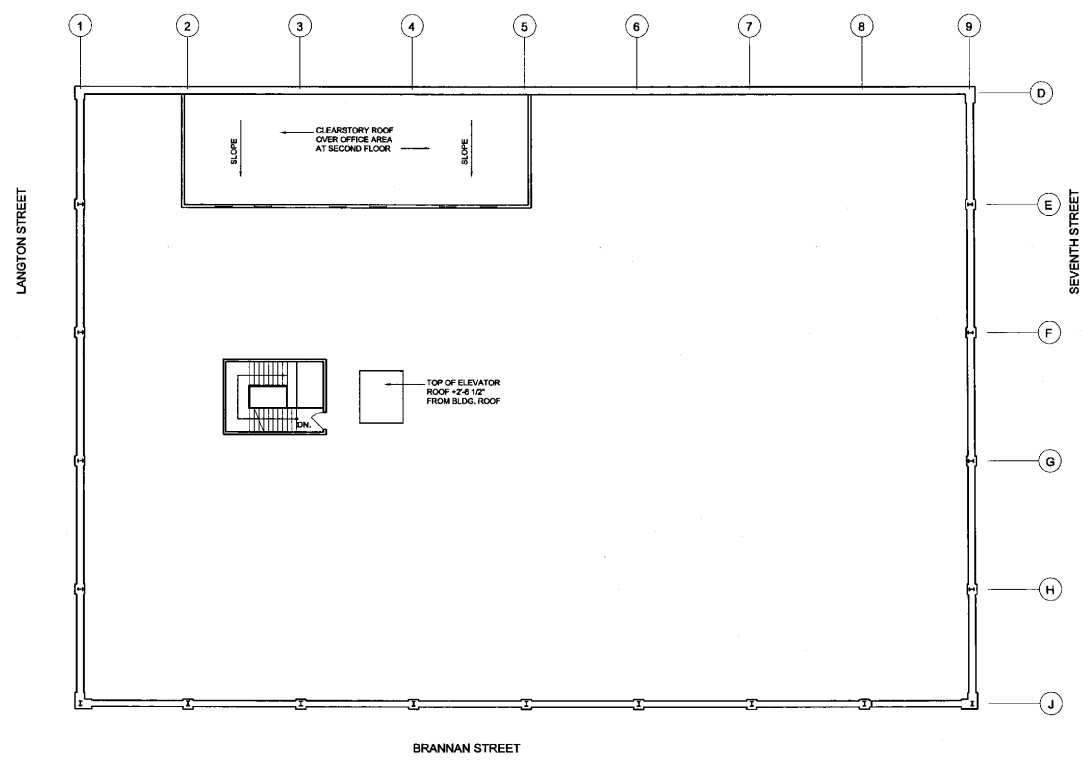
Project No: 1101720
Scale: AS NOTED
Drawn: KAC
Checked: WCM
Sheet No:

A-5



**808 BRANNAN STREET
INTERIOR
RENOVATION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA



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Fax: 951.299.8831

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Author	DM
DATE BUILDING ORDINANCE	01.28.12
ISSUE FOR PERMIT	01.27.12

Sheet Title

**EXISTING
ROOF PLAN**

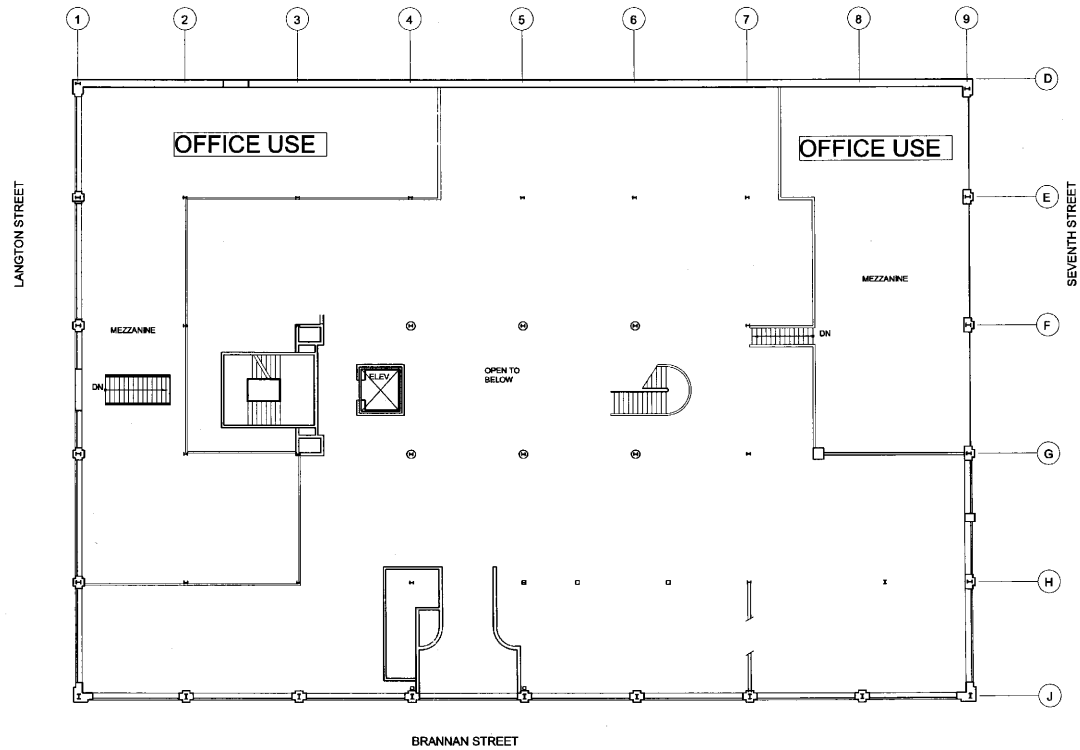
Project No.	1101720
Scale	AS NOTED
Drawn	IGP
Checked	WCM
Sheet No.	A-6



ROOF LEVEL
SCALE: 1/8"=1'-0"

**808 BRANNAN STREET
INTERIOR
RENOVATION**

808 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA



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TMT**

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Fax: 925.339.8821

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Issue	Date
BASE BUILDING DRAWINGS	01.20.12
ISSUE FOR PERMIT	01.27.12

**PROPOSED
MEZZANINE FLOOR
PLAN**

Project No.	10017.00
Scale	AS NOTED
Drawn	EAP
Checked	WCM
Sheet No.	A-8



