



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 3, 2012
Continued from the April 12, 2012 Hearing

Date: April 26, 2012
Case No.: 2011.1151D
Project Address: 640-642 Hayes Street
Permit Application: 2010.12.08.6310
Zoning: RTO [Residential, Transit Oriented]
40-X Height and Bulk District
Block/Lot: 0806/008
Project Sponsor: Darren Lee
1148 Fell Street
San Francisco, CA 94117
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Recommendation: **Do not take DR and approve as revised**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

This case was originally heard at the January 19, 2012 Planning Commission (Commission) hearing. After receiving public testimony, the Commission continued the item to March 15 so that the project sponsor could revise the plans. The case was then continued again to April 12, 2012. The Commission specifically wanted the plans to be larger and more legible and to include more specificity. The Commission also directed the Project Sponsor to convey the DR Requestor's 10 concerns to the project's engineer.

At the April 12 hearing, the case was continued again to May 3, 2012 because the DR Requestor was out of town and could not make the hearing.

CURRENT PROPOSAL

The overall proposal has not changed; however, the plans have been revised to make the drawings larger and more legible and to include more specificity, and the deck at the side of the property has been removed, per the neighbor's request. Staff understands that the DR Requestor and the Project Sponsor have met to discuss the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must either not take DR and approve the project as revised, or take DR and modify the project further.

BASIS FOR RECOMMENDATION

- The project would rehabilitate a derelict building in an otherwise vibrant neighborhood.
- The proposed project would bring the building into compliance with the Planning Department and the Department of Building Inspection.
- The proposed project would add a new unit to the City's housing stock.

RECOMMENDATION: Do not take DR and approve as revised

Attachments:

Case packet from 1/19/12, without plans
Revised Plans
Photos



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 19, 2012

Date: January 12, 2012
Case No.: **2011.1151D**
Project Address: **640-642 Hayes Street**
Permit Application: 2010.12.08.6310
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PROJECT DESCRIPTION

The proposal is to add a new dwelling unit at the ground floor of the existing two-unit, three-story building. The proposal also includes reconstructing the bay at the front of the ground floor in order to remove the garage opening that was approved under a separate permit, legalizing the enclosure of the ground floor at the rear of the building that was done several years ago without permit, and interior alterations.

In September 2009, a permit was approved to add a garage to the subject building; however, that permit was later placed on hold prior to the work being completed when it was brought to the Planning Department's attention that the plans that were submitted did not accurately reflect the existing conditions. The project sponsor opted to remove the garage from the plans, rather than go through the Historic Resource Evaluation process. The permit subject to the DR proposes to restore the bay at the ground floor and remove the garage opening.

SITE DESCRIPTION AND PRESENT USE

The subject property is 25' wide by 81' deep and located on the north side of Hayes Street between Laguna and Buchanan Streets,. The subject property currently contains a three-story, two-unit modified Victorian, which has been vacant for a number of years. The subject building, which almost covers the entire lot, was gutted by the previous owner and is in severe disrepair.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Hayes Valley neighborhood. The subject blockface is primarily made up of three-story, multi-unit buildings from the Victorian period. The immediate area is primarily residential; however, four lots east of the subject site is a church, across the street is the recently reopened

Hayes Valley Recreation Center and about half a block away is the Hayes-Gough Neighborhood Commercial Transit District.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	9/6/11	10/05/2011	01/19/2011	106 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	1/9/12	1/9/12	10 days
Mailed Notice	10 days	1/9/12	1/9/12	10 days

PUBLIC COMMENT

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

Other than the DR Requestor, the Department is aware of one other person in opposition to the proposed project, Lenny Hanson, who lives at 638 Hayes, east of the subject property. Ms. Hanson is primarily concerned about impacts to her privacy, specifically from the deck at the east side property line. Ms. Hanson’s name appears on the DR Request Application.

DR REQUESTOR

Matteo Garbelottoe
 648 Hayes Street
 San Francisco, CA 94102
 (Adjacent neighbor to the west)

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated 10/5/11

Staff visited the subject property in response to the DR Requestor’s concerns. While staff found some minor inconsistencies in the plans, which the project sponsor was required to correct, overall, the plans that were submitted accurately reflect existing conditions at the site. The Planning Department has an

active enforcement case on the subject property, which is related to the garage opening that will be removed under this permit.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated 10/26/11.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The DR requestor's concerns are not related to the Residential Design Guidelines.

The plans should be revised to show the elimination of the new curb cut and the restoration of the sidewalk and curb. Further, the door originally proposed on the reconstructed bay should be removed (no longer shown on plans, as it has been removed). The project sponsor agreed to revise the plans to include these modifications. The plan set in the Commission's packet shows these revisions.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

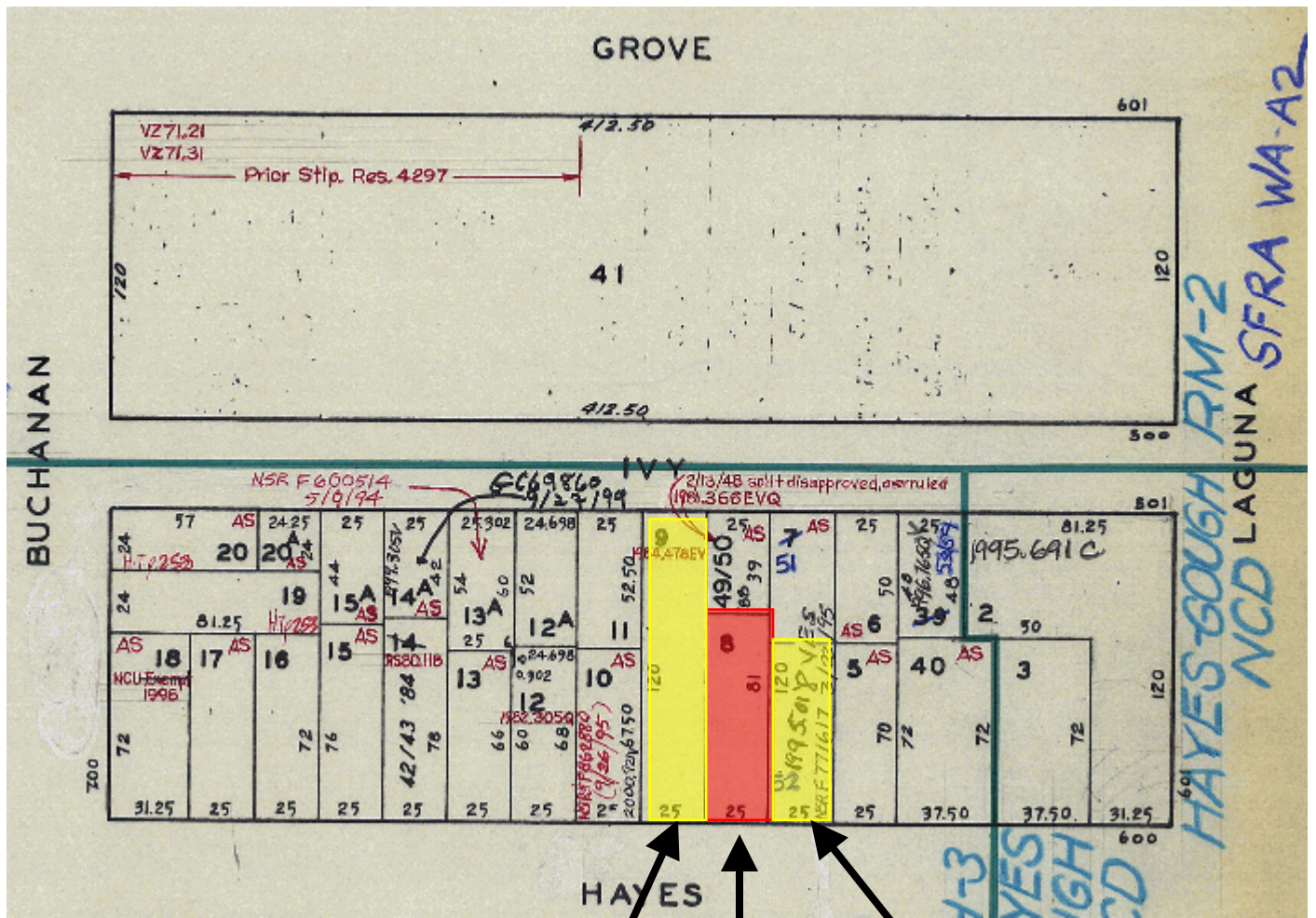
RECOMMENDATION: Do not take DR and approve as revised

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Section 311 Notice
DR Application
Response to DR Application dated October 26, 2010
Reduced Plans
Context Photographs

AS: G:\DOCUMENTS\Discretionary Review\640 Hayes Street\Case Report.doc

Parcel Map



DR REQUESTOR'S
PROPERTY

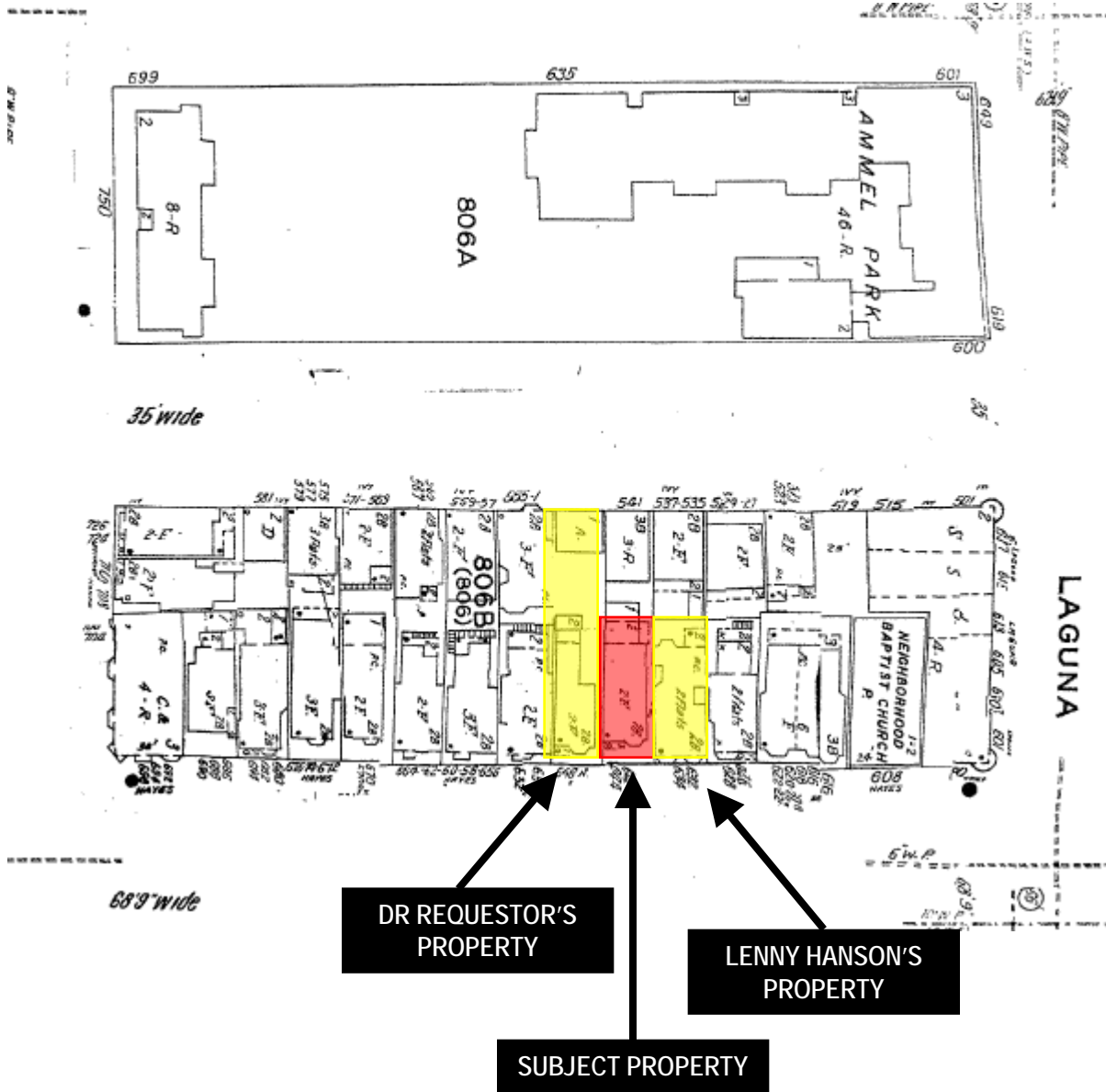
LENNY HANSON'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1151D
Request for Discretionary Review
640-642 Hayes Street

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2011.1151D
Request for Discretionary Review
640-642 Hayes Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

LENNY HANSON'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1151D
Request for Discretionary Review
640-642 Hayes Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

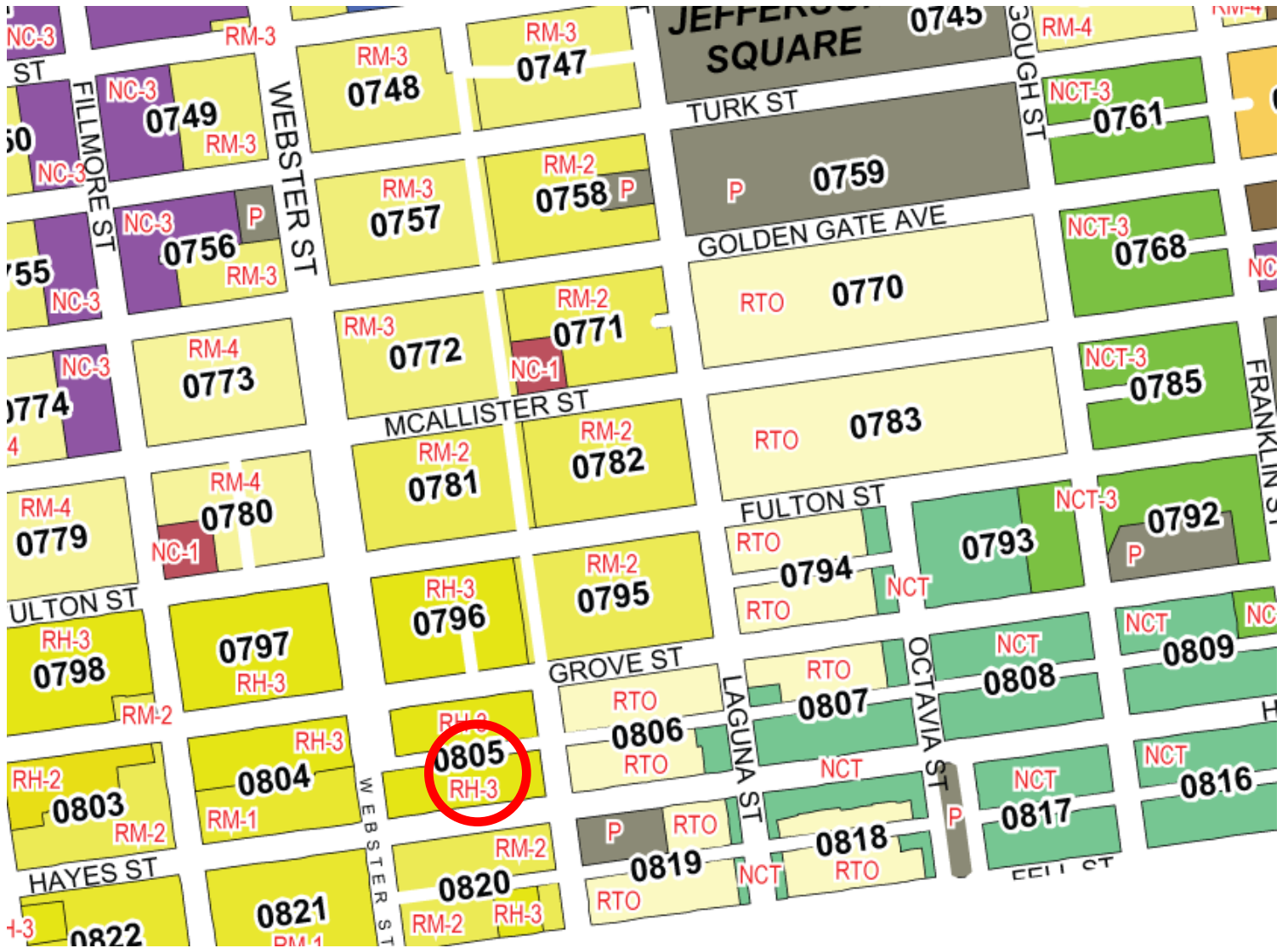
SUBJECT PROPERTY

LENNY HANSON'S
PROPERTY



Discretionary Review Hearing
Case Number 2011.1151D
Request for Discretionary Review
640-642 Hayes Street

Zoning Map



Discretionary Review Hearing
Case Number 2011.1151D
Request for Discretionary Review
640-642 Hayes Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 8, 2010**, the Applicant named below filed Building Permit Application No. **2010.12.08.6310** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Enertia Designs	Project Address:	640-642 Hayes Street
Address:	20 Natick Street	Cross Streets:	Laguna St./Buchanan St.
City, State:	San Francisco, CA 94131	Assessor's Block /Lot No.:	0806/008
Telephone:	(415) 333-3375	Zoning Districts:	RTO /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	±10'	No Change
BUILDING DEPTH	±70'	No Change
REAR YARD	±2'	No Change
HEIGHT OF BUILDING	±40'	No Change
NUMBER OF STORIES	3	No Change
NUMBER OF DWELLING UNITS	2	3
NUMBER OF OFF-STREET PARKING SPACES	0	No Change
PROJECT DESCRIPTION		

The proposal is to add a new dwelling unit at the ground floor of the existing two-unit, three-story building. The proposal also includes reconstructing the bay at the front of the ground floor in order to remove the garage opening that was approved under a separate permit, legalizing the enclosure of the ground floor at the rear of the building that was done several years ago without the benefit of a permit, and interior alterations.

PLANNER'S NAME: **Aaron Starr**
 PHONE NUMBER: **(415) 558-6362**
 EMAIL: **aaron.starr@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: _____

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Matteo Barbelotto & Lenny Hanson		
DR APPLICANT'S ADDRESS: 648 Hayes St. & 638 Hayes St.	ZIP CODE: 94102	TELEPHONE: (415) 314-7831

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Darren Lee		
ADDRESS: 640-642 Hayes St.	ZIP CODE: 94102	TELEPHONE: (415) 271-0528

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: 731 Market Street, Suite 600	ZIP CODE: 94103	TELEPHONE: (415) 314-7831
E-MAIL ADDRESS: VictorMarquezesq@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 640-642 Hayes St.		ZIP CODE: 94102
CROSS STREETS: Laguna St. & Buchanan St.		
ASSESSORS BLOCK/LOT: 0806 1008	LOT DIMENSIONS: 25' X 81'	LOT AREA (SQ FT): 2,025
ZONING DISTRICT: RT0/40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Residential building

Proposed Use: Adding a new dwelling, deck, addition of Bay windows

Building Permit Application No. 2010.1208.6310

Date Filed: 12/8/2010

RECEIVED @ 4:00 P.M.

OCT 05 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

None to date

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

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 or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please See Attachment # 1

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please See attachment #1

Please see Exhibits "0" to attachment #1

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 #1?

Please See attachment #1

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Victor M. Marquez

Date: 10/5/11

Print name, and indicate whether owner, or authorized agent:

Victor M. Marquez
Owner / Authorized Agent (circle one)

Page 9 Attachments: Sections #1, #2, #3

- 1) The project sponsor has a track record of (a) Submitting Fraudulent Drawings to the Department of Building Inspection and the Planning Department which have not depicted the then or even now current conditions of the existing property in violation of the planning code and DBI rules and regulations; (Please see March 22, 2011 email message attached hereto as Exhibit "A" from San Francisco Planner Aaron Starr to Victor M. Marquez stating "The plans that we approved did not accurately reflect the existing conditions."); (b) The City found the property to be a Public Nuisance and issued notice of violation, and abatement orders, all of which have been ignored and not abated; (Please cross reference Department of Building Inspection Public Records, including but not limited to, all Notice of Violations and Orders of Abatement); (c) The project sponsor obtained over the counter permits using fraudulent drawings.

Consequently, some of the work was performed using those illegally obtained permits. The Project Sponsor is now submitting existing drawings based on illegal work, including decks, and interior and exterior stairways, and non-existing walls; (d) We are requesting that true depictions of the existing building be submitted and also drawings of the previous condition of the building prior to the illegal work. (e) Until the orders of abatement are performed, we believe it is premature to be seeking new permits.

The West Wall orientation is not depicted in the drawings. Currently there is an illegally constructed window (Please see Exhibit "B", attached hereto) that presents a fire hazard particularly as there is no firewall.

Also, we want to review whether enough of a firewall exist. (Please see Exhibit "C")

Furthermore, there is no rear yard (Please see Exhibit "C" and Exhibit "D") because an illegally constructed structure is consuming pretty much the entire yard. That structure should be demolished and the yard restored both for open space compliance as well as to provide fire protection access not only to the applicant premises but to the adjoining properties as well. The illegal structure further presents an additional fire hazard particularly to the back of the lot property facing Ivy Street given the proximity to that property created by the building of that existing structure. (Please see Exhibit "E") Considering that the property owner completely gutted the interior of not only the illegal structure but also the entire house, it will be easy for them to demolish the illegal structure as it is merely four three walls and restore the backyard for the reasons stated above. (Please see Exhibit "F")

Lastly, the interior of the house has a historical element of a beautiful interior stairway which has historical significance, which coupled with the destruction and now proposed restoration of the facade's bay windows may require further historical preservation studies in the context of the historical resource study for the block.

- 2) (a) It would be unreasonable to allow any decks to be built as they would unreasonably invade the privacy of four adjacent properties, including 644-648 Hayes and 634 Hayes as well as the property on the adjoining lot; (Please see Exhibits "E", "F", "G", "H", (b). The number of windows being asked for is significant, especially where none currently exist - these present an invasion of privacy and potential fire hazards. (Please see Exhibit "I")

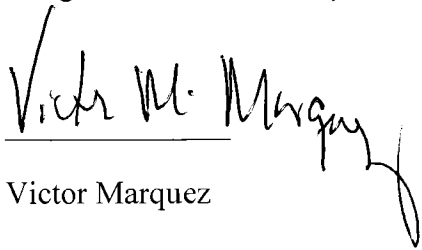
- 3) Removal all of the illegally constructed decks (Please see Exhibits "E", "F", "G", "H") and exterior stairway built on the east side of the building; remove the illegally constructed structure and replace the rear yard open space (Please see Exhibits "C", "D", "J") ; remove the illegally constructed interior stairs joining the ground level and the first floor; reduce the number of windows on the east and north side of the house, (Please see Exhibit "I") and remove the illegal window on the west side elevation (Please see Exhibit "B") remove the illegal window and door on the east wall (Please see Exhibit "F"); replace the bay windows on the front of the building to the Secretary of the Interior's Standards (Please see Exhibit "K"); and restore the curb cut using the original materials and not non matching materials. (Please see Exhibits "L", "M", "N")

October 5, 2011

San Francisco Planning Department
1660 Mission Street, First Floor
San Francisco, CA 94103-2479

Re: Authorization of representative in Discretionary Review filing
Application Number: 2010.12.08.6310

This writing shall certify that I am authorized by Lenny Hanson, who is the legal owner of 632-634 Hayes Street, San Francisco, CA 94102, as their respective representative in the filing of this Discretionary Review being filed on October 5, 2011, by me, Victor Marquez.

A handwritten signature in black ink that reads "Victor M. Marquez". The signature is written in a cursive style with a long, sweeping tail on the letter "z".

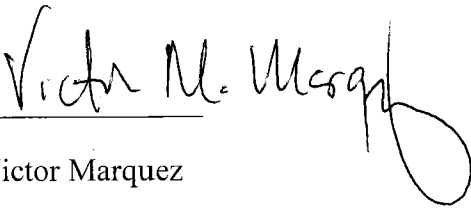
Victor Marquez

October 5, 2011

San Francisco Planning Department
1660 Mission Street, First Floor
San Francisco, CA 94103-2479

Re: Authorization of representative in Discretionary Review filing
Application Number: 2010.12.08.6310

This writing shall certify that I am authorized by Matteo Garbelotto, who is the legal owner of 644-648 Hayes Street, San Francisco, CA 94102, as their respective representative in the filing of this Discretionary Review being filed on October 5, 2011, by me, Victor Marquez.



Victor Marquez

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: EDUAR OROZCO

Date: 10.5.11

From: victormarquezesq@aol.com (victormarquezesq@aol.com)
To: orphanopoulos@gmail.com; azepeda@pacbell.net;
Date: Wed, October 5, 2011 8:38:02 AM
Cc:
Subject: Fwd: Follow up to 640-42 Hayes Street

Additional materials>

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

From: victormarquezesq <victormarquezesq@aol.com>
 To: Aaron.Starr <Aaron.Starr@sfgov.org>
 Cc: John.Kwong <John.Kwong@sfdpw.org>; David.Lindsay <David.Lindsay@sfgov.org>; jimwarshell <jimwarshell@yahoo.com>
 Sent: Tue, Mar 22, 2011 10:23 am
 Subject: Re: Follow up to 640-42 Hayes Street

Thank you Aaron.

I always had faith that Planning would do the right thing. Our neighborhood deeply appreciates the attention given to our request.

Mr. Kwong,

Please read below. We hope that DPW will now request that the property owner bring back the sidewalk and street to its original condition. As we have informed you on numerous occasions, the current situation is a hazard and liability to both the property owner as well as the City and County given that the City has had ample notice.

As residents of Hayes Valley, we want what is best for the City and its unique neighborhoods.

Thank you for your kind attention to this matter.

Victor

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

From: Aaron.Starr@sfgov.org
 To: victormarquezesq@aol.com
 Cc: John.Kwong@sfdpw.org; David.Lindsay@sfgov.org
 Sent: Tue, Mar 22, 2011 9:27 am
 Subject: Re: Follow up to 640-42 Hayes Street

Victor,

I believe the suspension letter was CC'd to you. Just in case, the letter is attached. I received a call from Joe Duffy of the Department of Building Inspection letting me know that they have already suspended the permit, but will also suspend it based on our letter.

Other than that, Planning has not made any other decisions. The Applicant needs to go through the Environmental Evaluation process to see if adding the garage will have an impact to the resource. The plans that we approved did not accurately reflect the existing conditions. In the end, the garage permit may be approved, but removing a bay that goes down to

Exhibit "A" to Page 9, Section 1 of DR App. Page 1 of 3

grade is something that requires a more in-depth environmental review. The review will probably take a few months because of internal backlogs. The timing also depends on how quickly they get the application to us.

I'm not sure what direction DPW needs from Planning regarding the sidewalk. I'm sure it's within their authority - without Planning Department's consent - to ensure that there is not a safety hazard on the sidewalk.

Sincerely,

Aaron D Starr, LEED AP
Planner, NW Quadrant, Neighborhood Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

aaron.starr@sfgov.org
415.558.6362 (voice)
415.558.6409 (fax)

(See attached file: 640-642 Hayes St - 2009.0923.7511 - Suspension Request.pdf)

victormarquezesq@aol.com

03/18/2011 03:57 PM

aaron.starr@sfgov.org

john.kwong@sfdpw.org

To

cc

Subject

Follow up to 640-42 Hayes Street

Aaron,

Good afternoon. I understand that you have some decisions regarding the above referenced property. Can you please let me know what you have concluded to date.

From what I understand, the permit for the garage will be on hold for review of the historical element.

In the meantime, I am wondering whether DPW will be ordering the owner to put the street and sidewalk to the condition it was prior to the demolishing of the sidewalk and street.

When I last spoke with John Kwong of DPW, he indicated he needed some

Exhibit "A" Page 2

direction from planning.

It would be great if you could provide him with whatever necessary information he may need to make a decision.

Our neighborhood, of course, would like to have the hole on the sidewalk and street closed asap.

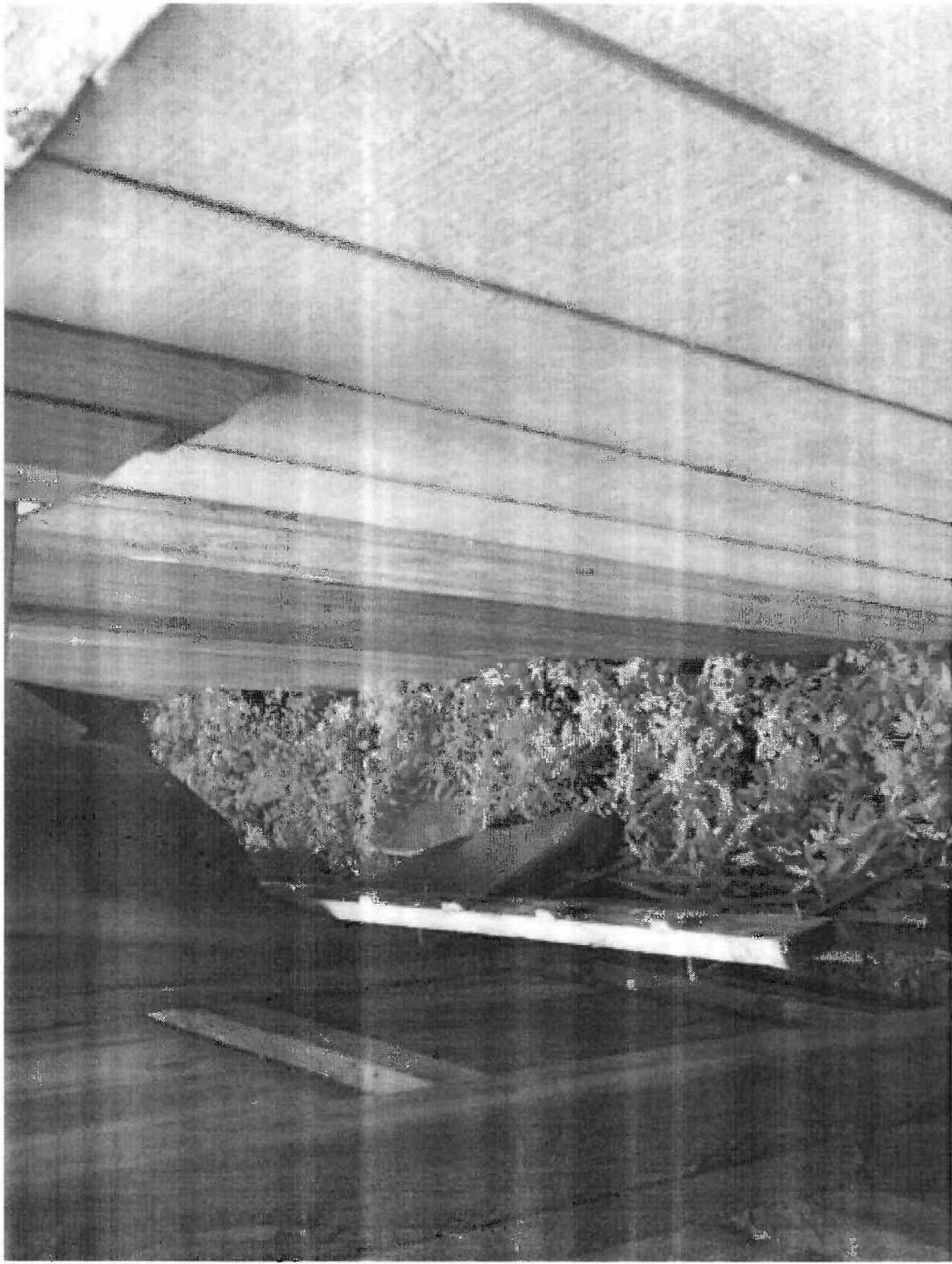
Thanks.

Victor M. Marquez

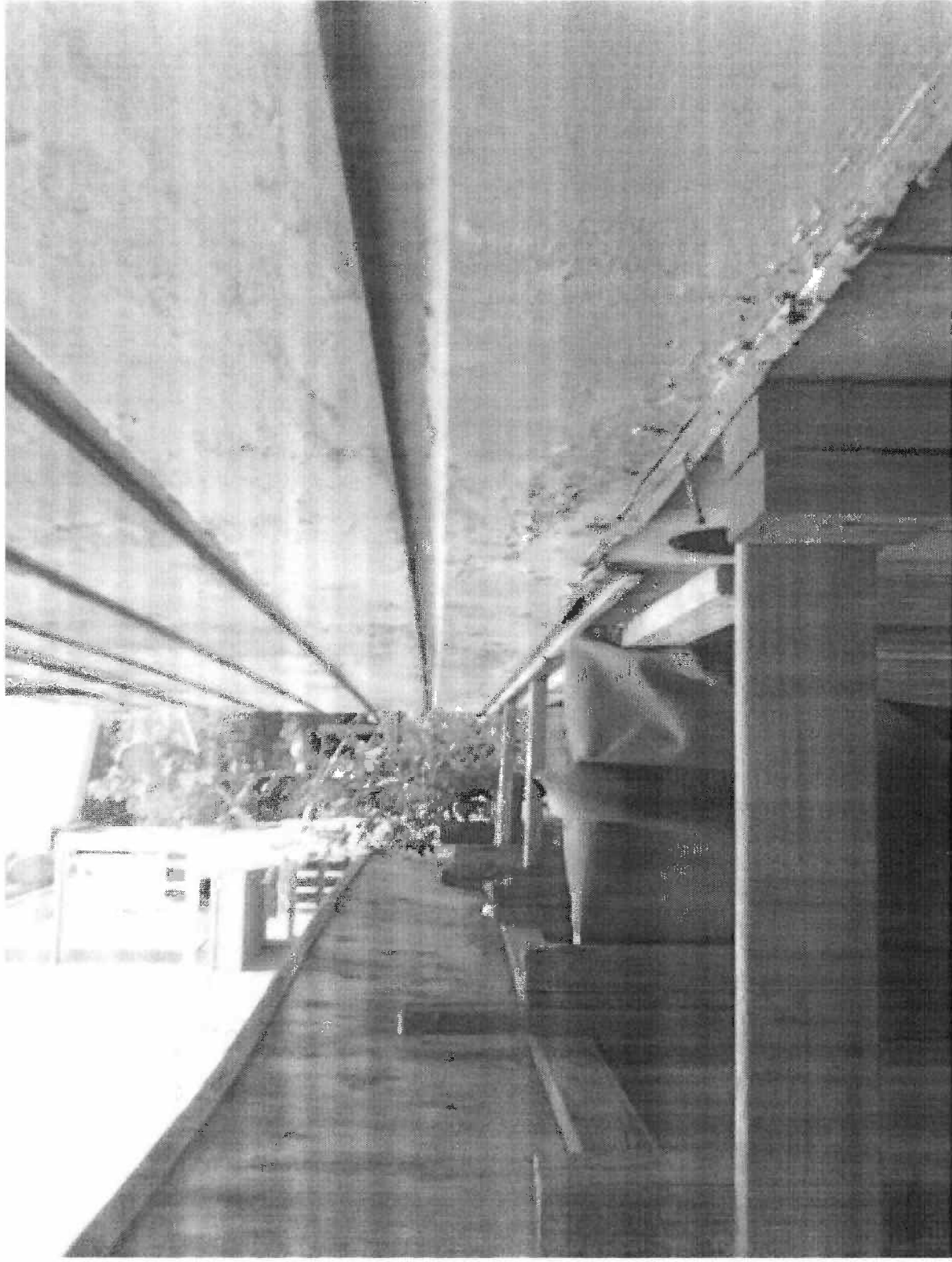


Illegal wall cut; [↑] illegally constructed
window on western elevation.

Exhibit "B"



↑ The entire "back yard" resulting
from illegally building on yard.
No Firewall (Exhibit "C")



↑
Second picture illustrating "backyard" -
blocking firemen access.
(Exhibit "d")

Proximity of
Illegal Structure
to abutting
Structures.

Partially Built
"Illegal Deck"



Wall on adjoining
property line

(Exhibit "ε")

(24m by 11F")

Illegal window



Depiction of inside of gutted building.

Illegal
constructed
door

Illegal deck built up
to property line adjacent
to 634 Hayer

New Deck



(Exhibit "6")

(Subbit "H")

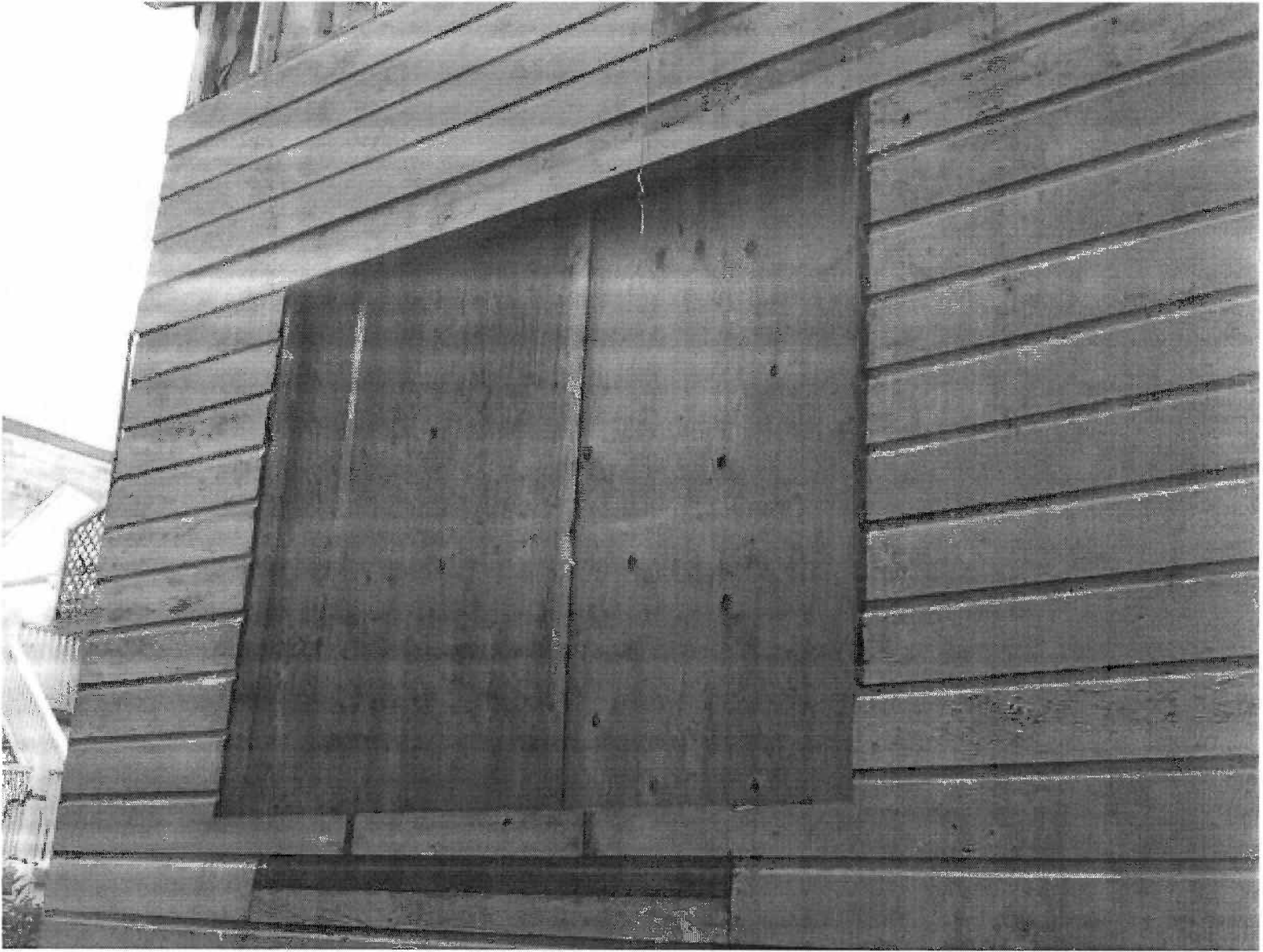
Illegal Deck



(Subbit "H")



View of East Elevation Wall
where 17 windows are proposed
(Exhibit I")



Illegal Window Cut Out to
back of Structure over an illegal
addition. "Exhibit J"



Borded up hole left by
illegal removal of Bay Window
resulting from Illegally obtained
Permit. (Exhibit "k")



(Exhibit "L")



(Exhibit "M")

Exposed Tree Roots
Resulting from
Illegally obtained Permit
for Curb Cut



View From across Street

of Facade

Curb Cut

(Exhibit "N")

Aaron,

Thank you for your comprehensive response. I appreciate it tremendously along with the information regarding the Discretionary Review and the person to call regarding imposition of fines, which I had made some calls to DBI early this morning to find out the enforcement status on the NOV and the imposition of fines.

I will be requesting a Discretionary Review in front of the Planning Commission.

Below, please find some follow up questions and also an attempt to answer some of your questions. In the end, however, my question is going to be whether you, and the owner can walk the structure with us to try to understand the legend of what they have submitted.

1. Block Book Notation (BBN) on this property? I filed and paid for one in the past six months or thereabouts but it has not been an entire year. That said, I will double check as I do travel quite a bit and may have lost track of time.

2. Misrepresentations on the Legend:

a. The Street level "Unit #1" as it has existed for years is being depicted as having two floors - i.e. the street level and the first floor. That is not and has not been correct. It is, however, possible that in the recent past an "illegal" internal stairway was constructed to connect the "basement/street level" unit with the first floor. I have been in the basement unit numerous times over the past few years and I can assure you beyond the shadow of a doubt that there was never a connecting stairway.

b. What is being characterized as the "Second Floor Plant" of Unit #1 is a complete misrepresentation as well. In fact, the Second Floor Plant is the entrance to Unit #2 which is the "main house". The "main house" is a two story house with a beautiful stairway with "historical integrity" which connected the two stories of a Single Residence.

c. The Existing as Built Rear Elevation is showing an existing rear stairway - This is yet another misrepresentation. There is no existing rear stairway which would presumably be leading into a rear yard. That must have been removed years ago again "illegally". Furthermore, it is showing it off the first floor. In fact there is "illegal" construction in place there today.

d. There is no rear yard as the rear yard, except for two or three feet, has been consumed by previous "illegal" construction.

e. What appears to be proposed in the rear elevation is a deck or what looks like a deck. That I believe would be illegal and there is already an NOV and an Abatement order for them to remove the deck they started to construct.

Exhibit "O"
Pages 1 of 10

Miscellaneous
Communications

f. The Existint As Built Rear Elevation has Two Large Windows and one smaller window and one contiguous wall as the back of the unit - This is another misrepresentation. Recently, they did cut out the windows but they did it in violation of the permit they obtained - instead of a window they started to build French Doors leading into the attempted illegal Deck over a structure that was already built out and which consumed the back yard.

g. The Back Yard issue - as I have mentioned above, they have an illegal structure in place that has consumed almost the entire back yard. This is a challenge for the fire department and in fact, the fire department's current emergency plan calls for them to go through our yard in case of a fire in their building and into the adjacent property. I do not believe that the firewall they are proposing would suffice to address the need to have fire dept access and as such I will be requesting that they remove the illegal addition which appears to be something like a 12 feet by 20 feet illegal addition. The proximity of that "illegal" addition to the adjacent house is also a concern as a fire hazard. Again, here I am going to vehemently oppose the legalization of this "illegal" construction.

h. Interior walls - the drawings are depicting existing walls - another misrepresentation. The last time I was in the house, there were no walls. Every single wall had been gutted on every floor. Perhaps they have rebuilt some.

i. The drawings that I am looking at seem to have a proposed roof plan that will take the roof from traditional Victorian/Edwardian Roof and convert it into a Flat Roof and add a stairway, plus its unclear whether they also aim to build on top of the already "illegal" area in the back to add another 10-12 feet of vertical construction based on their depiction of a larger roof. This portion is really confusing to me and I will have to hire an architect to go over the plans with me as I just do not understand them.

j. There is a representation that there are three kitchens. There are not.

k. On their alleged Second Floor of Unit #1 there is a depicted deck which was illegally built and which is facing Ms. Hanson's property. That was not there before. They built that under a misrepresentation through previously submitted drawings. I believe that deck was also the subject of an NOV as well as an Abatement Order. Why it continues to appear in these plans is beyond me.

l. There is no legend for the West Elevation - currently there is an window that was built illegally, which we want and closed. It is a fire hazard directly onto our property.

m. The number of windows that are being proposed seems to be extraordinary and I would think that it is going to affect the privacy of Ms. Hanson and her tenants.

Exhibit "0"
Pg 2 of 10

Based on the foregoing, I would hope that you will be looking at this much closer and if necessary that you will make them submit plans that are accurate, and have them re-notice.

I did leave you a message this morning. When you have a moment, please give me a ring at 415-314-7831.

Regards,

Victor

Exhibit "D"
Page 3 of 10

From: victormarquezsq@aol.com (victormarquezsq@aol.com)
To: orphanopoulos@gmail.com; azepeda@pacbell.net;
Date: Wed, October 5, 2011 8:39:03 AM
Cc:
Subject: Fwd: Planning Department Building permit application for 640-642 Hayes.

I may have already sent this to you?

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

From: victormarquezsq <victormarquezsq@aol.com>
 To: Aaron.Starr <Aaron.Starr@sfgov.org>
 Cc: hanson.lenny <hanson.lenny@gmail.com>; jhenderson <jhenderson@sbcglobal.net>; jimwarshell <jimwarshell@yahoo.com>; madelinebb <madelinebb@sbcglobal.net>; Patton <Patton@aol.com>; RSaturno <RSaturno@aol.com>; torryne <torryne@earthlink.net>
 Sent: Mon, Sep 12, 2011 12:05 pm
 Subject: Re: Planning Department Building permit application for 640-642 Hayes.

Aaron,

Thank you for your comprehensive response. I appreciate it tremendously along with the information regarding the Discretionary Review and the person to call regarding imposition of fines, which I had made some calls to DBI early this morning to find out the enforcement status on the NOV and the imposition of fines.

I will be requesting a Discretionary Review in front of the Planning Commission.

Below, please find some follow up questions and also an attempt to answer some of your questions. In the end, however, my question is going to be whether you, and the owner can walk the structure with us to try to understand the legend of what they have submitted.

1. Block Book Notation (BBN) on this property? I filed and paid for one in the past six months or thereabouts but it has not been an entire year. That said, I will double check as I do travel quite a bit and may have lost track of time.

2. Misrepresentations on the Legend:

a. The Street level "Unit #1" as it has existed for years is being depicted as having two floors - i.e. the street level and the first floor. That is not and has not been correct. It is, however, possible that in the recent past an "illegal" internal stairway was constructed to connect the "basement/street level" unit with the first floor. I have been in the basement unit numerous times over the past few years and I can assure you beyond the shadow of a doubt that there was never a connecting stairway.

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Exhibit "O" Page 4 of 10

illegal and there is already an NOV and an Abatement order for them to remove the deck they started to construct.

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Based on the foregoing, I would hope that you will be looking at this much closer and if necessary that you will make them submit plans that are accurate, and have them re-notice.

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Regards,

Victor

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

Exhibit "O" Page 5 of 10

From: victormarquezesq@aol.com (victormarquezesq@aol.com)
To: orphanopoulos@gmail.com; azepeda@pacbell.net;
Date: Wed, October 5, 2011 8:36:07 AM
Cc:
Subject: Fwd: 640-42 Hayes Street

Additional info and points

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

From: victormarquezesq <victormarquezesq@aol.com>
To: Aaron.Starr <Aaron.Starr@sfgov.org>; jimwarshell <jimwarshell@yahoo.com>
Cc: patton <patton@aol.com>; Rachna.Rachna <Rachna.Rachna@sfgov.org>; rsaturno <rsaturno@aol.com>;
David.Lindsay <David.Lindsay@sfgov.org>; Scott.Sanchez <Scott.Sanchez@sfgov.org>; madelinebb
<madelinebb@sbcglobal.net>; torryne <torryne@earthlink.net>; dldpr <dldpr@aol.com>; rjrogers02
<rjrogers02@earthlink.net>; zonalhayes <zonalhayes@earthlink.net>; james-connors <james-connors@att.net>;
hanson.lenny <hanson.lenny@gmail.com>; rnmac <rnmac@aol.com>
Sent: Mon, Mar 7, 2011 4:59 pm
Subject: Re: Fw: 640-42 Hayes Street

Dear Aaron,

Thank you kindly for your comprehensive response. We really appreciate the current information that you have at your disposal. Along these lines, we hope to be able to meet with you in person in the immediate future.

Hayes Valley Neighborhood

As you can imagine, the City's Planning and overall building permitting process can be an intimidating and confusing process for the general public. The residents and business merchants of Hayes Valley Neighborhood are making genuine efforts to understand the web of permits, code violations, and abatement orders, from Planning, DBI, DPW, Street Mapping, and so forth, which were issued to the owners of 640-642 Hayes Street, San Francisco. We need help as we seem to be getting nowhere or to be going around in circles.

At Hayes Valley neighborhood, we have a sophisticated group of residents who care deeply about their community - people, environment, and certainly the beauty of our neighborhood structures, particularly those with historical integrity. Our neighborhood is one of the hottest destinations in San Francisco for local City and tourists alike. The neighborhood is our home and we work hard to ensure that our friends and family live in a safe and healthy environment and to offer the same for visitors (diners, shoppers and tourists).

In recent years (10-15 plus years), the Hayes Valley Neighborhood - residents and merchants have worked hard together to improve the quality of life for the current residents and for future generations.

In the end, life and safety issues are our greatest concern.

Life and Safety is at Stake

Life and Safety issues are of of the highest concern to our neighbors.

With the foregoing thoughts in mind, please note that our neighborhood feels endangered and abused by what has occurred and continues to occur at 640-642 Hayes Street. The property at 640-642 has become a nasty black cloud (reminiscent of a dark Tim Burton movie) over our neighborhood.

The property is a nuisance.

The property is a fire hazard for the entire block.

Exhibit "0" page 00810

The property is a health issue.

Our neighborhood is now requesting serious City intervention to get rid of this cloud and the vermin (literally rats coming out of the structure), stench and feces that collects in and around the property.

Request for a Joint Meeting

Towards that end, we are requesting a joint meeting of City Agencies, including, Planning, DBI, DPW, Street Mapping, Dept. of the Environment and any and all other departments who have been responsible for issuing permits to the owners of 640-642 Hayes.

As consumers of your department and the other City Agencies, we believe our request is fair and reasonable.

Why the meeting:

1. We believe that there should be better coordination by and between City Agencies and Departments where there is a troubled property, including the current situation with 640-642 Hayes, which is replete with complaints from local residents.

- Case in point: The property in question has had multiple Orders of Abatement and Cease and Desist Work Orders from the Department of Building Inspection and from the Planning Department. As I understand it, there was a "red flag" on this property within DBI and Planning that this is a "problem" building.

Despite the fact that all of the above is in review process, somehow on or about the last week of November of 2010, the property owner deems it reasonable and appropriate to start a curb cut despite the fact that the Planning Department is reviewing the very permit for the construction of the garage which would potentially deny him the right to a curb cut. He proceeds with the work when the Planning process is not yet concluded, and he obtains the permit to do the curb cut presumably without informing DPW and Planning that the underlying building permit used as the basis to seek a curb cut was not only in question but under official review.

As to the existing building violations, at a recent DBI Directors Hearing, the owner of the property represented to the Department Officer and Committee that Planning would be issuing permits that would "fix" the violations. I do not see how this could be possible as the property owner has failed after several notifications to abate the illegal construction on the property. He obtained permits to address the items to be abated and then proceeded to do other work and completely ignored the code violations.

On or about February 2, 2010, the property owner made a similar representation at a DBI Director' Hearing.

Eventually, the owner of the property submitted drawings to Planning and to DBI which completely misrepresented the actual lay out of the structure. As I understand it, he was attempting to do a non-conforming use of the building and tried to skirt around the San Francisco Planning Code. After numerous complaints to Planning and DBI, there was a stop order issued on the property and an "investigation" was opened by the Planning Department. Are there no repercussions to property owners submitting fraudulent or quasi fraudulent documents to a City Agency??

Just by these set of circumstances, it appears to the neighbors that either the property owner is manipulating the system to get what he wants or that he is getting help from the "inside". We prefer to believe the latter rather than the former.

Based on the foregoing, we believe that a meeting with planning, DBI, DPW and Street Mapping are warranted to address the neighborhood concerns. We have been "running around" trying to get information from various city departments. We are directed from one department to another and have yet to get clarity on our options as residents of Hayes Valley.

Exhibit "O" Page 7 of 10

2. Please note that the owner of the building is an extremely knowledgeable individual with the City processes yet continues to indicate that he is naive and unaware of the permitting processes and that if Planning has made mistakes, then it is not his fault such as with the over the counter garage permit that was issued to him back at the end of 2009. Since I have now attended 3 DBI Director Hearings, and I have spoken to numerous City employees from the various agencies, to the neighbors and to the property owners, it is clear to me that there is a serious abuse of process by the owner and that we are all being misled in one way or another towards the end of obtaining of approvals which will destroy part of the historical fabric of our great neighborhood.

3. The approval of a garage from Planning and the issuance of a permit for a curb cut by DPW are linked. In other words, can you cut up a side walk and dig in the street prior to getting a permit to build a garage. If the garage permit is in question, should both agencies not be speaking to one another as oppose to turning a blind eye and deaf ear to the community? The neighborhood in general agrees in requesting that the garage permit be revoked as it (a) destroys the historical fabric of the neighborhood; and (b) because it is against public policy as further discussed below.

4. Hayes Valley is under consideration for a Historic District, including the block in question. If I am mistaken in this regard, then I stand corrected.

5. Hayes Valley is a transportation corridor that encourages less cars and the use of public transportation. Issuing a garage permit is counter to this policy.

6. It's a terrible precedent for Planning to start issuing permits to build garages on the even number side of the 600 Block of Hayes. All you have to do is walk the block to understand that it makes no sense. If you approve this garage as oppose to revoke the permit, then you are encouraging other property owners to build garages up and down the block as a way to increase property values while ignoring the value of the street "as is" to the neighborhood.

7. It would be tragic for the Hayes Valley community for the parking garage permit to stand. It is also a tragic situation to have a nuisance, a fire hazard and a health concern in the neighborhood. Accordingly, we formally request a meeting with you and all other pertinent Agencies as laid out above. In addition, to the extent that it is legally possible, we request a public hearing on this matter.

We look forward to hearing from you at your earliest convenience. In the meantime, if you have any questions or need additional information, please call me at 415-314-7831.

Thank you in advance to your prompt attention to this matter.

Very truly yours,

Victor M. Marquez, Esq.

cc: Interested Hayes Valley Residents

PSS, I will be converting this email communication into a letter and forwarding you the same.

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

From: Aaron.Starr@sfgov.org

To: jim warshell <jimwarshell@yahoo.com>

Cc: michael patton <patton@aol.com>; Rachna.Rachna@sfgov.org; Ron <rsaturno@aol.com>; victormarquezesa@aol.com; David.Lindsay@sfgov.org; Scott.Sanchez@sfgov.org

Exhibit "O" Page 8 of 10

Sent: Tue, Mar 1, 2011 4:14 pm
Subject: Re: Fw: 640-42 Hayes Street

Jim,

I've asked for revisions to the drawings for clarification. Please note that the Planning Department does not have jurisdiction over sidewalks. They do need Planning Department review to get a curb cut, but DPW issues sidewalk encroachment permits and is responsible for street trees and sidewalk maintenance and repair.

Also, there seems to be an assumption that neighbors should have been notified by the Planning Department when the original garage permit was issued. I've double check with the Zoning Administrator and this is not the case. The Department does not notify neighbors for new garages unless it is associated with changing the use of the building or enlarging the building envelope. Adding a garage within the existing building envelope does not trigger neighborhood notification by itself. There is one Block Book Notation (BBN) on the property now by Victor, and he will be notified 10 days prior to the Planning Department approving any permit for this property.

Exhibit 09 of 10

I'm bringing this up because I want to understand what you expect to happen with the current permit on file. The garage was already approved over the counter. The new permit consolidates other permits and clears up a Notice of Violation from the Department of Building Inspection. If we found we issued the garage permit in error or we were not given accurate information (one reason I'm seeking clarification on the permit currently under my review) we can rescind that permit, but that is done in consultation with the Zoning Administrator. So far I have not found any procedural error in signing off on the garage.

Sincerely,

Aaron D Starr, LEED AP

Planner, NW Quadrant, Neighborhood Planning

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

aaron.starr@sfgov.org

415.558.6362 (voice)

Exhibit "O" 100810



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 11-1151D
Building Permit No.: 2010-1208-6310
Address: 640-642 Hayes Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Project Sponsor's Name: Darren Lee / Anisha Taber Shigo

Telephone No.: (415) 271-0528 / (415) 690-3377 (for Planning Department to contact)

Planning
Information:
415.558.6377

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.)

see attached document

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.

see attached document

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.

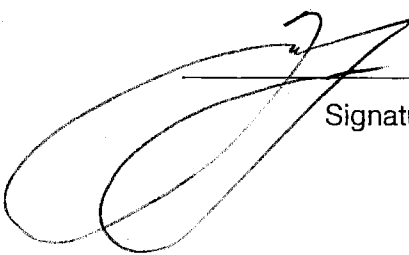
see attached document

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>2</u>	<u>3</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
<hr/>		
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>0</u>	<u>0</u>
Bedrooms	<u>5</u>	<u>6</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>no change</u>	
Height	<u>no change</u>	
Building Depth	<u>no change</u>	
Most recent rent received (if any)	<u>not applicable</u>	
Projected rents after completion of project	<u>- " -</u>	
Current value of property <u>assessed value</u>	<u>\$ 997,230</u>	
Projected value (sale price) after completion of project (if known)	<u>can't say</u>	

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


 Signature _____ Date 26th Oct 2011 Name (please print) DARREN LEE ANISHA TAHEER

RESPONSE TO DISCRETIONARY REVIEW

CASE NO: 11.1151D
BUILDING PERMIT: 2010.1208.6310
ADDRESS: 640-642 HAYES ST.

1. Reasons the project should be approved:

The proposed permit has everything to code and conforms to the city's plan (like restoring inherent character, increasing available housing in the city). Suggestions by Sr. Building inspector Joseph Duffy were in fact incorporated into the current plans. We inherited a building with some NOVs and abatements and are willing to address each one as soon as a permit to commence work is given.

The property has been an eyesore on the block, in the otherwise pretty trendy and historic Hayes Valley. We want to change that and restore the building to what it deserves.

Mr. Victor Marquez's (DR requester) accusations are not entirely factual. Drawings reveal that, and we're also happy to have a site inspection for the same. In fact, that is exactly what Inspector Duffy did.

2. Changes that we are willing/ already intend to make:

The plans will remain as they are as the application filed with the city already includes these changes (changes are based on the buildings' current state). During this process, the changes made are:

- NOVs, abatements, fines that we inherited with the sale of the building will be taken care of at permit issuance.

- Staircase leading to the 2nd floor on the East side of the building- will be removed since it was built illegally prior to our purchasing the building. A 1 hour fire wall will be built.

- The 'illegal' addition to the ground storey- legalise it. The enclosed area is within the envelope of the existing building.

- The parapet wall on the 'deck' on the third level- there is no 'deck'. We do not intend creating one.

- Creation of '17 windows' including a window on the West side (an objection was made to this)- all existing. A habitable structure has to have windows does it not? San Francisco has homes close to one another. This is a fact.

- Garage- Bay window will be restored. This is already represented in the plans.

- Sidewalk and curb will be restored as soon as permit to commence work is approved.

3. Why we feel the project will have no adverse effect on the surrounding properties:

The only affect our project would have on the surrounding areas is positive. I am sure the majority of residents on that block want to see it rehabilitated to its original charm. We share the community's concern for 'Life and Safety' and wish to remove the 'black cloud'.

Reason why ALL changes requested by the DR requester will not be entertained is because they are not all factual. Examples of some of these are:

-structure of roof changed from pitched to flat- incorrect.

-recent windows cut out- we haven't worked on the property for 2 years

-no stairway on the east side, as shown in the rear elevation- it is an old stairway and still stands. We intend to remove it though.

Other requests are baseless, and in our opinion, not for him to decide.

- number of bathrooms

- number of window because they affecting the privacy of the other neighbours' tenants!- light and air are a necessity. The windows are existing and we will maintain them. Every home needs windows. Else we'd live underground.

-Backyard- We are not increasing the envelope of the building nor are we encroaching on anyone's space. Most buildings in the city are in close proximity to one another, and if his concern is the access for firefighters (!)... There are departments in the City to take care of such matters, not a disgruntled neighbour. The interest of one individual should not be put ahead of and above the interest of a property owner and the City of San Francisco.

In conclusion, All the accusations directed towards illegal activity performed by previous owners will be remedied. These changes that need rectification, due to legality and code (based on existing) are already incorporated into the current plan. Our goal is to get this project underway as soon as possible.

Sincerely,

Anisha Taheer

(on behalf of interest holders in 640 Hayes Street, San Francisco, CA 94102)



640-642 HAYES STREET FACADE



640-642 HAYES STREET FACADE WINDOWS

PROJECT DATA:

PROJECT NAME: **RENOVATION**
 ADDRESS: **640-642 HAYES ST.**
SAN FRANCISCO, CA 94102
 BLOCK: 0806 LOT: 008
 3 STORIES ABOVE GROUND 0 BASEMENT(S)

ZONING:
 LOT AREA:
 YEAR BUILT:
 ZONING CODE:
 BUILDING HEIGHT:

LEGEND:

	Wall to be demolished		Dish washer		Wash&dryer		Water heater
	Existing wall to remain		Carbon monoxide detector		Smoke detector		
	New 2x stud wall	\$	Light switch +48" U.O.N.				
	Add 1 layer of 5/8" type "X" GYP.BD. to (E) wall	\$3	3-way switch +48" U.O.N.				
	(N)1-HR rated wall 2X stud wall w/ 5/8" type "X" GYP.BD. each side, w/ R-13 insulation	\$D	Switch w/dimmer +48" U.O.N.				
			Fluorescent light				
			Wall outlet		SPKR.	Sprinkler head	
			Ceiling fixture		F.E.	Fire extinguish	
			Furnace		FA	Fire alarm system	
			Grid-line indication				
			Window number Refer to window schedule				
			Door number Refer to door schedule				

SCOPE OF WORK:

- REVISION TO AND CONSOLIDATION OF PERMIT APPLICATION #2008/0422/0327 AND #2009/0923/7511.
- INTERIOR RECONFIGURATION.
- REPAIR EXTERIOR FRONT STAIRWAY.
- REMODEL 3 KITCHENS, 3 BATHROOMS AND ADD 4 BATHROOMS
- LEGALIZE EXISTING GROUND FLOOR AT REAR OF PROPERTY UNDER EXISTING 1ST FLOOR HABITABLE SPACE APPROXIMATELY 14'x17'-10".
- GARAGE OPENING TO BE REMOVED AND CURB CUT TO BE RESTORED.

PROJECT TEAM:

OWNER: NAME: DARREN LEE
 ADDRESS: 1153 MISSION ST.
 SAN FRANCISCO, CA 94102
 PHONE: 415-271-0528
 ARCHITECT: NAME: JEFFERSON CHEN
 COMPANY: ENERTIA DESIGNS
 ADDRESS: 20 NATICK STREET
 PHONE: 415-515-0403

CODE REQUIREMENTS:

ALL WORK SHALL CONFORM TO CALIFORNIA BUILDING CODE 2010, CALIFORNIA PLUMBING CODE 2010, CALIFORNIA MECHANICAL CODE 2010, CALIFORNIA ELECTRICAL CODE 2010, CALIFORNIA FIRE CODE 2010.

DRAWING INDEX:

- | | |
|--|---|
| A-0: COVER PAGE & GENERAL NOTES | A-6: EXISTING AS-BUILT EAST ELEVATION |
| A-1: EXISTING SITE PLAN | A-7: PROPOSED EAST ELEVATION |
| A-1.5: PROPOSED SITE PLAN | A-8: EXISTING AS-BUILT WEST ELEVATION |
| A-2: EXISTING AS-BUILT & PROPOSED FIRST FLOOR PLANS | A-9: PROPOSED WEST ELEVATION |
| A-3: EXISTING AS-BUILT & PROPOSED SECOND FLOOR PLANS | A-10: EXISTING AS-BUILT & PROPOSED FRONT ELEVATIONS |
| A-4: EXISTING AS-BUILT & PROPOSED THIRD FLOOR PLANS | A-10.1: FRONT WINDOW(S) ENLARGED SIZE |
| A-5: EXISTING AS-BUILT & PROPOSED ROOF PLANS | A-11: EXISTING AS-BUILT & PROPOSED REAR ELEVATIONS |

APPLICABLE CODE:

- THE PROJECT WILL COMPLY WITH THE 2010 CBC, CMC, CPC, CEC, CFC, AND ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY AND COMPLIANCE WITH D.O.S.H. SAFETY STANDARDS.
- GENERAL CONTRACTOR SHALL VISIT JOB SITE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK.
- GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS OR BETWEEN CONTRACT DOCUMENTS AND JOB SITE CONDITIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE LE FOR THE COORDINATION OF ALL WORKS INCLUDING THAT OF ALL SUB-TRADES AND N.I.C. ITEMS.
- GENERAL CONTRACTOR SHALL PAY ALL FEES, TAXES, & PERMITS REQUIRED BY THE PROJECT.
- GENERAL CONTRACTOR SHALL NOT PROCEED WITH CHANGES WITHOUT APPROVAL OF ARCHITECT.
- ALL EXISTING DIMENSIONS ARE TO FACE OF FINISH. ALL NEW DIMENSIONS ARE TO FACE TO FINISH UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO PROVIDE TEMPORARY PLYWOOD BARRICADE TO SCREEN OFF THE CONSTRUCTION AREA FOR THE SAFETY OF THE PUBLIC. USE PLASTIC SHEET CURTAINS TO KEE DUST OFF PUBLIC AREA. PUBLIC AREAS TO BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
- GENERAL CONTRACTOR SHALL PROTECT THE EXISTING CONDITIONS OF THE BUILDING FROM DAMAGE BY THE NEW WORK. GENERAL CONTRACTOR TO REPAIR ANY DAMAGES TO ORIGINAL CONDITION AT NO COST TO THE OWNER.
- ALL NEW ELECTRICAL, HVAC, PLUMBING AND SPRINKLER WORK, IF ANY, WILL BE UNDER EACH SEPARATE PERMIT APPLIED BY EACH RESPONSIBLE CONTRACTOR AND SHALL MEET ALL APPLICABLE ORDINANCES.
- GYPSUM BOARD NAILING PER TABLE 2306.7.
- WOOD STUD NAILING PER TABLE 2304.9.1.
- PROVIDE SMOKE DETECTORS PER SECTION 907.209.
- BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) PER CEC SECTION 210-128.
- PROVIDE CARBON MONOXIDE ALARMS PER SFBC SEC. 420.4.



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COVER PAGE & GENERAL NOTES

RENOVATION
 640-642 HAYES ST.
 SAN FRANCISCO, CA 94102

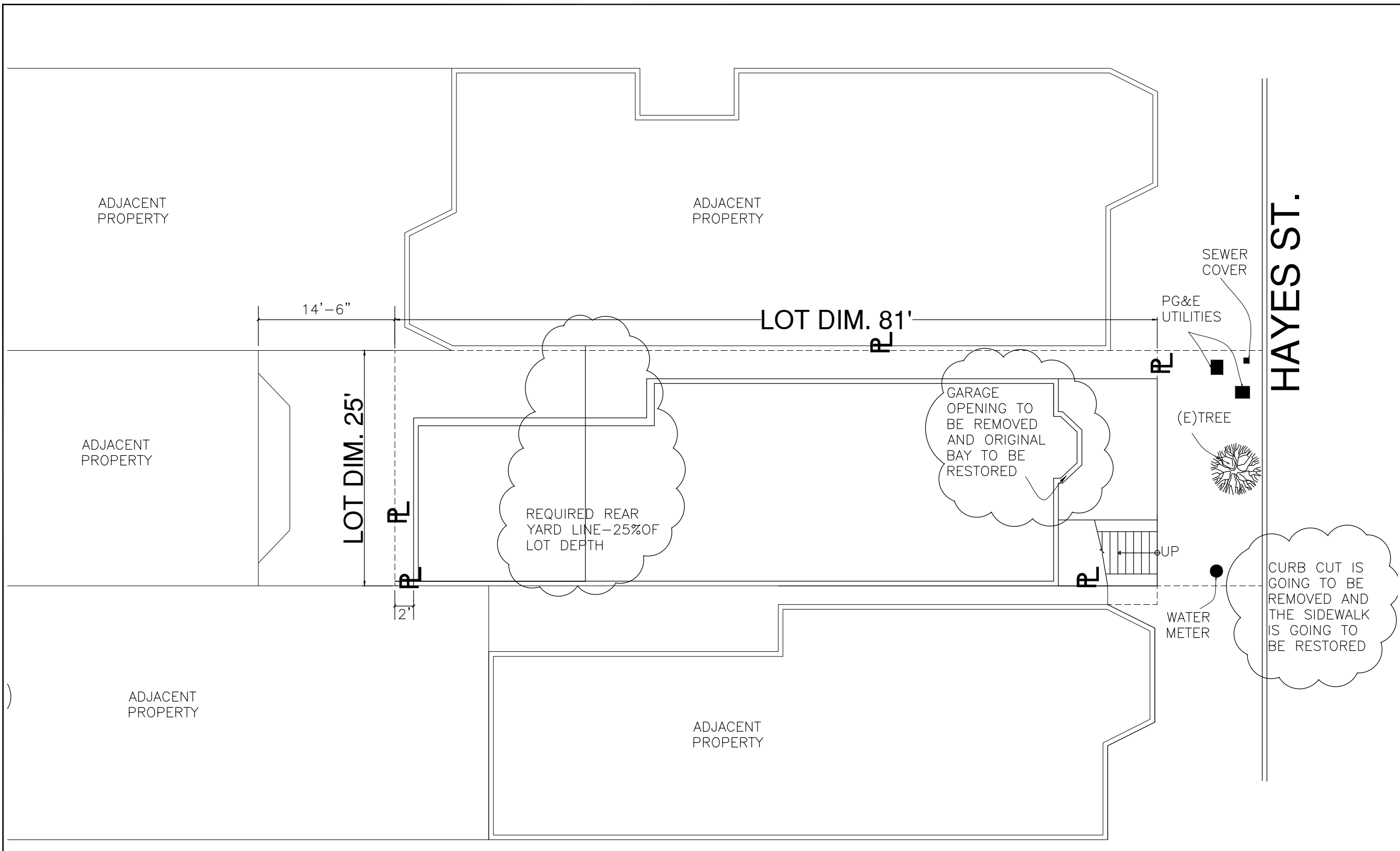
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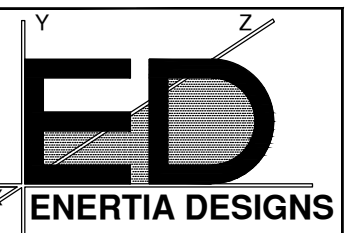
Drawn By: JC

Job No: ----

A 0.0



PROPOSED SITE PLAN
 SCALE: 3/32"=1'-0"



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**PROPOSED
 SITE PLAN**

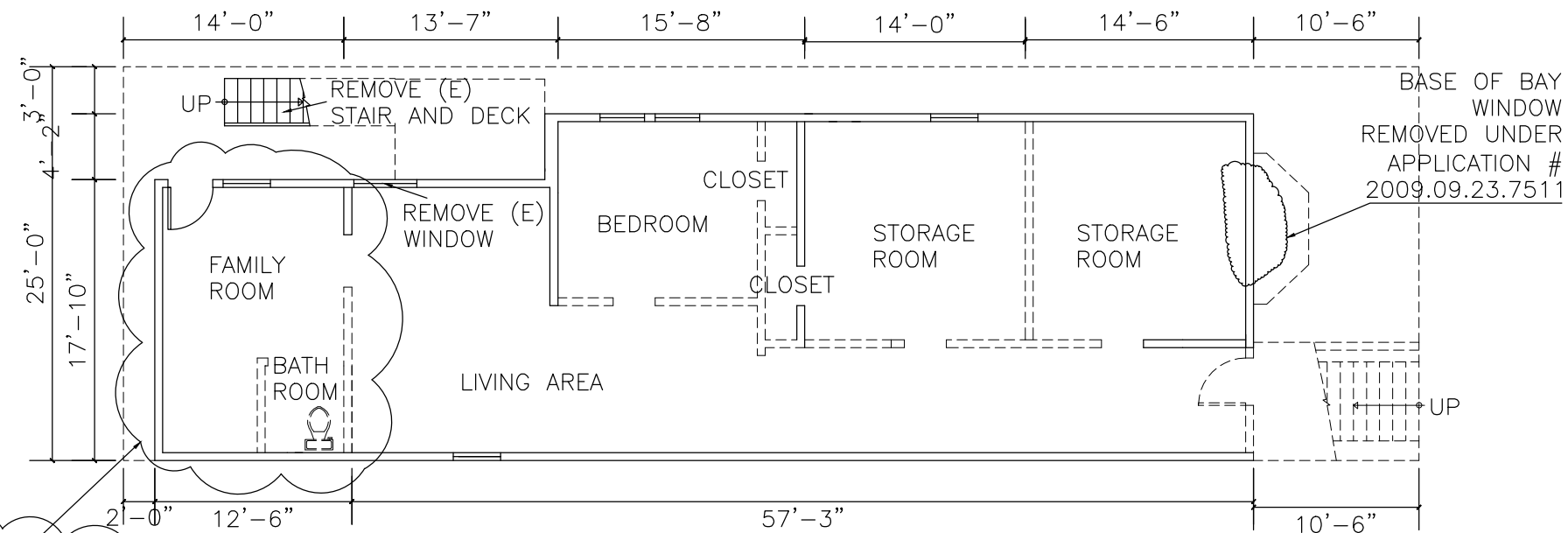
RENOVATION
 640-642 HAYES ST.
 SAN FRANCISCO, CA 94102

Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 1.5

LEGEND:

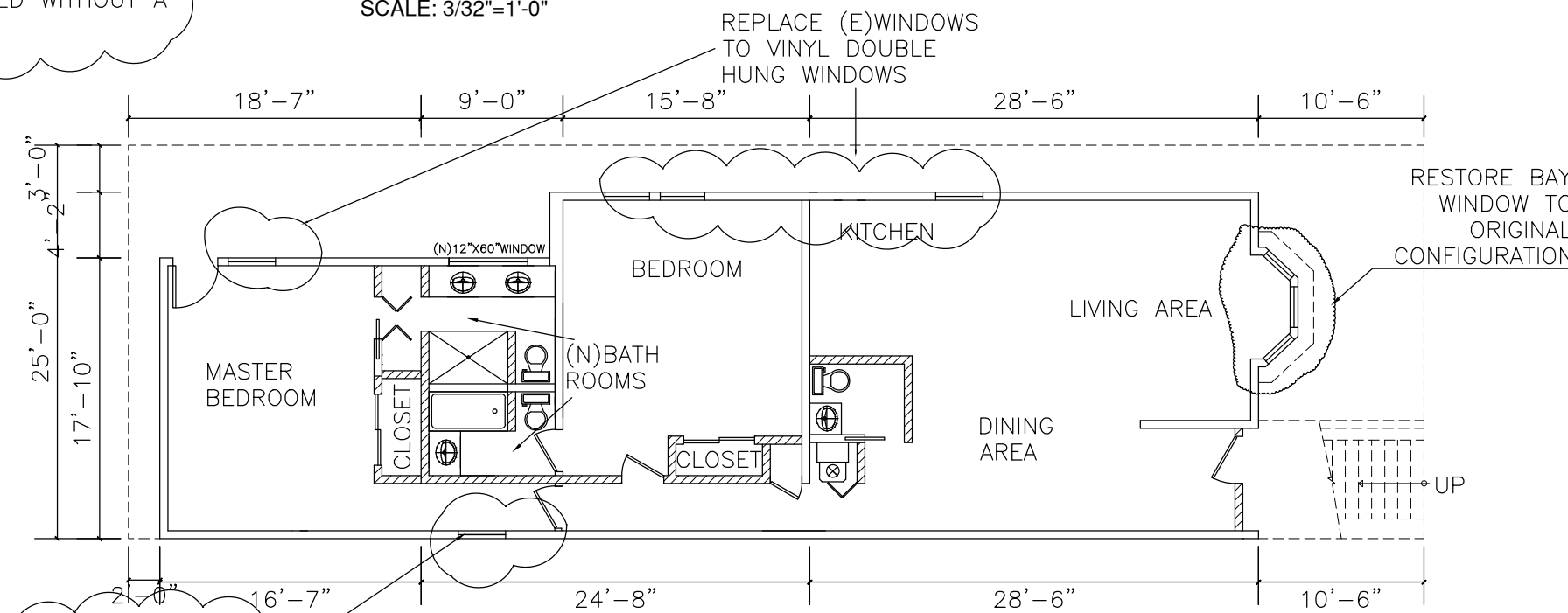
- NEW WALL - 2X4@16"O.C.
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- LINE ABOVE



EXISTING AS-BUILT FIRST FLOOR PLAN--UNIT #1

(TOTAL AREA - 1365 ± sq.ft.)

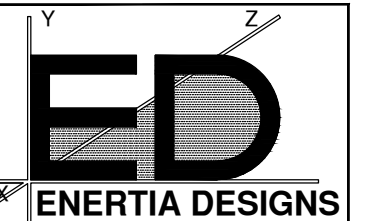
SCALE: 3/32"=1'-0"



PROPOSED FIRST FLOOR PLAN--UNIT #1

(TOTAL AREA - 1365 ± sq.ft.)

SCALE: 3/32"=1'-0"



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EXISTING AS-BUILT
& PROPOSED 1ST
FLOOR PLANS

RENOVATION

640-642 HAYES ST.
SAN FRANCISCO, CA 94102

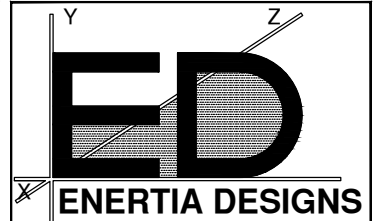
Date: 4/25/12

Scale: AS SHOWN

Drawn By: JC

Job No: ----

A 2.0



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EXISTING AS-BUILT
& PROPOSED 2ND
FLOOR PLANS

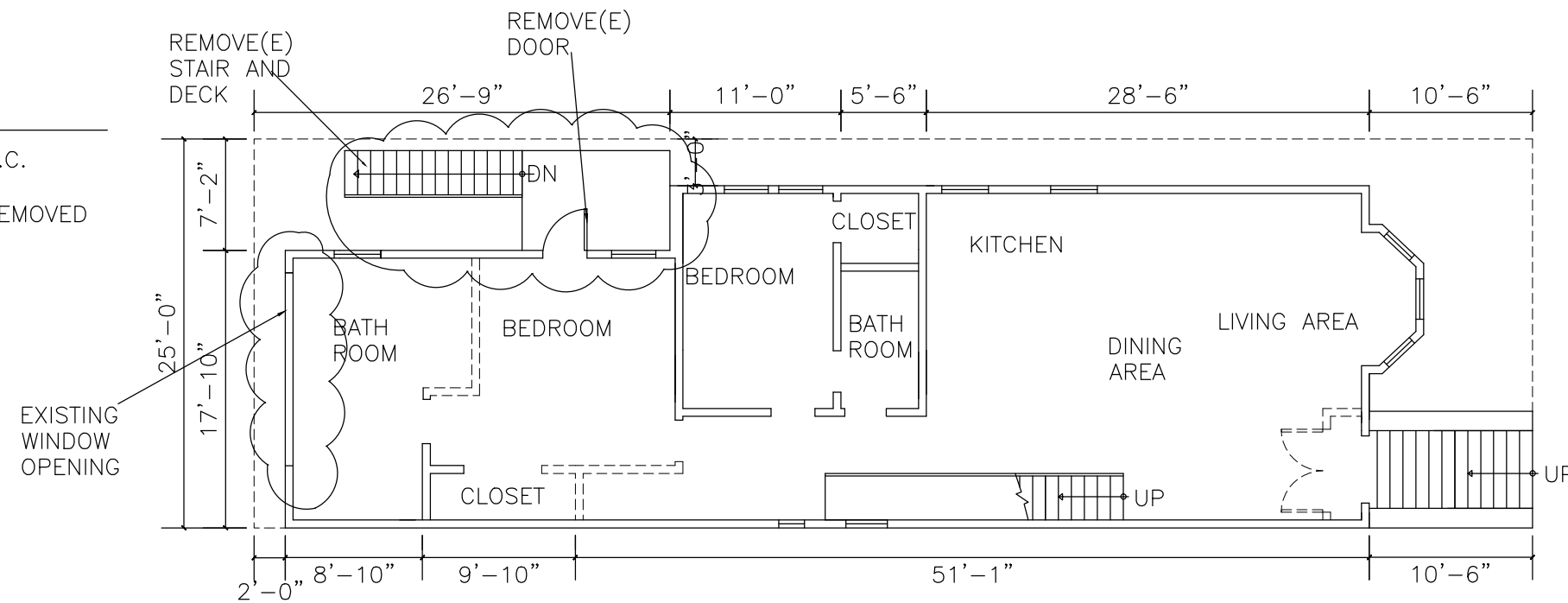
RENOVATION
640-642 HAYES ST.
SAN FRANCISCO, CA 94102

Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 3.0

LEGEND:

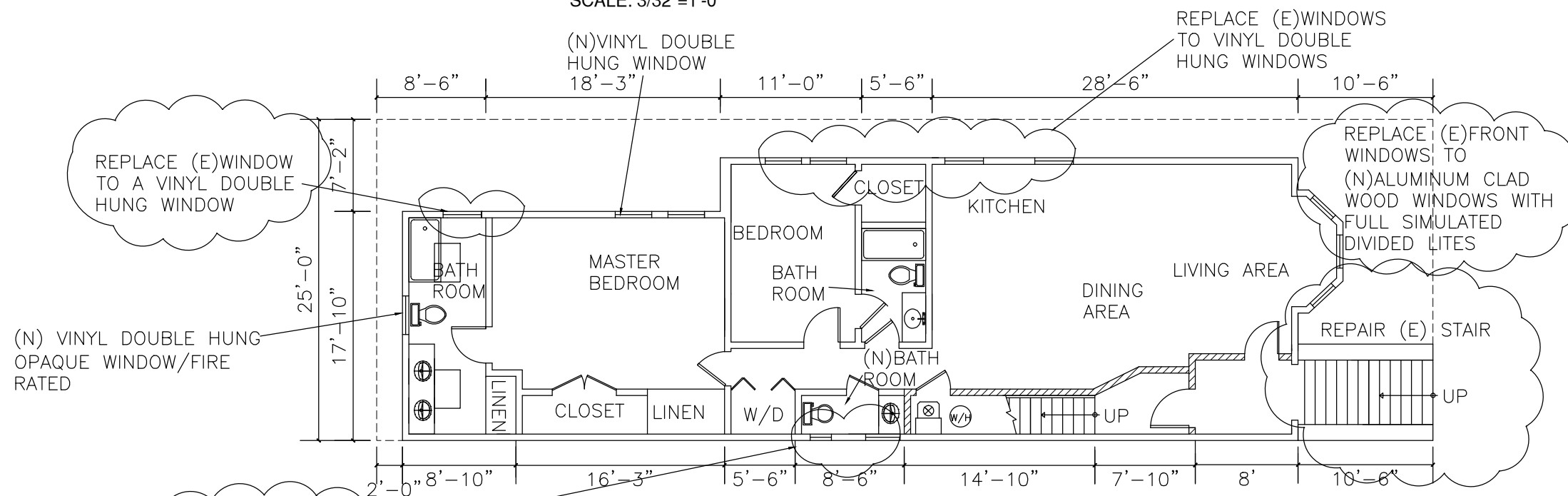
- NEW WALL - 2X4@16"O.C.
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- LINE ABOVE



EXISTING AS-BUILT SECOND FLOOR PLAN--UNIT #1

(TOTAL AREA = 1365 ± sq.ft.)

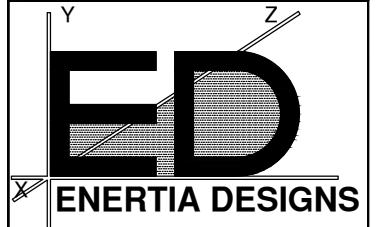
SCALE: 3/32"=1'-0"



PROPOSED SECOND FLOOR PLAN--UNIT #2

(TOTAL AREA = 1365 ± sq.ft.)

SCALE: 3/32"=1'-0"



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EXISTING AS-BUILT
& PROPOSED 3RD
FLOOR PLANS

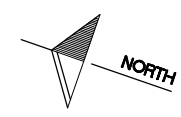
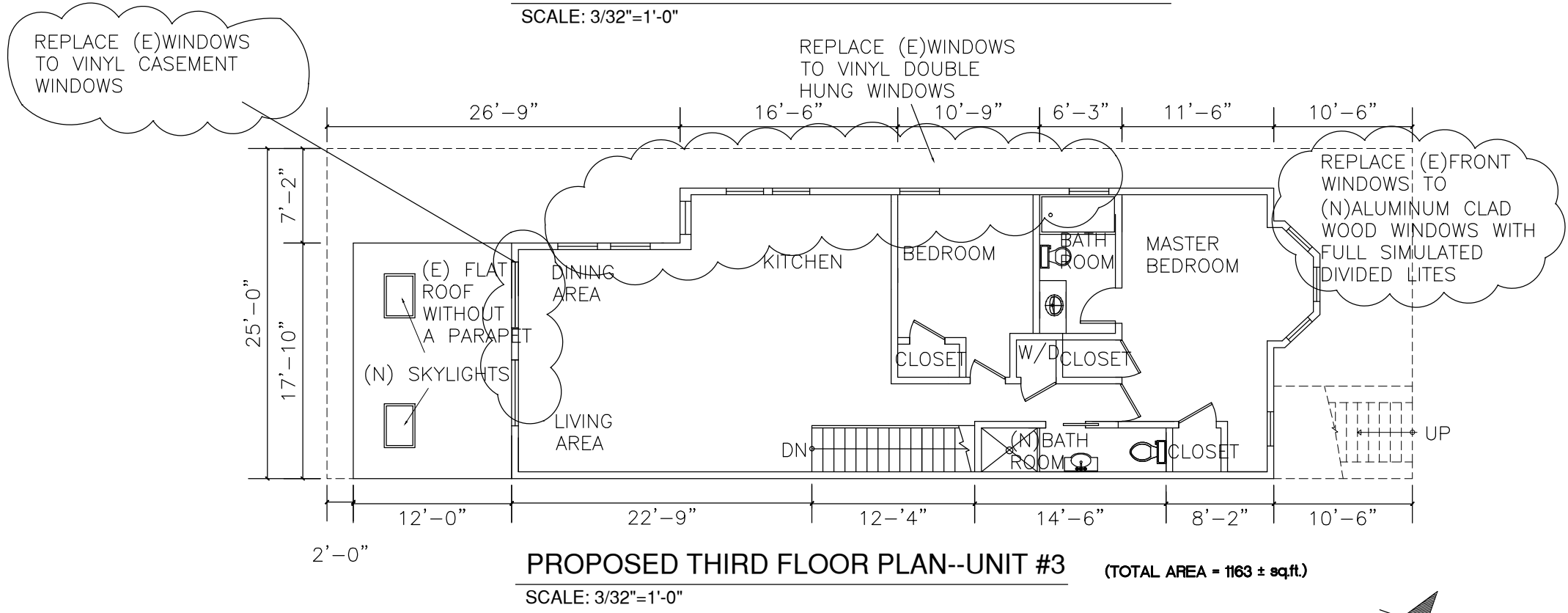
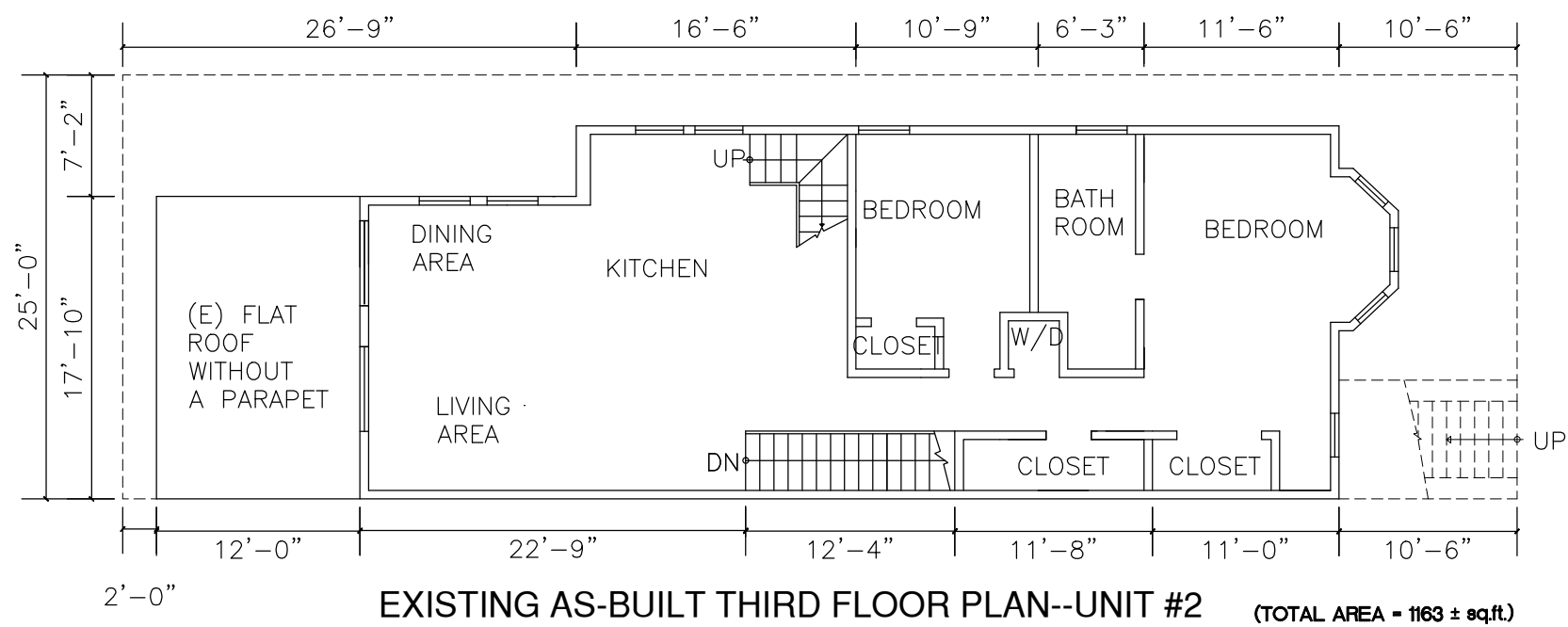
RENOVATION
640-642 HAYES ST.
SAN FRANCISCO, CA 94102

Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 4.0

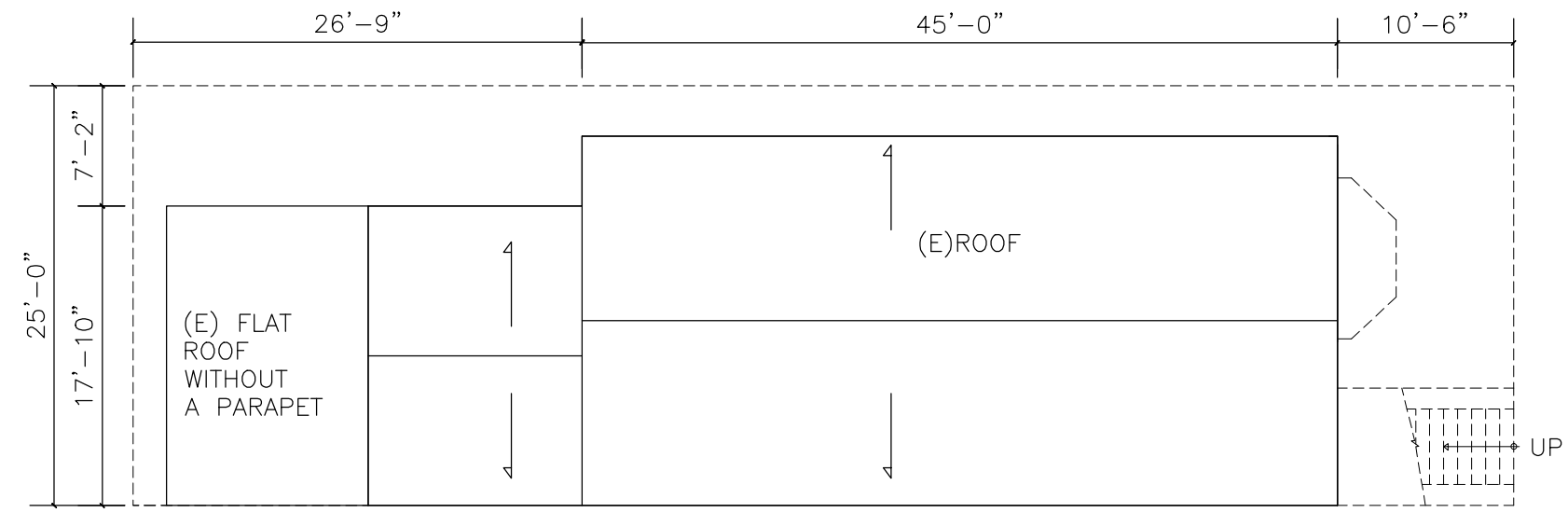
LEGEND:

- NEW WALL - 2X4@16"O.C.
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- LINE ABOVE



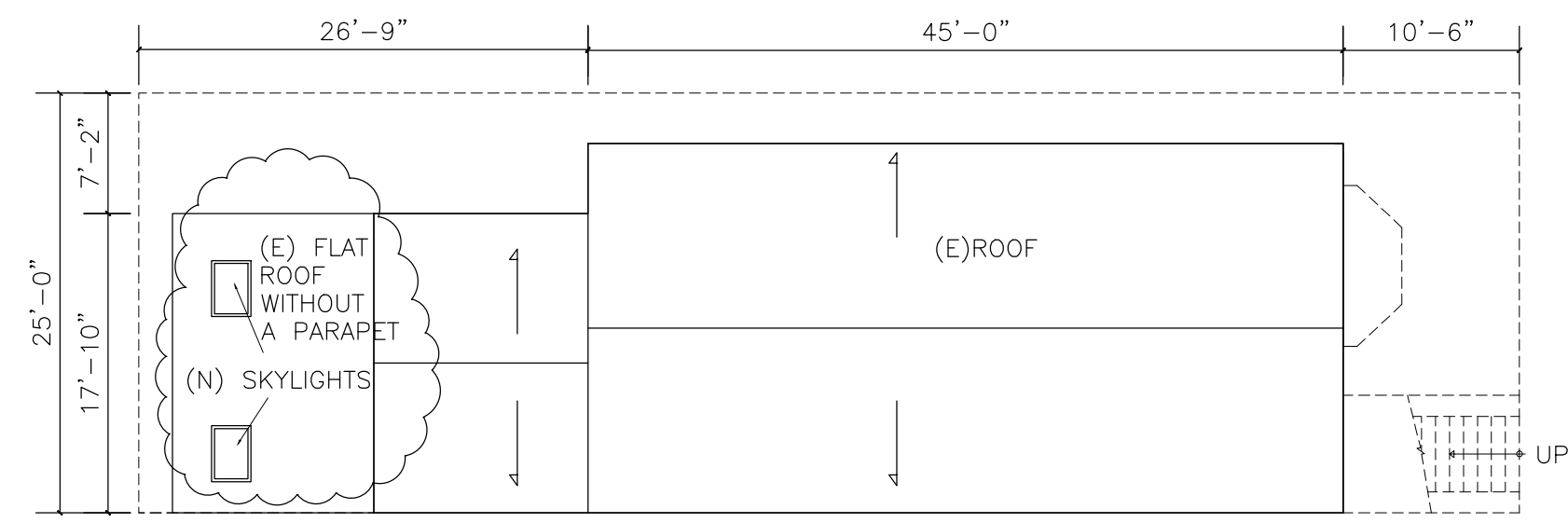
LEGEND:

- NEW WALL - 2X4@16"O.C.
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- LINE ABOVE



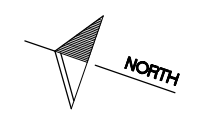
EXISTING AS-BUILT ROOF PLAN

SCALE: 3/32"=1'-0"



PROPOSED ROOF PLAN

SCALE: 3/32"=1'-0"



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**EXISTING AS-BUILT
& PROPOSED ROOF
PLANS**

RENOVATION
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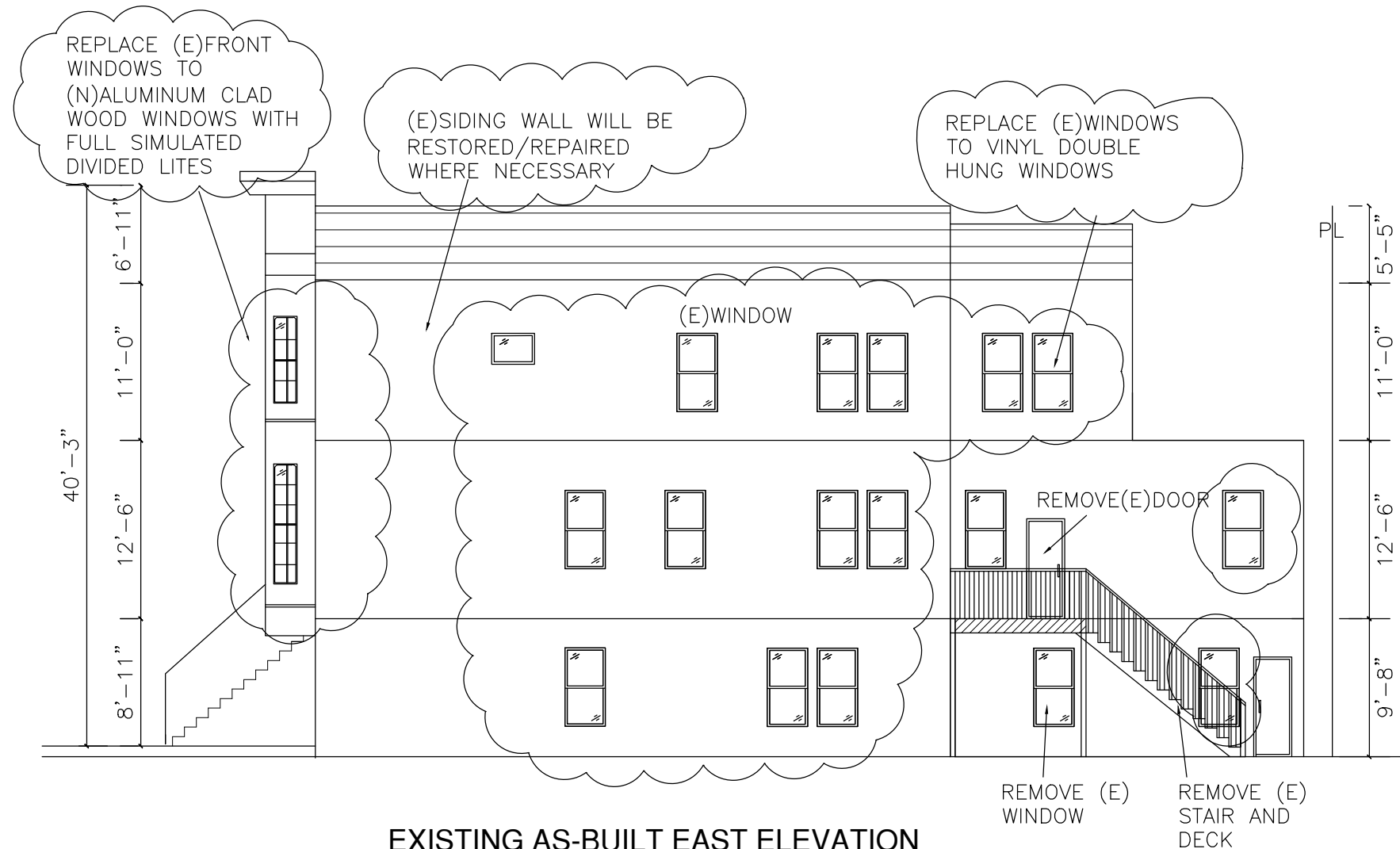
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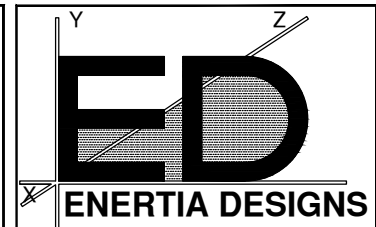
Drawn By: JC

Job No: ----

A 5.0



EXISTING AS-BUILT EAST ELEVATION
SCALE: 3/32"=1'-0"



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**EXISTING AS-BUILT
EAST ELEVATION**

RENOVATION
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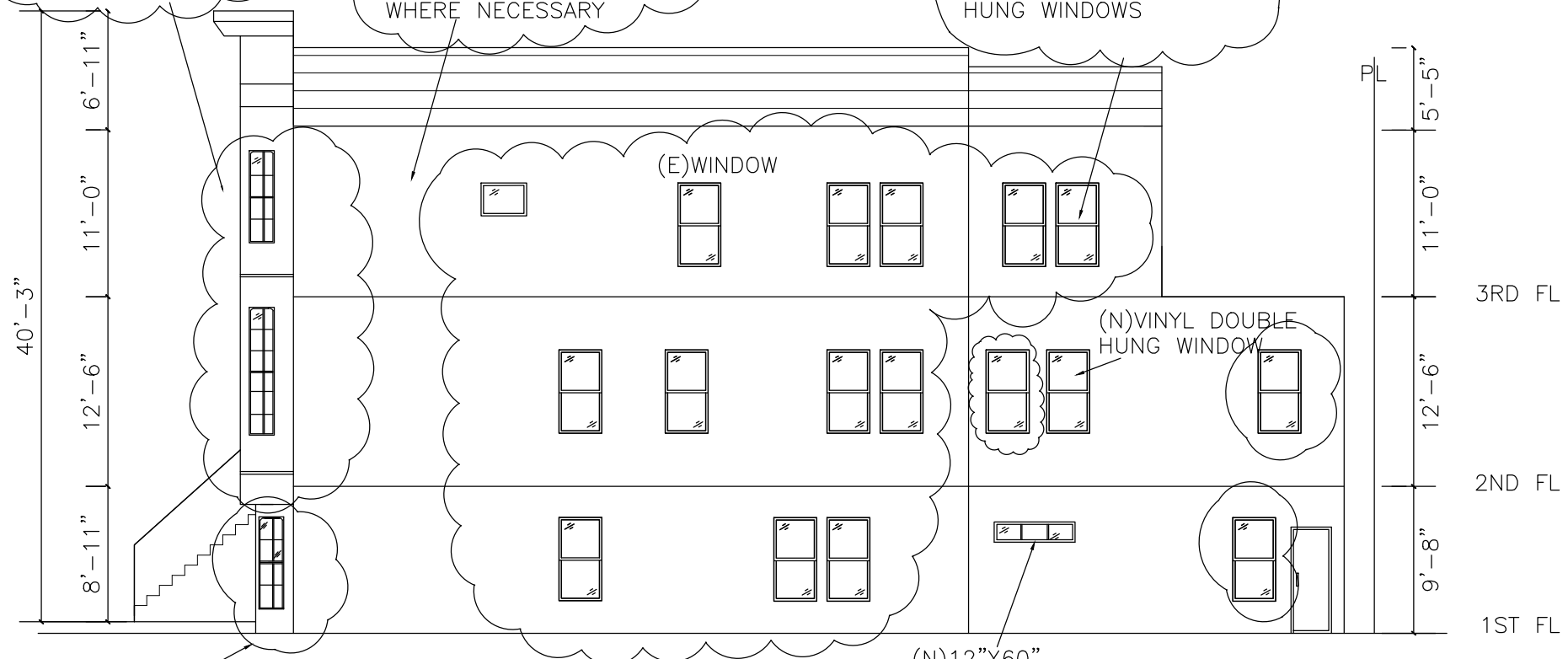
Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 6.0

REPLACE (E)FRONT
WINDOWS TO
(N)ALUMINUM CLAD
WOOD WINDOWS WITH
FULL SIMULATED
DIVIDED LITES

(E)SIDING WALL WILL BE
RESTORED/REPAIRED
WHERE NECESSARY

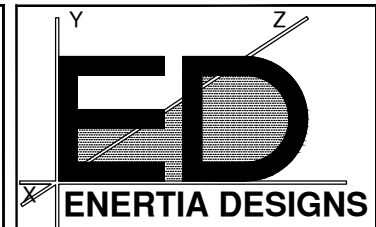
REPLACE (E)WINDOWS
TO VINYL DOUBLE
HUNG WINDOWS



RESTORE BAY
WINDOW TO
ORIGINAL
CONFIGURATION

PROPOSED EAST ELEVATION

SCALE: 3/32"=1'-0"



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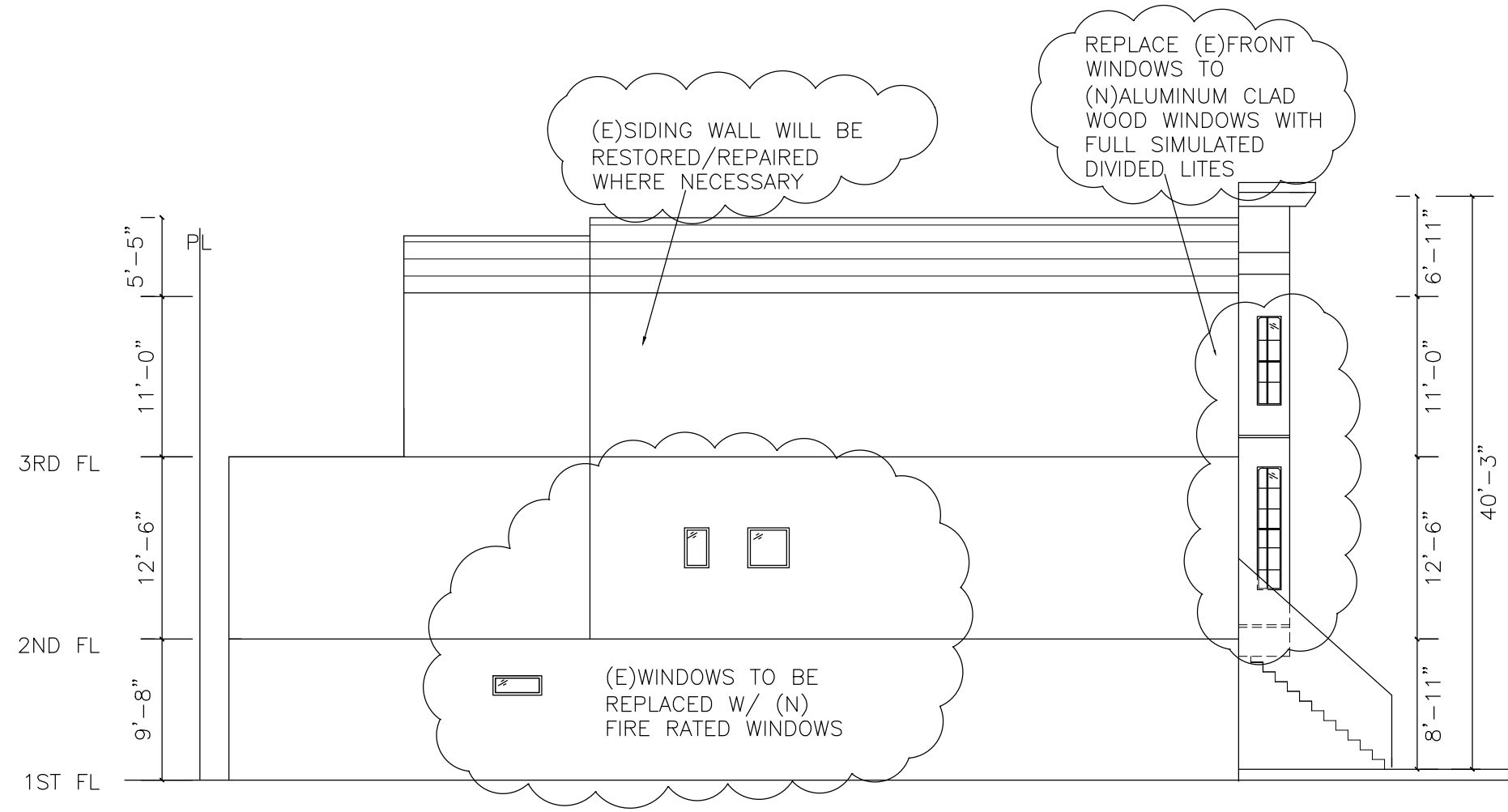


**PROPOSED EAST
ELEVATION**

RENOVATION
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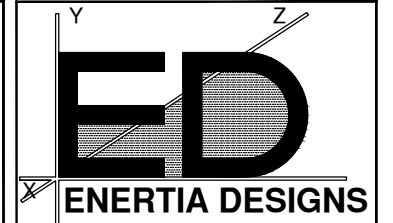
Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 7.0



EXISTING AS-BUILT WEST ELEVATION

SCALE: 3/32"=1'-0"



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EXISTING AS-BUILT
WEST ELEVATION

RENOVATION

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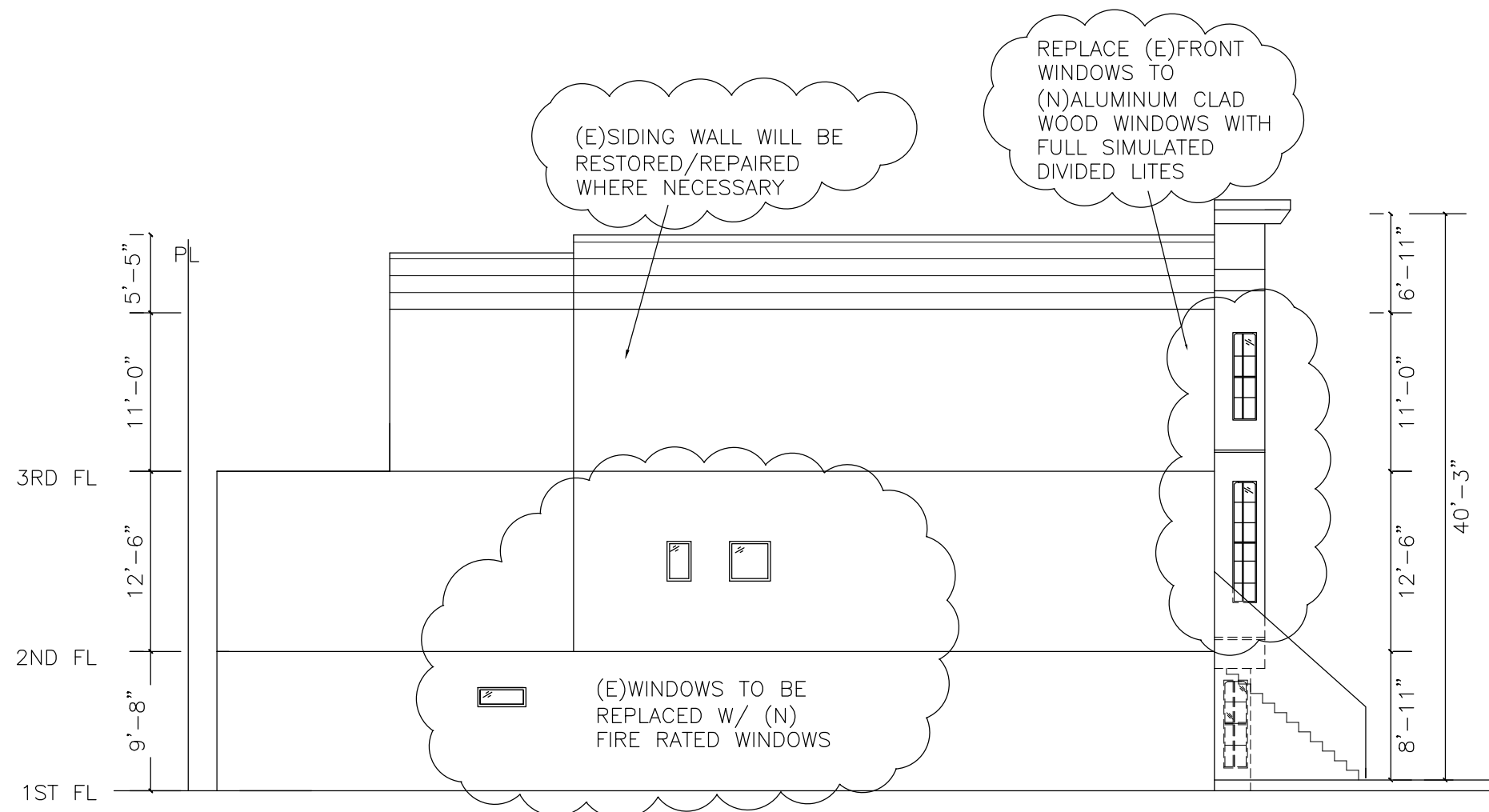
Date: 4/25/12

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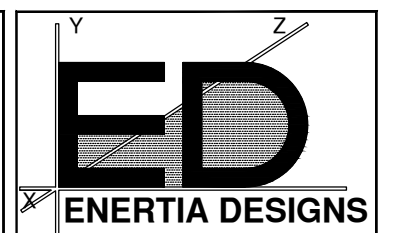
Drawn By: JC

Job No: ----

A 8.0



PROPOSED WEST ELEVATION
 SCALE: 3/32"=1'-0"



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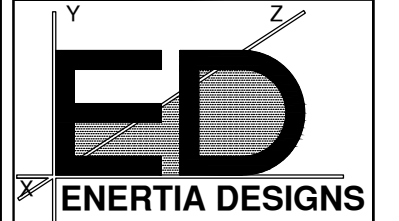


PROPOSED WEST ELEVATION

RENOVATION
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Date:	4/25/12
Scale:	AS SHOWN
Drawn By:	JC
Job No:	----

A 9.0



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EXISTING AS-BUILT
& PROPOSED FRONT
ELEVATIONS

RENOVATION
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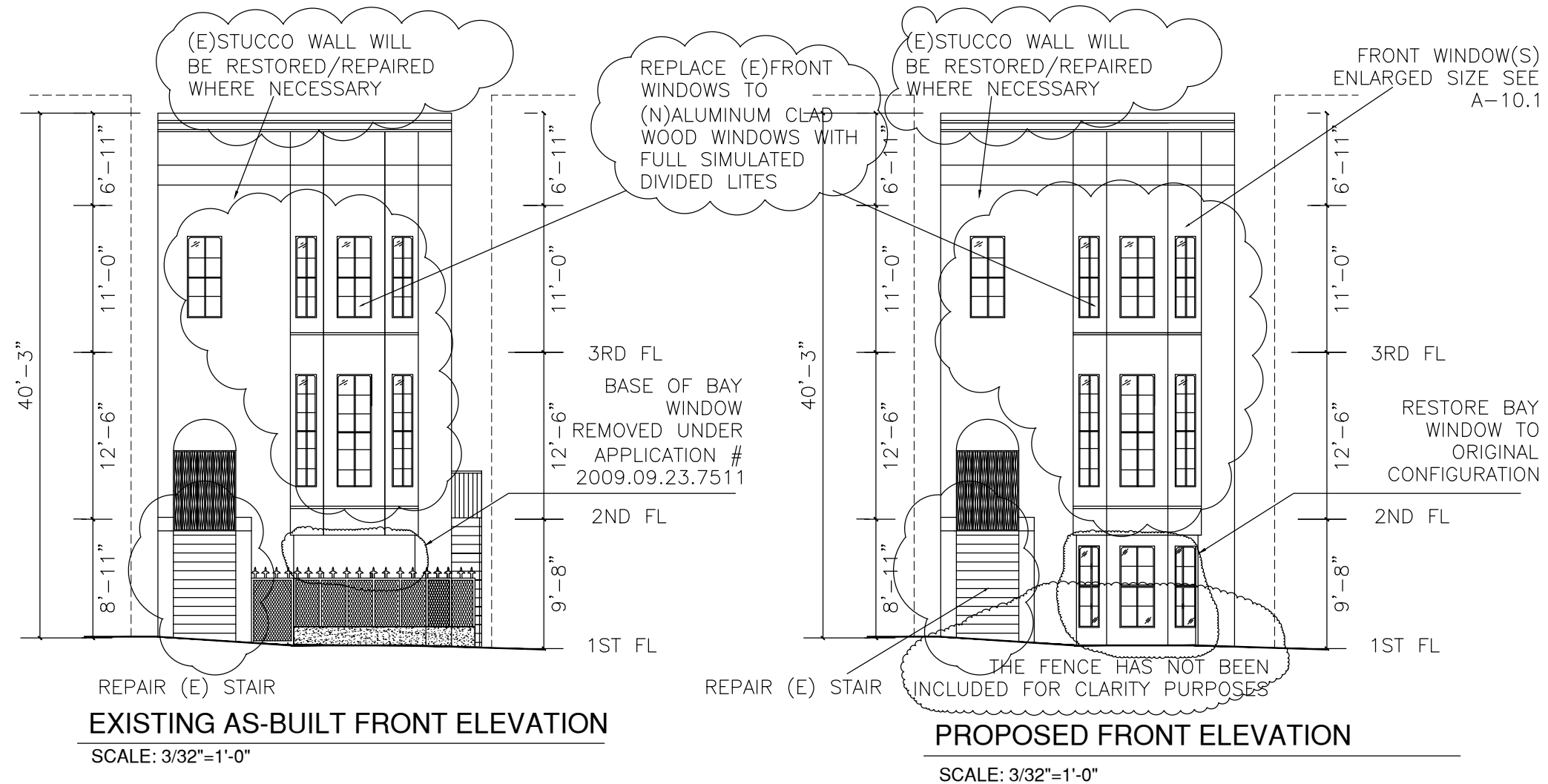
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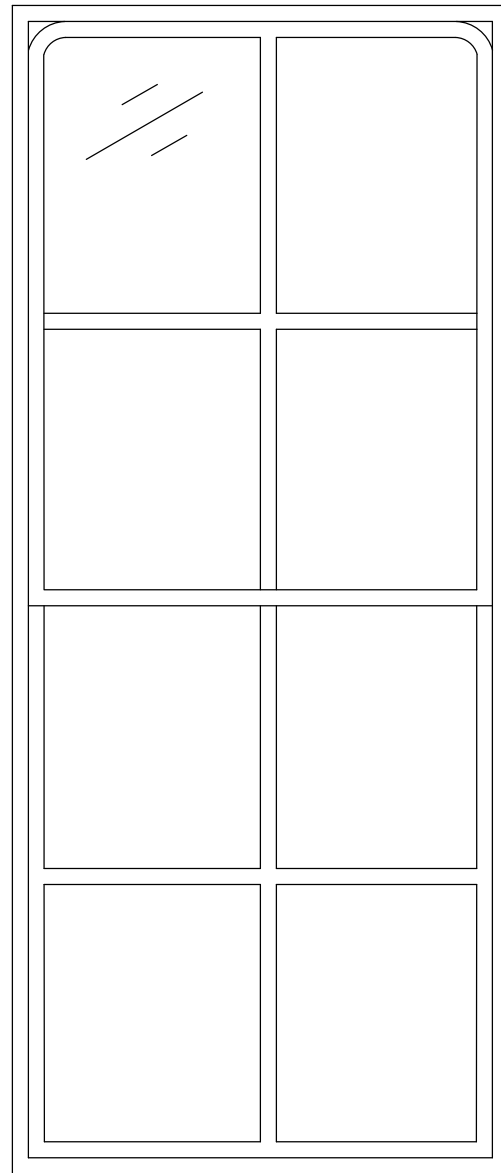
Drawn By: JC

Job No: ----

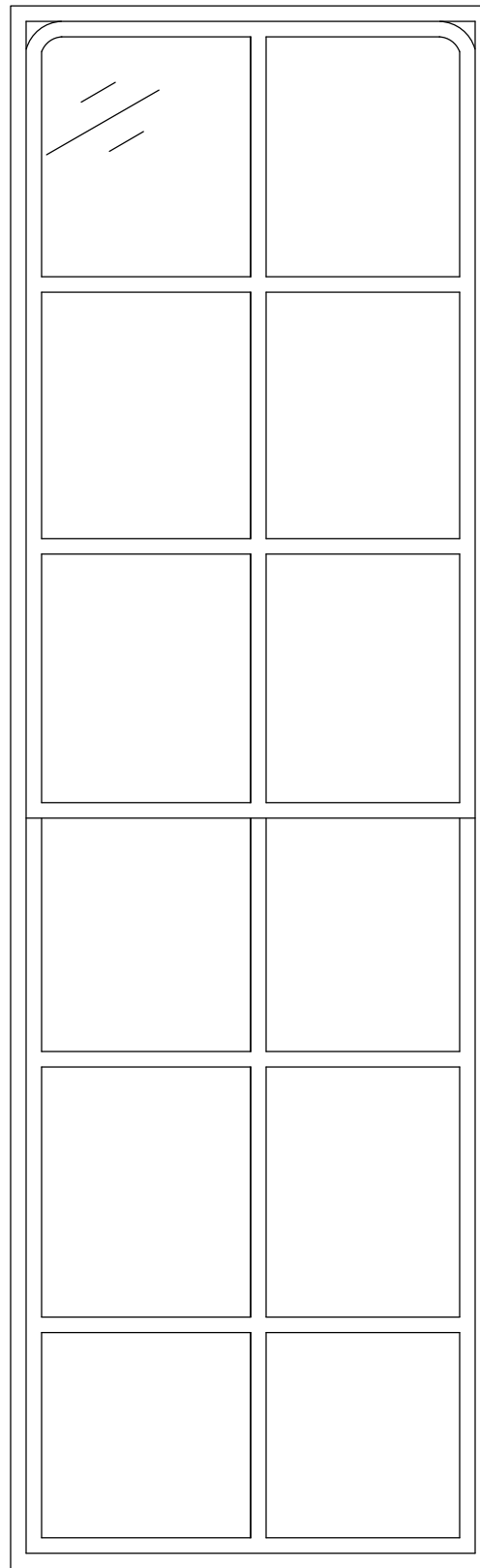
A 10.0



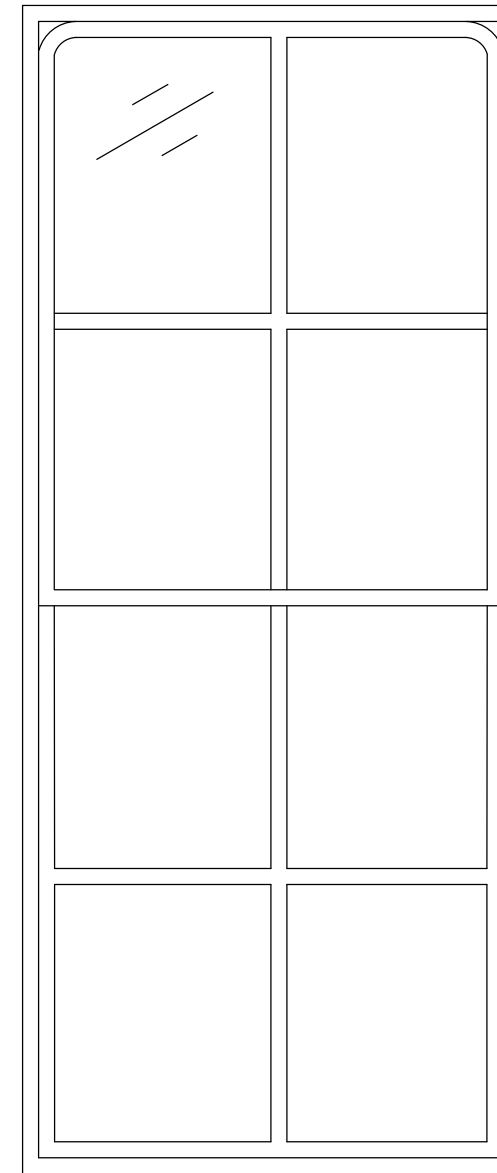
SCALE: 1" = 1'-0"



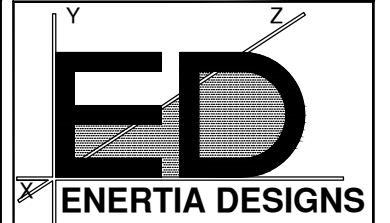
1ST FLOOR
FRONT WINDOW



2ND FLOOR
FRONT WINDOW



3RD FLOOR
FRONT WINDOW



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FRONT WINDOW(S)
ENLARGED SIZE

RENOVATION

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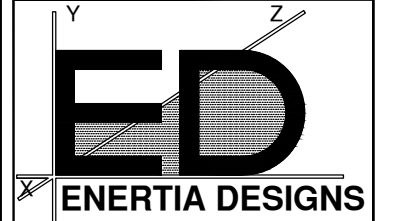
Date: 4/25/12

Scale: AS SHOWN

Drawn By: JC

Job No: ----

A 10.1



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EXISTING AS-BUILT
& PROPOSED REAR
ELEVATIONS

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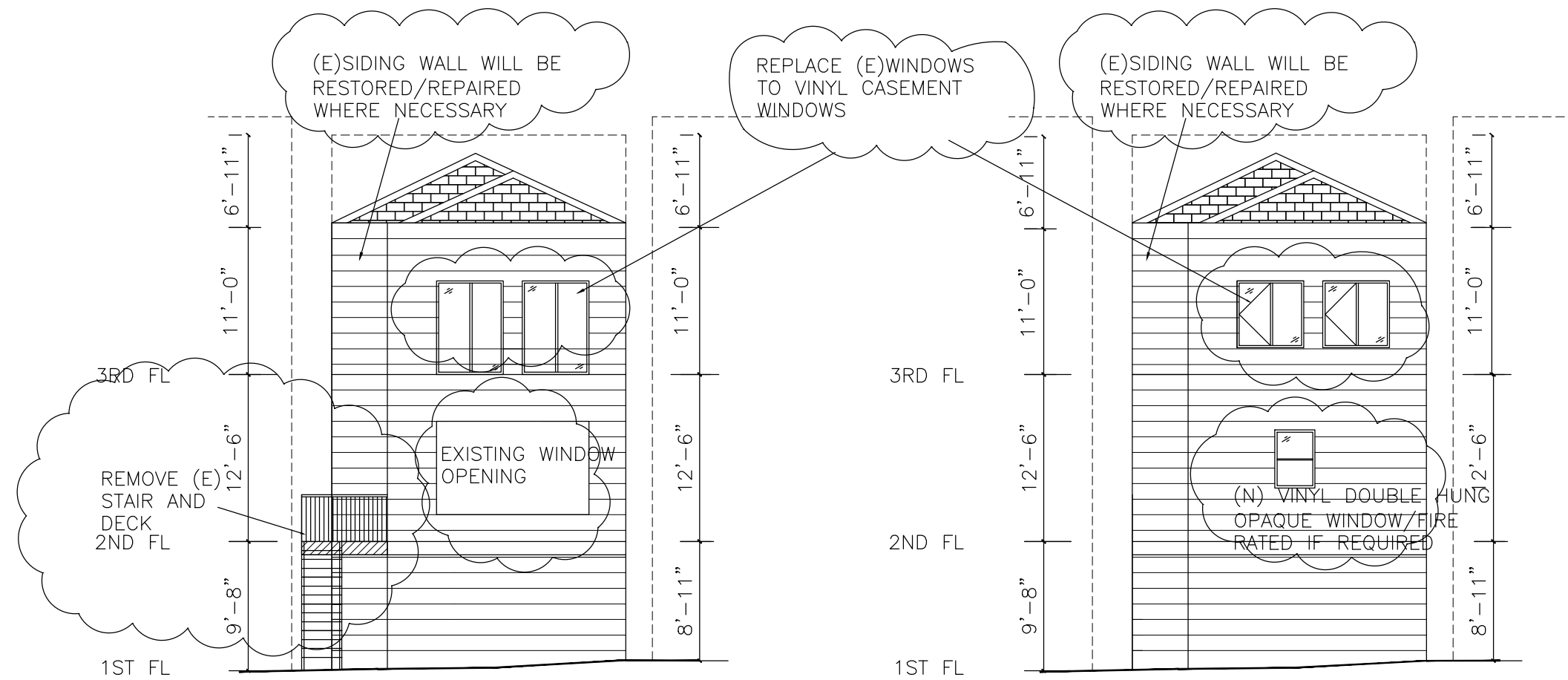
Date: 4/25/12

Scale: AS SHOWN

Drawn By: JC

Job No: ----

A 11.0



EXISTING AS-BUILT REAR ELEVATION

SCALE: 3/32"=1'-0"

PROPOSED REAR ELEVATION

SCALE: 3/32"=1'-0"