



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE DECEMBER 16, 2010

Date: December 9, 2010
Case No.: 2010.0770D
Project Address: 2278 Washington Street
Permit Application: 2009.08.10.4480
Zoning: RM-1 (Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0603/007
Project Sponsor: MSRP Construction, Mike Georges
5940 California Street
San Francisco, CA 94121
Staff Contact: Sara Vellve – (415) 558-6263
Sara.Vellve@sfgov.org
Recommendation: **Take DR and approve with modifications**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to gain re-approval of a project that has been partially completed. The scope of work to be re-approved includes a curb cut on Washington Street, a parking pad within the buildable area of the lot and landscaping. The scope of work that is new to the proposal includes a gate and fence to screen the off-street parking.

The work completed to date includes a 10-foot wide curb cut and paving of the front buildable area of the lot to accommodate off-street parking. As currently constructed, the parking area is approximately 20 feet wide and 14 feet deep. The permit to be re-approved would incorporate landscaping, add a gate and fence to screen the off-street parking that has already been created, and reduce the area used for off-street parking to approximately 19 feet wide and 10 feet deep.

SITE DESCRIPTION AND PRESENT USE

The site is located on Washington Street between Buchanan and Laguna Streets in the Pacific Heights neighborhood. The existing building was constructed in approximately 1900 and contains seven dwelling units. The building's structural front wall is set back approximately 14 feet from the front property line and both adjacent buildings are constructed to their front building walls facing Washington Street. The subject property does not have a required front setback and the location of the proposed off-street parking is within the buildable area of the lot. Prior to work to create the off-street parking pad, there was no on-site parking and the front area of the lot was landscaped.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Buildings in the neighborhood range from single-family homes to apartment buildings containing 25 units. The adjacent building to the west contains 25 apartments and the adjacent building to the east

contains 11 units. Lafayette Park is located to the east of the site across Laguna Street. The majority of lots provide off-street parking and curb cuts are common and frequent along Washington Street. The majority of buildings on the street provide garages that were originally constructed with the buildings or garages that have been inserted below stair structures.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
None Required*	0 days	N/A	August 13, 2010	December 16, 2010	125 days

* Planning Code Section 311 does not require neighborhood notification for the proposed scope of work. The DR requestor and other concerned neighbors contacted staff about the project and filed DR thereafter.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 6, 2010	December 6, 2010	10 days
Mailed Notice	10 days	December 6, 2010	December 6, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	X	X
Other neighbors on the block or directly across the street	X	2	X
Neighborhood groups	X	X	X

The Department is aware that other neighbors oppose the proposal.

DR REQUESTOR

Gregory C. Gretch, 2260 Washington Street, SF, CA 94115. Mr. Gretch owns a single-family residence located two lots east of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The construction for the parking pad and curb cut were done without a valid permit.

Issue #2: At 14 feet deep, the front area where cars are parked is not deep enough to accommodate the types of cars that are regularly parked on the parking pad. Parked cars regularly project beyond the

property line and onto the sidewalk. Current code requires a closed gate or obstruction behind the cars and this would further reduce the already insufficient amount of space for parked cars.

Issue #3: At 10 feet wide, the curb cut is not wide enough to accommodate the maneuvering area needed by the two cars that are consistently parked on the parking pad. Cars regularly jump the curb to maneuver onto the parking pad. The 15-foot wide sidewalk is also used to maneuver cars in and out of the parking pad.

Issue #4: Putting the parking pad in front of the house in what used to be a landscaped area is out of character for the neighborhood and diminishes its aesthetics, appeal and value.

Proposed Alternative: The DR requestor would like the permit to be denied and have the front area and curb cut restored to their previous conditions.

PROJECT SPONSOR'S RESPONSE

Response #1: The permit should be approved as it would authorize required screening of the parking pad and curb cut that were previously obtained through Building Permit Application 2004.11.18.9635 and a Letter of Determination.

Response #2: The sponsor has offered to revise the plan and “soften” the parking area through landscaping, screening, gate design and planting a street tree.

Response #3: The sponsor has offered to make changes.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

PROJECT HISTORY/TIMELINE

- December 31, 2003: The Department receives a request for a determination regarding the ability to use the front buildable area of the lot for off-street parking for a Mini Cooper. The letter suggested that a garage insertion project was being contemplated that would provide a number of off-street parking spaces.
- February 25, 2004: The Department issued a Letter of Determination indicating that the front buildable area could be used for off-street parking provided it was screened from view.
- April 4, 2004: As a result of the Letter of Determination, Planning Department staff approved Building Permit Application No. 2004.11.18.9635 “over-the-counter” for a scope of work described as a curb cut accompanied by plans that indicate a curb cut, parking area and landscaping. The scope of work did not include screening of the parking. The permit was issued on November 18, 2004.
- February 5, 2008: Building Permit Application No. 2004.11.18.9635 expired without a final inspection.

- October 23, 2008: The Department of Building Inspection held a Director’s Hearing as a result of the expired permit, complaints against the property and DBI Notices of Violations that were issued on February 5, 2008 and March 30, 2008.
- November 7, 2008: The Department of Building Inspection issued an Order of Abatement requiring the property owner to obtain a permit to legalize the work or remove the concrete paving within 30 days. A final inspection for the work is required.
- August 10, 2009: Building Permit Application No. 2009.08.10.4480 is submitted for review to re-authorize the curb cut and parking pad, and to construct the required fence/gate to screen the parking.
- August 2009 – present: Planning Department staff has been working with the project sponsor and neighbors in reviewing the subject permit.
- August 13, 2010: Gregory Gretsch files a request for Discretionary Review.

DEPARTMENT ANALYSIS OF PROJECT

- The Letter of Determination issued by the Department on February 25, 2004 is an analysis of the proposal in terms of its compliance with Planning Code Section 132(f). While the proposal may have been, and continues to be, consistent with the Code, such letters do not consider the project’s consistency with the *Residential Design Guidelines*, Department policy and, in this case, the overall feasibility of the project. The Discretionary Review process was established to address additional considerations regarding Code-complying projects. Code compliance of a project does not constitute an automatic entitlement.
- It is the Department’s policy to review projects for which permits have expired as if they were new.
- The parking area in question is within the buildable area of the subject lot. As the subject parking is “voluntary” as opposed to “required,” it is not subject to the dimensional standards of required off-street parking. However, based on the plans, the proposed depth of the parking area is approximately 10’ after the proposed landscaping and gate are considered. At this minimal depth, the Department believes that an analysis of the length of cars is warranted. An internet search provided information on the lengths of cars: Mini Coopers (such as the one contemplated in the December 2003 request for determination) are 12 feet long, Honda Accords (such as the one in site photos provided by the DR requestor) are 16 feet long and Smart Cars are 8 feet long. Based upon these dimensions the proposed parking would accommodate very few car types. Staff has recently observed that a BMW sedan and small SUV are consistently parked on the parking pad and project beyond the property line when the 14-foot-deep parking pad is used.
- The original and current plans indicate that one 10-foot-wide curb cut is associated with the proposal. After construction of the curb cut, a 6-foot-long curb separates the subject and adjacent curb cuts. Overall, the subject curb cut accommodates only one off-street parking space and the remaining 6-foot curb does not accommodate a small car. It has been the Department’s policy for a number of years that private off-street parking should accommodate more than one car to justify the removal of a public benefit (on-street parking). This policy has been clearly articulated through Zoning Administrator

Bulletins since 1996. While two cars are routinely parked in the existing parking pad, it is expected that if the gate were installed, the parking pad would only accommodate one car.

- Two cars are typically parked on the parking pad. Based on the *Residential Design Guidelines* the overall depth of the parking area on the subject property should be between 30' to 40' to accommodate maneuvering on the property. At less than 14' in depth, maneuvering the cars cannot be accomplished within the subject property and the sidewalk must be inappropriately used to park two cars in the front area. Should the sponsor wish to parallel park a larger car in the proposed parking area, all maneuvering in to access the parking area would be on the sidewalk. The use of the sidewalk for maneuvering is inconsistent with the General Plan in the following manners:
 - Urban Design Element Objective 2, Policies 8 and 9 stating that the giving up of public street areas for private use should be minimized;
 - Urban Design Element Objective 4, Policy 4 stating that walkways and parking facilities should be designed to minimize danger to pedestrians.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

On December 1, 2010 the Residential Design Team (RDT) reviewed the proposal and concurs with the Department's recommendation that the proposal does not comply with the *Residential Design Guidelines* for the following reasons:

- In order to screen the parking, the gate/screen would need to be 6-7 feet tall. Per the plans, this element would be approximately 20 feet wide at the property line leaving approximately 5 feet of unscreened frontage for the building entrance. At such proportions and height, the screening would negatively impact the pedestrian scale of the street and eliminate the transition between the public and private realms that the landscaped front area provided;
- The overall streetscape quality is negatively impacted by the elimination of the landscaping.
- RDT Solutions: In order to gain consistency with the Residential Design Guidelines two suggestions were made: (1) eliminate the curb cut and restore the landscaping curb and landscaping (i.e. the previous condition, but allowing a new fence up to 3'-0" in height); or (2) revise the scope of work to include a garage insertion, as discussed in the 2004 request for determination, that is consistent with the Department's *Guidelines for Adding Garages and Curb Cuts*.

BASIS FOR RECOMMENDATION

- The proposed parking area is of insufficient depth to accommodate the length of most cars. There is no public benefit of eliminating a 16-foot long curb that accommodates many sizes of cars for one private off-street parking space that accommodates one very small car on private property.

- The proposal is inconsistent with the General Plan’s Urban Design Element and Section 101.1 of the Planning Code.
- The proposal is inconsistent with the *Residential Design Guidelines* as it eliminates a transition between the public and private realms of the streetscape.

With input from the Residential Design Team, the Department recommends that the Planning Commission take Discretionary Review and require one of two modifications described below:

1. Eliminate the curb cut and restore the landscaping curb and landscaping (i.e. the previous condition, but allowing a new fence up to 3’-0” in height);
2. Revise the scope of work to include a garage insertion, as discussed in the 2004 request for determination that is consistent with the Department’s *Guidelines for Adding Garages and Curb Cuts*.

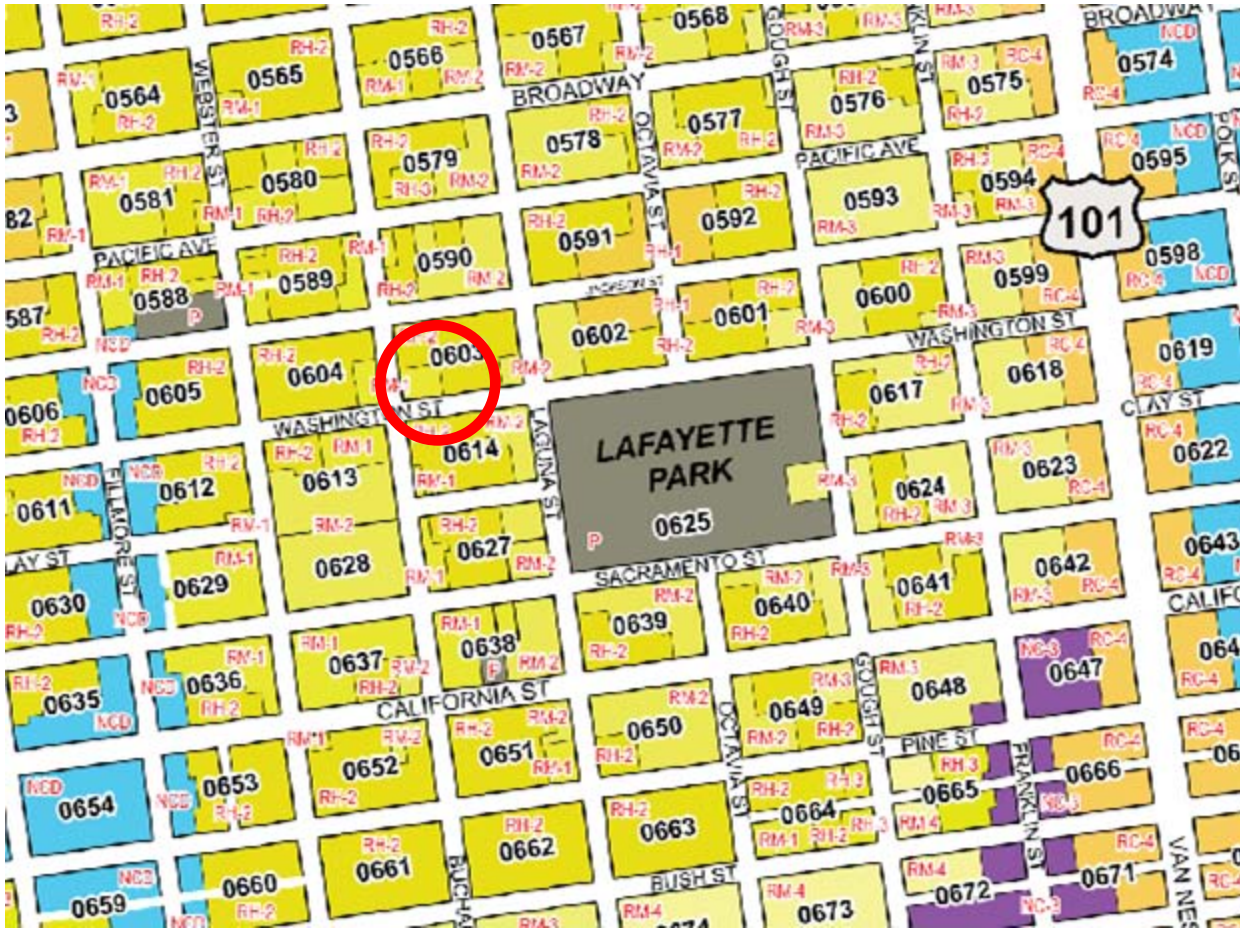
Requiring modifications to the proposal rather than denying the permit would provide the Commission an opportunity to clearly articulate their objectives to the project sponsor. Should modifications not be provided in a timely manner the permit would be disapproved and the Department may pursue enforcement under Planning Code Section 176 including assessment of penalties. Should the project sponsor appeal the disapproval, the Board of Appeals would benefit from having the Commission’s specific requirements as part of the public record.

RECOMMENDATION:	Take DR and approve with modifications.
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Attachments:	Response to DR Application, December 6, 2010
Zoning Map	Request for Letter of Determination
Parcel Map	Letter of Determination
Sanborn Map	2004 Reduced Plans and Application
Aerial Photos	Notice of Abatement
Site Photos	2009 Reduced Plans and Application
DR Application	

SV:G:\DOCUMENTS\DR Cases\2010.0770D - 2278 Washington Street\DR - Full Analysis.doc

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Height and Bulk Map



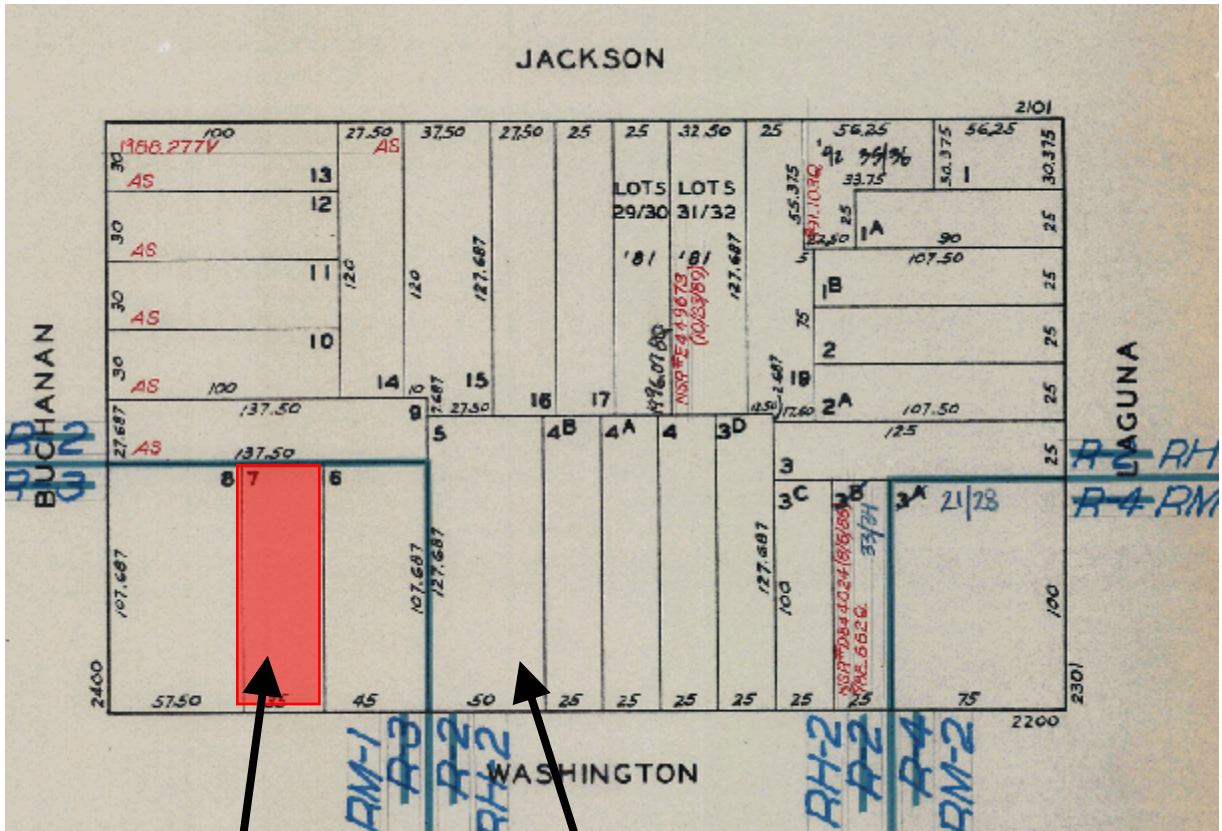
HEIGHT AND BULK DISTRICTS

- OS ← "Open Space" District
- "Numbers" are Height Limits in feet. See Planning Code Section 250 and following.
- "Letters" refer to Bulk Limits. See Planning Code Section 270.
- 00-Z-1 ← "Suffix Numbers" identify districts in which special regulations apply. See Planning Code Sections 263 and following.



Discretionary Review Hearing
 Case Number 2010.0770D
 2278 Washington Street

Parcel Map



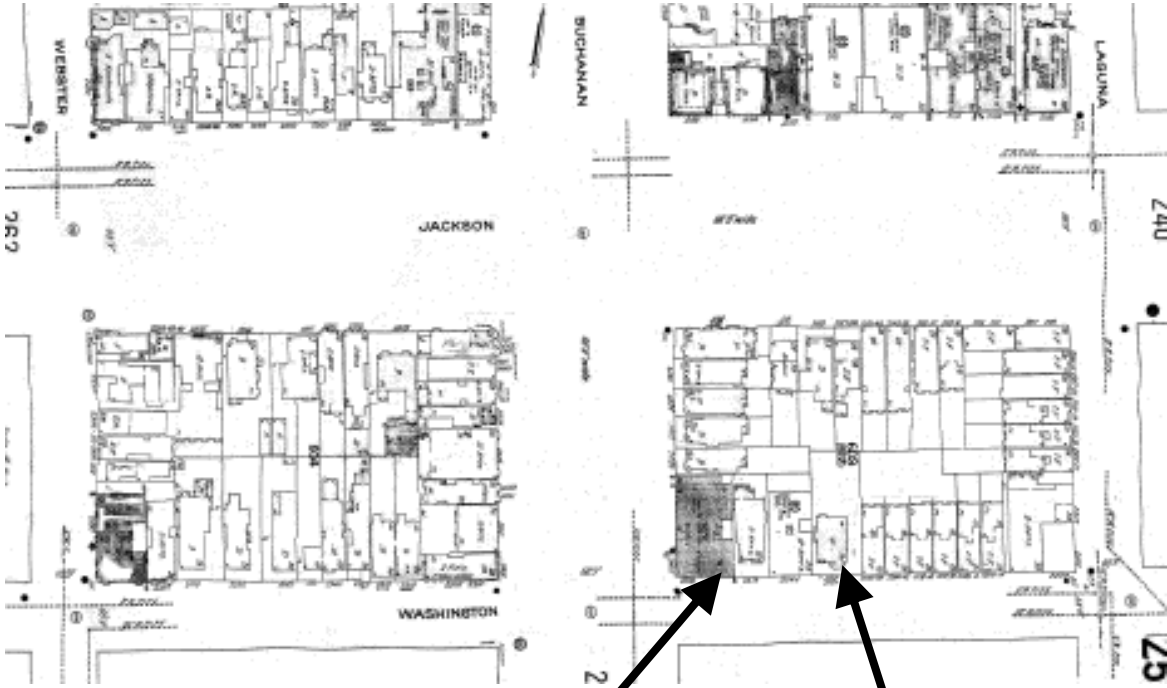
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2010.0770D
2278 Washington Street

Sanborn Map*



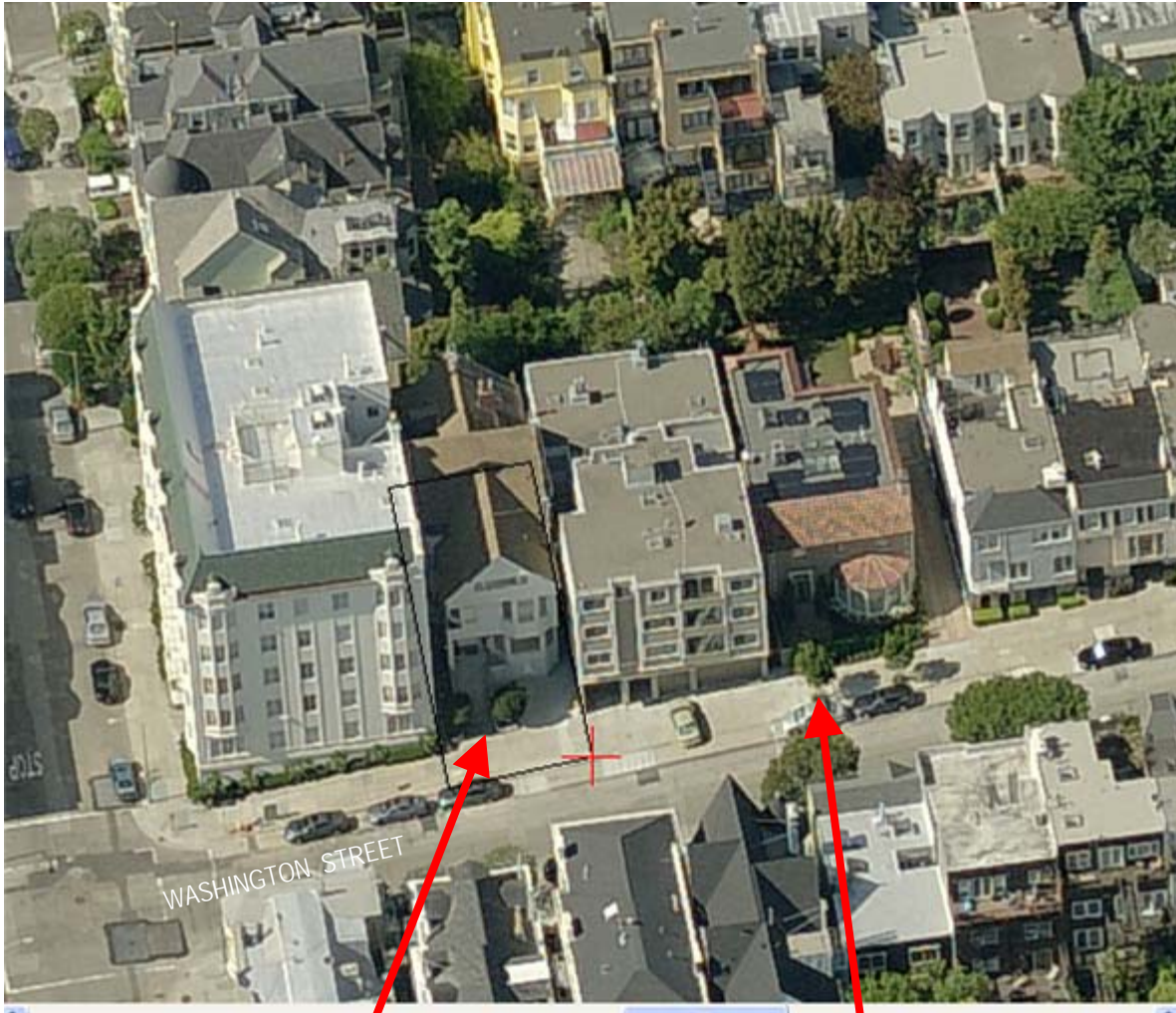
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY

**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Site Photos



SUBJECT PROPERTY PRIOR TO MODIFICATIONS



SUBJECT PROPERTY AFTER MODIFICATIONS



PROPERTY LINE

Discretionary Review Hearing
Case Number 2010.0770D
2278 Washington Street

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name GREGORY C. GRETSCHE Telephone No: (415) 860-2560 (cell)

D.R. Applicant's Address 2260 WASHINGTON STREET
Number & Street (Apt. #)
SAN FRANCISCO CA 94115
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): (415) 860-2560
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: 2278 WASHINGTON STREET, SAN FRANCISCO BLOCK: 603 LOT: 007

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Jenie Joe Ph: (415) 668-3973

Building Permit Application Number of the project for which you are requesting D.R.: 2009-08-104480

Where is your property located in relation to the permit applicant's property?

TWO HOUSES EAST FROM 2278 WASHINGTON STREET

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES G NO G
2. Did you discuss the project with the Planning Department permit review planner? YES G NO G
3. Did you participate in outside mediation on this case? Community Board G Other G NO G

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

* PLEASE SEE ATTACHED SUMMARY PAGE FOR SECTION A.

B. DISCRETIONARY REVIEW REQUEST

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies?

* PLEASE SEE ATTACHED SUPPLEMENTARY PAGE FOR SECTION B.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

BECAUSE THE FRONT YARD ISN'T DEEP ENOUGH TO FIT A CAR, THE 2 CARS THAT ARE REGULARLY PARKED THERE ENCROUGH THE SIDEWALK AFFECTING THE CLOSE NEIGHBORS. AS PER THE ATTACHED CONCERNED PARTIES LIST, SURROUNDING NEIGHBORS ON WASHINGTON STREET AGREE THAT THIS PROPERTY HAS BECOME AN EYESORE WHICH DIMINISHES THE VALUE OF THE PROPERTIES AROUND IT. THE OWNER OF 2278 WASHINGTON'S FAILURE TO FOLLOW THE LAW AND GO THROUGH THE APPROPRIATE PERMITTING AND NEIGHBORHOOD REVIEW PROCESS SHOWS A RECKLESS DISREGARD FOR THE ECONOMIC INTERESTS OF NEIGHBORS IN PROPERTY VALUES OF THE NEIGHBORHOOD.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

PUTTING THE PARKING PAD IN FRONT OF THE HOUSE IN WHAT USED TO BE A LANDSCAPED YARD DIMINISHES THE AESTHETICS, APPEAL AND VALUE OF THE NEIGHBORHOOD... NOT TO MENTION, IT DIDN'T HAVE A PERMIT, IT DOESN'T COMPLY WITH CODE AND THERE WAS NO NEIGHBORHOOD NOTIFICATION. WE REQUEST THAT CORRECTIVE ACTION BE TAKEN... THAT THE PARKING PAD BE REMOVED AND PLANTS REPLANTED IN THE FRONT YARD.

Supplementary Page for Application Request Discretionary Review

Section A

4. Summary of History:

In November, 2004, the owners of 2278 Washington Street obtained a permit for a curb cut and it expired in 2005 with the work incomplete. Without a current permit or neighborhood notification, in January 2008, the owner went ahead with the curb cut and also tore down their front wall and landscaping and poured cement over the whole front yard to create a parking pad for their tenants. Not only has the property become an eye-sore, but the cars parked there always encroach the sidewalk.

As concerned neighbors, we filed a complaint with our assigned senior code enforcement inspector, John Hinchion. Our first Director's hearing was scheduled on 25th September, 2008 and the neighbors showed up en masse to present their photos and arguments. However, since the owner didn't show...a second hearing date was scheduled for 23rd October, 2008. The owner had his contractor attend the hearing on his behalf and we all presented our arguments. The Director was very sympathetic to our arguments and issued an order of abatement on the property. It would not be removed until corrective action is taken and the property complies with building and planning city codes. The notice of abatement was posted on the building in person by the Senior Inspector on 14th November, 2008.

The owner has since submitted several plans to the Planning Department for approval trying to keep the parking pad and screen it with a gate. Each of the proposed plans has been rejected by the Planning department. We constantly emailed and called to follow-up and worked with Code Enforcement Planner, Rachna for several months. In August 2009, we filed and paid for a Block Book Notation (BBN) request on the property. After subsequent emails, our case was moved and now being handled by Sara Vellve and David Lindsay of the SF Planning Department. In November 2009, we made arrangements to review the current submitted plans at the SF Mission Street office.

We then requested that a Notice of Special Restriction be issued. After reviewing the proposed plans, our concern is that the owner will install the wrought iron gate but leave it open and still have 1-2 cars parked on the front yard and not be attractively screened (as per code requirements). They can't put a gate there because a car won't fit without hanging over on to the sidewalk.

We've now long passed the 2 year mark since the illegal parking pad was put in. We spent a lot of time and energy getting the order of abatement on the property almost 2 years ago and still nothing has been done. We feel that the owner is currently incited to drag this out as long as possible, because the longer they drag it out, the longer they have free off-street parking.

(I have attached photos and a sample of a 45 page email thread regarding this matter as an example of our correspondence for your records).

10.0770D

Supplementary Page for Application Requesting Discretionary Review

Section B

- 1. Since receiving the order of abatement, the owner of 2278 Washington Street has proposed several plans to still keep the parking pad, attractively screen it and meet code requirements. However, their plans have been repeatedly denied. We are requesting a DR because the parked cars are overhanging the sidewalk, it is an eyesore and they need to drive over the curb to park their cars. Even if they installed a gate for screening as required by code, the gate would have to be left open any time a car was parked on the pad because it is not possible for a single car, let alone two cars that are regularly parked on the pad, to fit behind a closed gate and not overhang the sidewalk. This would defeat the purpose of the gate/screening requirement. The owner has clearly been negligent and shown no regard for their neighbors. After much due diligence, time and money, the neighbors are very upset with the fact that absolutely no corrective action has been taken by the owner.**

10.0770D

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

OPTIONAL:

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify). - SUPPLEMENTARY SUMMARY PAGE FOR Q.4
- SUPPLEMENTARY PAGE SECTION B
- SAMPLE OF EMAIL CORRESPONDENCE

File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed  _____
Applicant

8/13/10
Date



SAN FRANCISCO PLANNING DEPARTMENT

Seena
V.

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____
Building Permit No.: **2009 08104480**
Address: **227B Washington**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: **MIKE GEORGES**
Telephone No.: **415 510 8212** (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

The building permit should be approved as it provides landscape & screening consistent with the intent of SF Municipal Code. Please also note, the applicant legal obtained a "Letter of Determination" & building permit for the parking space BPA 2004.11.18.9635

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

The applicant (I team) have met with a phone conference offering "soften" of the parking spaces to include:
① Landscape screen w/in property line around parking
② Landscape screen planter to align w/ adjacent neighbors
③ Fence & gate
④ Street tree

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Not applicable, changes proposed & request for alternatives asked for.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit—additional kitchens count as additional units)	<u>7</u>	<u>7</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>7</u>	<u>7</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas ...	<u>± 4485</u>	<u>± 4485</u>
Height	<u>± 38⁶</u>	<u>± 38⁶</u>
Building Depth	<u>± 72⁸</u>	<u>± 72³</u>
Most recent rent received (if any)	<u>UNKNOWN</u>	<u>UNKNOWN</u>
Projected rents after completion of project	<u>SAME -</u>	<u>SAME -</u>
Current value of property	<u>UNKNOWN</u>	<u>UNKNOWN</u>
Projected value (sale price) after completion of project (if known)	<u>UNKNOWN</u>	<u>UNKNOWN</u>

I attest that the above information is true to the best of my knowledge.

Michael J. Jagg 12-6-10 Mike George
 Signature Date Name (please print)

J. Langston Ewell, Design Studio

Planning • Interior Design • Landscape and Lighting Design • Construction Management

Tuesday, December 31, 2003

Jim Nixon
Acting Zoning Administrator
City And County of San Francisco
1660 Mission St. Suite 500
San Francisco, CA
94103

Rec'd 1/07/04 00
CK rec'd #107.
2959 - NW/PRL
RECEIVED

IAN 07 2004

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

RE: Off Street Parking Encroachment Permit
For Mrs. Janie Joe at
2278 Washington St.

603/007
RM-1

+ plans

Dear Jim,

Greetings! I hope this letter finds you well.

Attached please find three copies of the drawings related to an Encroachment Permit for Mrs. Janie Joe. Drawings were originally submitted to the City's Building and/or Engineering Department, however at the time, plan checker Ben Helbreath was unable to approve the permit request. As per his instruction, we are forwarding the plans for your attention for a letter of determination. Additionally, please find a check attached for the fee of \$107.

Ultimately, Jeanie Joe is converting the existing storage area immediately behind the parking pad to a multi-car parking garage. It is her aim to secure the parking space now, as there is more than enough space for her "Mini-Cooper". The conversion of the storage to parking garage will be permitted separately under the capital improvement application.

I look forward to working with you on the design and construction of your new family home. If you have any questions or comments, please feel free to call or e-mail at anytime.

Sincerely,

Jerrod Langston Ewell



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING
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February 25, 2004

Jerrod Langston Ewell
Design Studio
452 Monterey Road
Pacifica, CA 94044

Dear Mr. Ewell,

Re: Letter of Determination
2278 Washington Street
Block 603, Lot 007
Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District

I am in receipt of your request for a determination regarding the potential use of the front yard of the subject property for off-street parking purposes.

Pursuant to Planning Code Section 132(f), vehicles may not be parked in required front setback areas. However, the referenced area on the subject lot is not considered to be a required front setback, the depth of which is determined by the front setbacks on adjacent properties. Since the buildings on the properties adjacent to 2278 Washington Street are built to their front property lines, the subject property would have no required front setback, and this area would be considered to be "buildable."

The parking of vehicles would thus be allowed in this area. It should be noted, however, that a Zoning Administrator's interpretation of Planning Code Section 142 indicates that parking within the "buildable" area at the front of a building in a residential district must be attractively screened from view of the street. Such screening may be in the form of a solid wall or fence, or a more open fence combined with landscaping, of a height that will adequately screen the parking area from the street. A gate must be provided to complete the screening.

If anyone believes that this determination represents an error in interpretation of the Planning Code or abuse of discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the **Board of Appeals located at 1660 Mission Street, Room 3036, San Francisco or call (415) 575-6880.**

OFFICIAL COPY



11/18/04 OK to issue

APPROVED Dept. of Building Insp. NOV 18 2004

BLDD FORM 3/8

APPLICATION NUMBER 2004111818631

OSHA APPROVAL REQD. APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

2 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.

Table with fields: DATE FILED (4/4/04), FILING FEE RECEIVED (PLUMB PERM), (1) STREET ADDRESS OF JOB (2278 Washington), BLOCK & LOT (603 007), PERMIT NO. (1041925), ISSUED (11/18/04), (2A) ESTIMATED COST OF JOB (\$7500), (2B) REVISED COST, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING 3 FRS / R-11

Form with multiple sections: (4A) TYPE OF CONSTR. (VN), (5A) NO. OF STORIES OF OCCUPANCY (3), (6A) NO. OF BASEMENTS AND CELLARS (1), (7A) PRESENT USE (Residence Apt. House), (8A) OCCUP. CLASS (R1), (9A) NO. OF DWELLING UNITS (3). Includes fields for contractor, owner, and address.

ADDITIONAL INFORMATION

Form with fields: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT., (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT., (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), ADDRESS (452 Montecrey Road), (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN 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 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 fits 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 WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX: OWNER, AGENT, CONTRACTOR, ARCHITECT, AGENT, 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 claim, 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. () 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: Policy Number: () III. The cost of the work to be done is \$100 or less. (X) 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.

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.

Signature of Applicant or Agent: [Signature] Date: 4/4/04

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

contact the district building inspector at the start of work call 558-6066
REFER TO: Approved inspection scheduling call 558-6054, for electrical
construction scheduling call 558-6030. This application is approved
for site inspection, detailed plumbing or electrical plan review and
shall constitute an approval of the building. Work authorized must
be in strict accordance with all applicable codes. Any electrical or
plumbing work shall require appropriate separate permits.

[Signature]
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:
Letter of determination approving garage parking; 10' driveway width.
L. Kierner 4/7/04
DEPARTMENT OF CITY PLANNING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:
PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION
Call (415) 554-7149 To Schedule
[Signature]
BUREAU OF ENGINEERING

NEW CURB CUT(S) AND SIDEWALK SHALL BE CONSTRUCTED TO CITY STANDARDS.
415-611-72-01

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED: FOR WORK STATED ONLY
[Signature]
Parrielle Walker 4.7.04
HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

NOTIFIED MR. _____

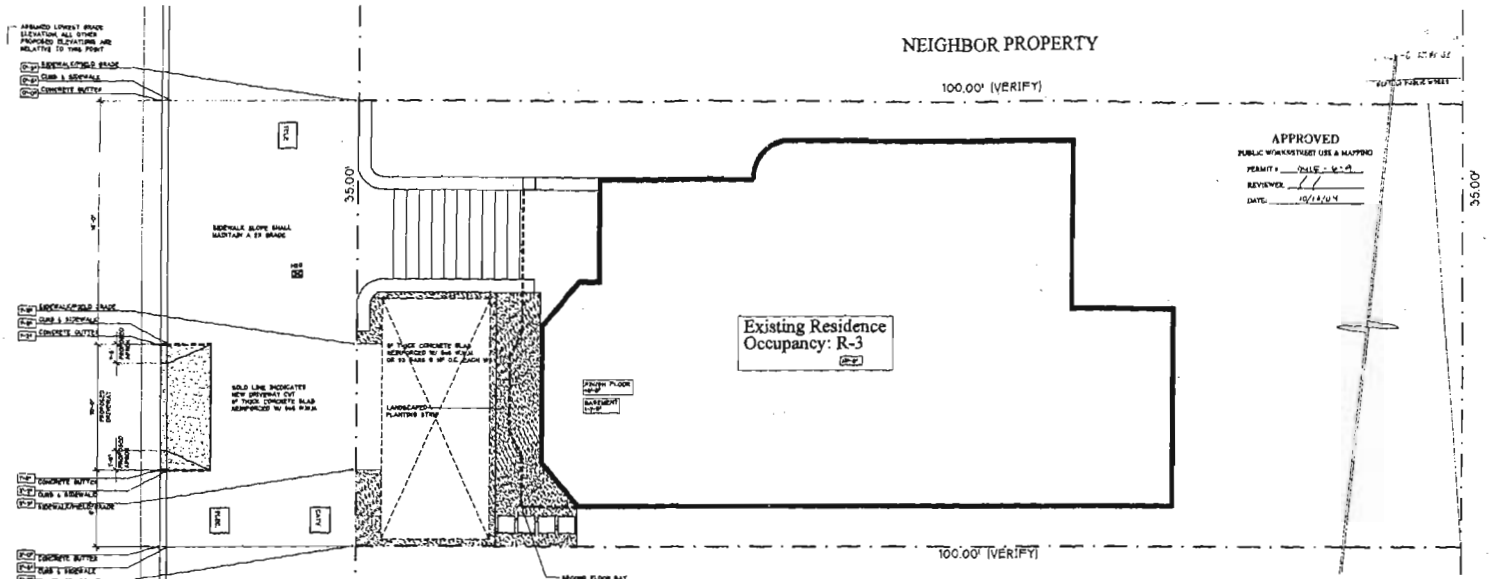
I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

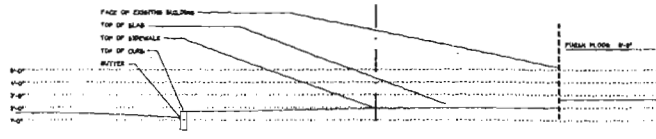
OWNER'S AUTHORIZED AGENT _____

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

Washington Street



A Site Plan



B Slope Profile

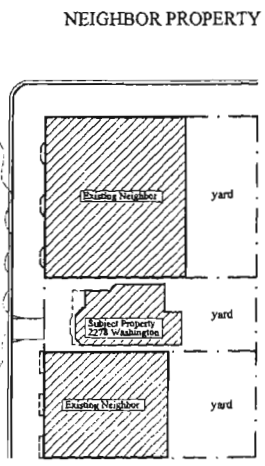
PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPVBSM STREET INSPECTION
 Call (415) 554-7149 To Schedule

SUBJECT TO ALL CONDITIONS OF DPVBSM:
 Clear Sidewalk
 Street Encroachment Permit
 Signage Requirements Permit
 Special Sidewalk Permits
 Extraneous Permits

The plan or permit form in the sidewalk area shall obtain a separate permit from the Bureau of Street Use & Mapping, Division of Urban Forestry. Please note that a 30-day posting is required to remove trees. Call (415) 554-4900 for information.

NEW CURB CUTS AND SIDEWALKS SHALL BE CONSTRUCTED TO CITY STANDARDS.

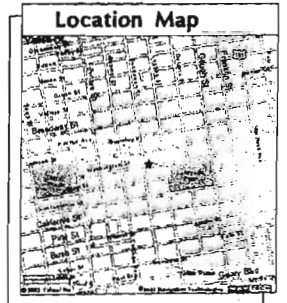
DPVBSM SIGN OFF ON JOB CARD REQUIRED FROM TO BE FINAL. CALL 354-7149 TO SCHEDULE.



C Neighborhood Profile

A Street Encroachment Permit For:
Mrs. Jeanie Joe

Project Location:
 2278 Washington Street
 San Francisco, California
 94115-1913
 A.P.N: (verify)
 Lot Area: (verify) 3,500 sq. ft.
 Zoning: RH-1
 Type of Construction: V
 Occupancy: R-1/U-1



J. LANGSTON EWELL
 PLANNING and DESIGN
 400 Montgomery Road
 San Francisco, California
 Tel: 415.774.4000
 Fax: 415.774.4005

2004/11/18/9635

A Street Encroachment Permit For:
Mrs. Jeanie Joe
 2278 Washington Street
 San Francisco, California
 A.P.N.

Site Plan
 Slope Profile
 Project Data
 Neighborhood Profile

Revision

622009

A-1

Of Total Sheets 1

2004/11/18/9635

2004-11-18-9635



November 7, 2008

ORDER OF ABATEMENT

Owner:

**JOE FAMILY ASSOCS LLC
136 SEAL ROCK DR
SAN FRANCISCO CA
94121**

Property Address: 2278 WASHINGTON ST,

**Block: 0603 Lot: 007 Seq: 01
Tract: Case: BW0
Complaint: 200842952**

Inspector: Hinchion

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 102905-A HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **October 23, 2008** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102.4. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS REPRESENTED.**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

- 1.) 30 DAYS TO OBTAIN PERMIT TO LEGALIZE OR REMOVE CONCRETE PAVING AT FRONT SETBACK INCLUDING FINAL INSPECTION APPROVAL.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN TEN (10) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Handwritten signature of Daniel Lowrey in black ink.

Daniel Lowrey
Chief of Building Inspection Services
Phone No. (415) 558-6570
Fax No. (415) 558-6261

APPROVED BY:

Handwritten signature of Vivian L. Day in black ink.

Vivian L. Day, C.B.O.
Acting Director
Department of Building Inspection
Fax No. (415) 558-6474