



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 15, 2012

Date: March 8, 2012
Case No.: **2011.1337D**
Project Address: **550 Jersey Street**
Permit Application: 2011.09.02.3798
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6505/019
Project Sponsor: 550 Jersey Street, LLC c/o Damien Quinn
500 Airport Boulevard, Suite 445
Burlingame, CA 94010
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve**

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 project is a revision to previously approved Building Permit Application (“BPA”) No. 2011.02.25.0973 to reduce in the height the ridge of a gable roof by approximately 6.5”. The intent is so that it would not be visible from behind the existing front parapet and revise the interior roof framing of an existing two-story, single-family building. The project does not propose any enlargement to the existing building.

BACKGROUND

BPA No. 2011.02.25.0973 was issued by the Department of Building Inspection (“DBI”) on February 25, 2011 to obtain a final inspection for work approved and completed under BPA No. 2000.09.20.1068 (horizontal addition to raise second floor level 2'-0”, replace foundation, and replace/enlarge rear yard addition). BPA No. 2011.02.25.0973 was not referred to the Planning Department (“Department”) for review and in effect renewed BPA No. 2000.09.20.1068. BPA No. 2000.09.20.1068 completed the 311 notification process and was approved by the Department on November 20, 2000. Subsequently, this permit was issued by DBI on March 8, 2001 and expired on March 8, 2002, and no Discretionary Review requests or appeal were filed on the subject permit.

On July 27, 2011, the Department received a complaint alleging that work was being performed at the project site without new 311 notification in reference to renewal BPA No. 2011.02.25.0973. By the time the Department received this complaint, a significant amount work to the property had already been completed under the renewal permit, which according to the Project Sponsor began in March, 2011.

On August 13, 2011, the renewal permit was revoked and sent to the Department for review. The Department reviewed the renewal permit, found it to be identical to the originally approved 2000 permit, and directed the Project Sponsor to match the originally approved permit. Additionally, the Zoning

Administrator determined that no new 311 notice was required for the renewal permit, because work had already been substantially completed with a permit. Per an existing interpretation of Section 311 dated April 1996, “No notice is required to renew a permit or issue a new permit to complete a job that has already been substantially completed with permit. ‘Substantially completed’ shall mean that the final envelope of the structure has already been framed in”. On August 15, 2011, with the Department’s permission, the renewal permit was re-instated by DBI.

On August 29, 2011, Department and DBI staff conducted a site visit and discovered that the ridge of the gable roof extended above the front parapet and was visible from the street. At the conclusion of the site visit, the Project Sponsor was informed that they had two options: 1) modify the gable roof ridge and framing so the envelope of the building is consistent with the proposed height of the roof as approved under BPA No. 2000.09.20.1068, or 2) file a new permit to legalize the new work. The Project Sponsor decided to follow the first option which resulted in the filing of BPA No. 2011.09.02.3798, which was considered a change to the previously approved BPA No. 2011.02.25.0973 thus requiring Planning review. Work had since been performed to lower gable roof ridge so that the building envelope is consistent with the proposed height of the roof as approved under BPA No. 2000.09.20.1068. On September 2, 2011, BPA No. 2011.09.02.3798 was filed to document this changed condition.

On September 7, 2011, DBI staff conducted another site visit to measure the height of the main roof from the top of the ridge to the garage slab and found this height to be 27’-7”. This height is consistent with the originally proposed height of the roof line as approved under BPA No. 2000.09.20.1068.

SITE DESCRIPTION AND PRESENT USE

The project site is a 25 foot wide by 114 feet deep lot containing 2,850 square-feet, and located on the north side of Jersey Street between Diamond and Douglass Streets. The lot contains a two-story, single-family building which per City records was originally constructed circa 1904.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Noe Valley neighborhood. The subject block is located primarily within an RH-2 Zoning District with the exception of a few lots located on the northwest and northeast corners of the block that are zoned neighborhood commercial. The immediate area is entirely residential in character with the subject block-face primarily containing two-story residential buildings. The adjacent lot to the west (552-554 Jersey Street) contains a two-story, two-unit residential building. The adjacent lot to the east (546 Jersey Street) contains a two-story, single-family building. Buildings on the opposite block-face of Jersey Street are a mix of two- to three-story residential buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
N/A	N/A	N/A	November 28, 2011	March 15, 2012	109 days

A Discretionary Review application was filed against BPA No. 2011.09.02.3798 while the application was still under review with the Department.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 5, 2012	March 5, 2012	10 days
Mailed Notice	10 days	March 2, 2012	March 5, 2012	13 days

PUBLIC COMMENT

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

To date the Department has not received any public correspondence regarding the project.

DR REQUESTOR

F. Joseph Butler, who lives at 327 Chestnut Street, which is located approximately 4.6 miles to the northeast of the project site.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 28, 2011.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 23, 2012.

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 Residential Design Team (RDT) reviewed the project following the filing of the DR application and found that the project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons: DBI review procedures are not within RDT purview, and the infill below the bay is consistent and more appropriate with existing neighborhood development pattern. The RDT also added that the front door of the subject building is a character-defining feature of the building, and therefore the front door must remain consistent with that of the original approval (BPA No. 2000.09.20.1068).

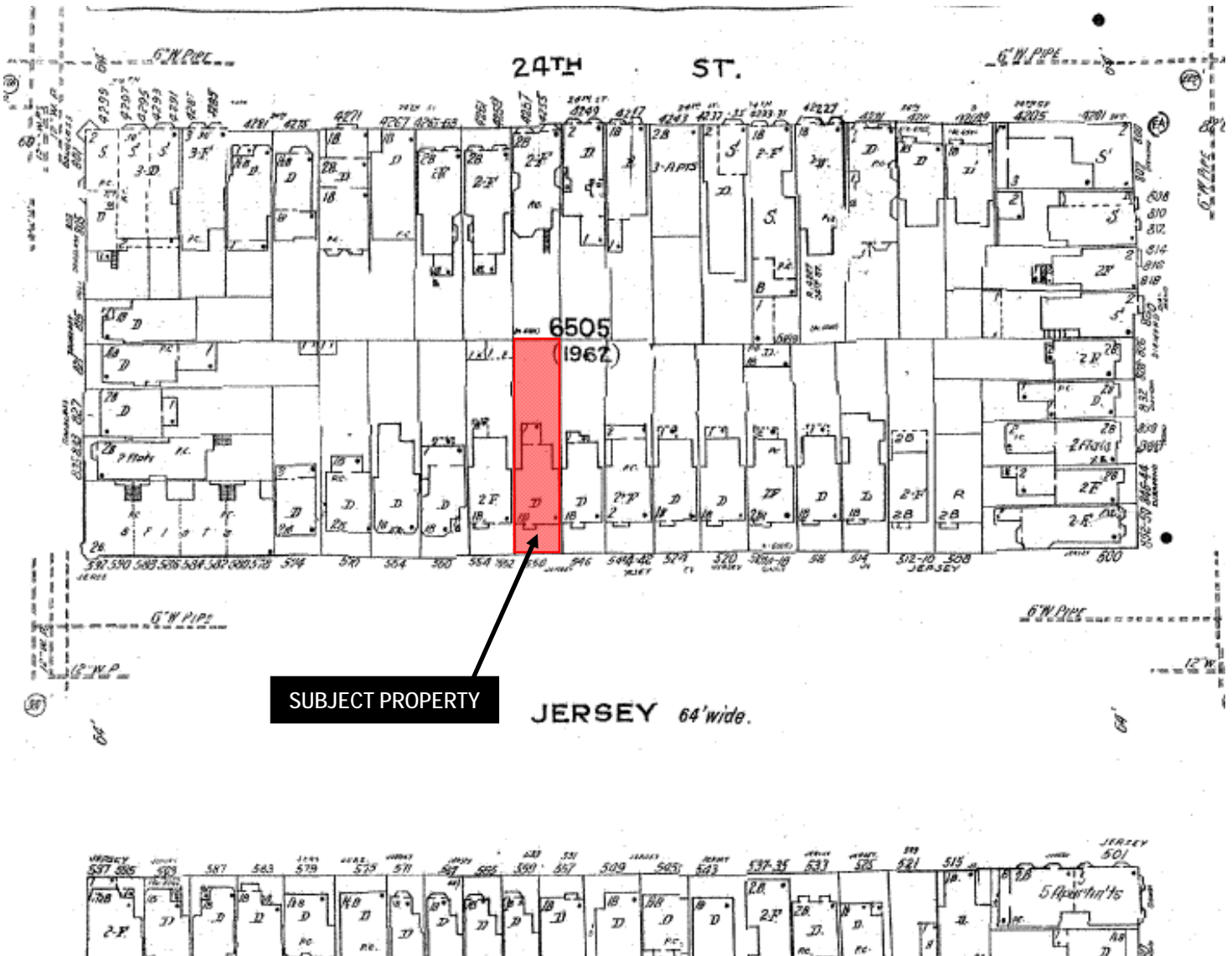
Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- DR Application
- Response to DR Application dated October January 23, 2012
- Submittal from DR Requestor received March 7, 2012
- Reduced Plans

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 2011.1337D
Abbreviated Analysis
550 Jersey Street

Aerial Photo 1 (taken 3/25/09)



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.1337D
Abbreviated Analysis
550 Jersey Street

Aerial Photo 2 (taken 3/25/09)

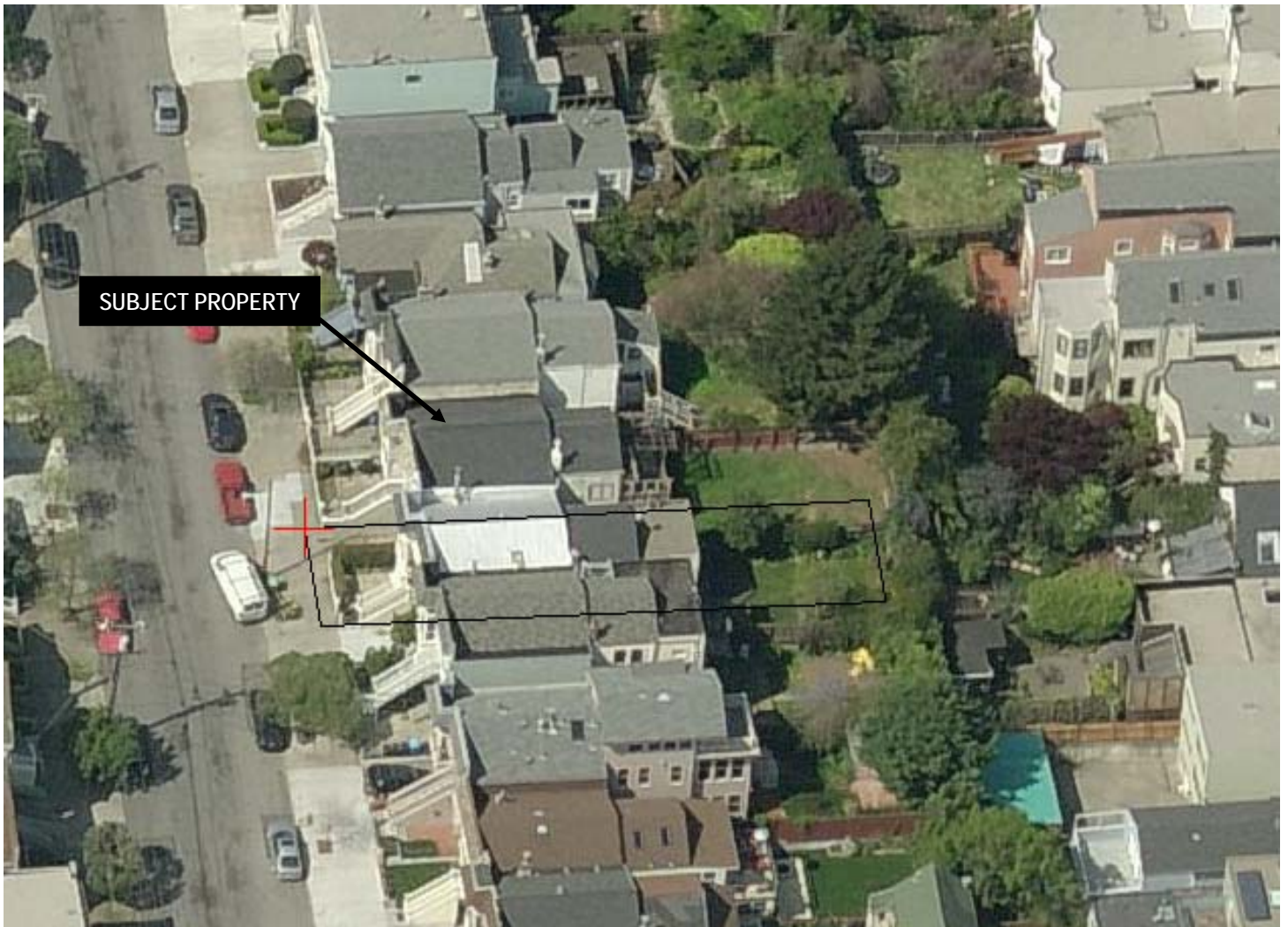


Aerial Photo 3 (taken 3/25/09)

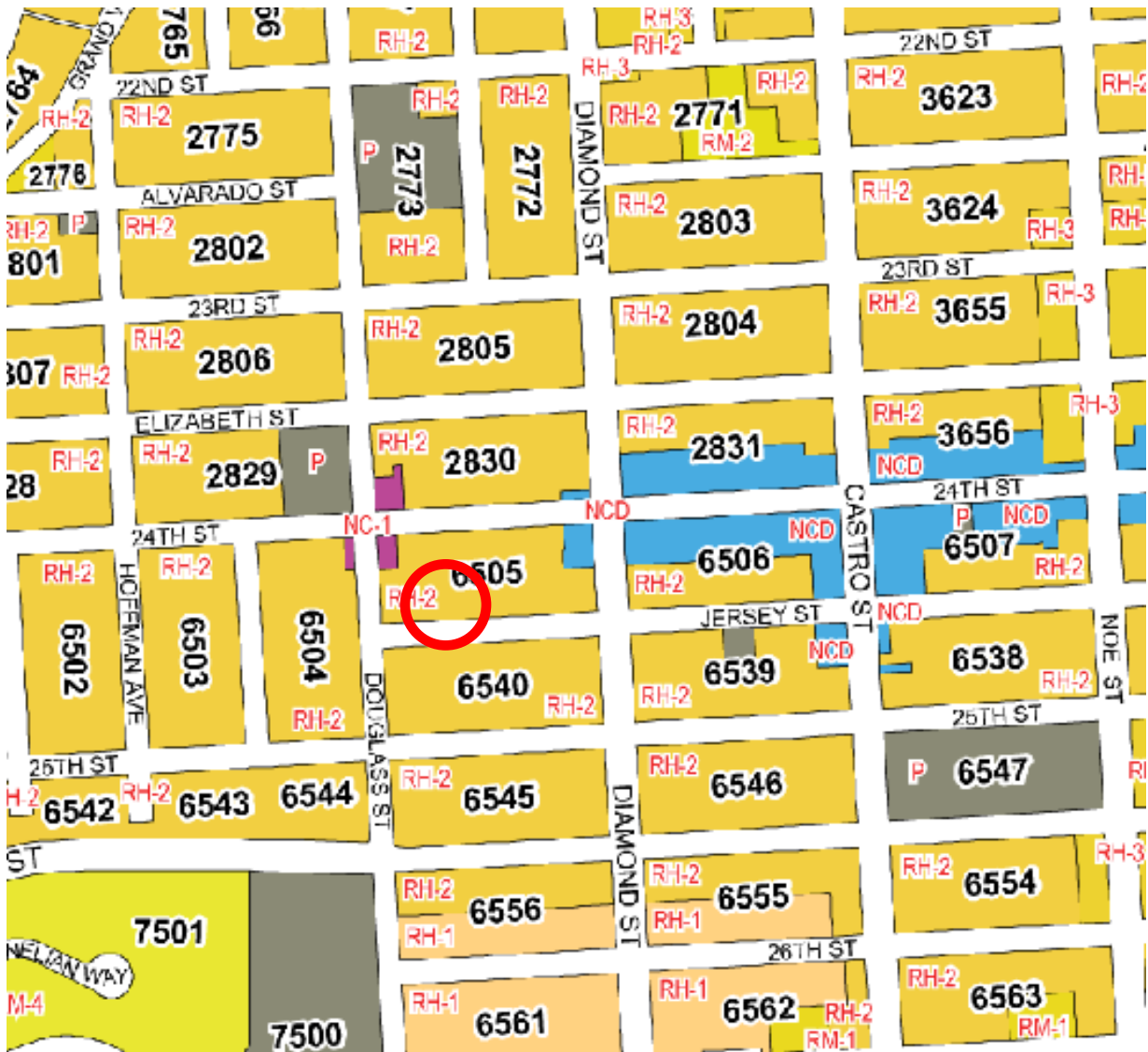
SUBJECT PROPERTY



Aerial Photo 4 (taken 3/25/09)



Zoning Map



Discretionary Review Hearing
Case Number 2011.1337D
Abbreviated Analysis
550 Jersey Street

Site Photo

Front of Building (“as built” condition)



Discretionary Review Hearing
Case Number 2011.1337D
Abbreviated Analysis
550 Jersey Street

Site Photo

Roof of Building (“as built” condition”)



Discretionary Review Hearing
Case Number 2011.1337D
Abbreviated Analysis
550 Jersey Street

RECEIVED

NOV 28 2011

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

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

11.13370

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: F Joseph Butler		
DR APPLICANT'S ADDRESS: 324 Chestnut St	ZIP CODE: 94133	TELEPHONE: (415) 956-5307

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 550 Jersey St. LLC		
ADDRESS: UNKNOWN	ZIP CODE:	TELEPHONE: ()

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: fjosephbutler@hotmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 550 Jersey Street		ZIP CODE:
CROSS STREETS: Noe		

ASSESSORS BLOCK/LOT: 6505 / 13	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
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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: Single Family Residence

Proposed Use: Same

Building Permit Application No. 2011-09-02-3798 Date Filed: Sept 2 2011

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 cite specific sections of the Residential Design Guidelines.

2011 09 02 3798 was filed in response to a complaint that the bldg was raised 2 feet by adding new ceiling, rafters (and wall height?) which exceeded the scope of 2011 02 05 0973; which renewed expired permit 2000 09 20 1068. The permit was renewed without Planning Dept. Review or approval. DPB Signed Renewal application FOR PLANNING!

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:

Avoiding Planning Dept. review of expired permit (no work had been started) from 2001, caused front Bay infill to be allowed; new environmental review which was not performed would have eliminated this addition* (TIM FRYE HPC Report to HPC)

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?

1/ REVISE CONSTRUCTION OF PERMIT APPLICATION TO INCLUDE NEW HEIGHT. 2/ Remove infill from Living Room Bay to the yard @ FRONT. 3/ Restore (e) HISTORIC TRIMS / FRONT DOOR TO FACADE 4/ CANCEL PERMIT - Approved w/OUT PLANNING REVIEW, NEW Permit application to be applied for. 5/ WORK done by E.C. without current license / Worker's Compensation. 6/ Reinstate special inspections req'd by 2000 P.A.

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" 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.

Planning staff has requested section of bldg. showing previous and current height; applicant not forthcoming. New detail to flatten peak does not lower bldg sufficient to make up 2 feet.

11.1337D

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: F Joseph Butler, AIA

Date: 28 Nov 2011

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

F. Joseph Butler, AIA

Owner / Authorized Agent (circle one)

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 type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant 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: _____

Date: _____



11.13370

City and County of San Francisco
Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201153186

OWNER/AGENT: 550 JERSEY STREET LLC
550 JERSEY STREET LLC
500 AIRPORT BLVD SUITE 445
BURLINGAME CA

DATE FILED: 17-AUG-11
LOCATION: 550 JERSEY ST
BLOCK: 6505 LOT: 019
SITE:

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RATING: OCCUPANCY CODE
RECEIVED BY: Czarina Ysip DIVISION: BID
COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: Ruben Hechenanova
SAN FRANCISCO

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Addition is 2 (two feet) too high.
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	17	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
17-AUG-11	CASE OPENED	BID	R POWER	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
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NOV (HIS) NOV (BID)

APPROVED
Dept. of Building Insp.

FEB 25 2011

RECEIVED

AUG 24 2011

FEB 3 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

APPROVED FOR ISSUANCE
FEB 25 2011

BLDG. FORM 3/8

3/8

111.1337D

ten pages

to

Scott
Sandrey

APPLICATION NUMBER

OSHA APPROVAL REQ'D

APPROVAL NUMBER:

VIVIAN L. DAY
DIRECTOR OF BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE
NUMBER OF PLAN SETS 68

DATE FILED 2-25-11	PLANS FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 550 Jersey	BLOCK & LOT 6505/019
PERMIT NO. 1732267	ISSUED 2-25-11	(2A) ESTIMATED COST OF JOB \$150,000	(2B) DATES COST FEB 3 2011

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. N	(2A) NO. OF STORIES OF OCCUPANCY 1	(3A) NO. OF BASEMENTS AND CELLARS 1	(4A) PRESENT USE Dwelling	(5A) OCCUP. CLASS R-3	(6A) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1) TYPE OF CONSTR. N	(2) NO. OF STORIES OF OCCUPANCY 2	(3) NO. OF BASEMENTS AND CELLARS 0	(4) PROPOSED USE (LEGAL USE) Dwelling	(5) OCCUP. CLASS R-3	(6) NO. OF DWELLING UNITS 1
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(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) MECHANICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO
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(14) GENERAL CONTRACTOR: Ground Zero, 500 Airport Blvd, #443, Burlingame, CA 94010, 597822

(15) OWNER - LESSEE (PRESS OUT ONE): DAMIAN Q. QING, 500 AIRPORT BLVD, BURLINGAME, CA 94010, 415-710-9323

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

to obtain final inspection
of work approved under
A# 200009201068
all work is complete

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. NO	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. NO
(21) WILL SIDEWALK OVER SUB-GRANULAR GRADE BE EXPOSED OR ALTERED? NO	(22) SHALL RAILROADS, EXTENDED EASEMENT, PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) ADDRESS CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS

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 268, 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.

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

ANY STIPULATION REQUIRED HEREON OR BY CODE MAY BE APPEALED.

BUILDINGS 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 WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKS AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (19) (20) OR (24).

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

In discharge of building materials must have a clearance of not less than two inches from all structural frame or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE ENGINEER
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

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

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 3500 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

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

() I. I have and will maintain a certificate of 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.

() 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 therewith with the provisions of Section 3500 of the Labor Code, that the permit herein applied for shall be deemed revoked.

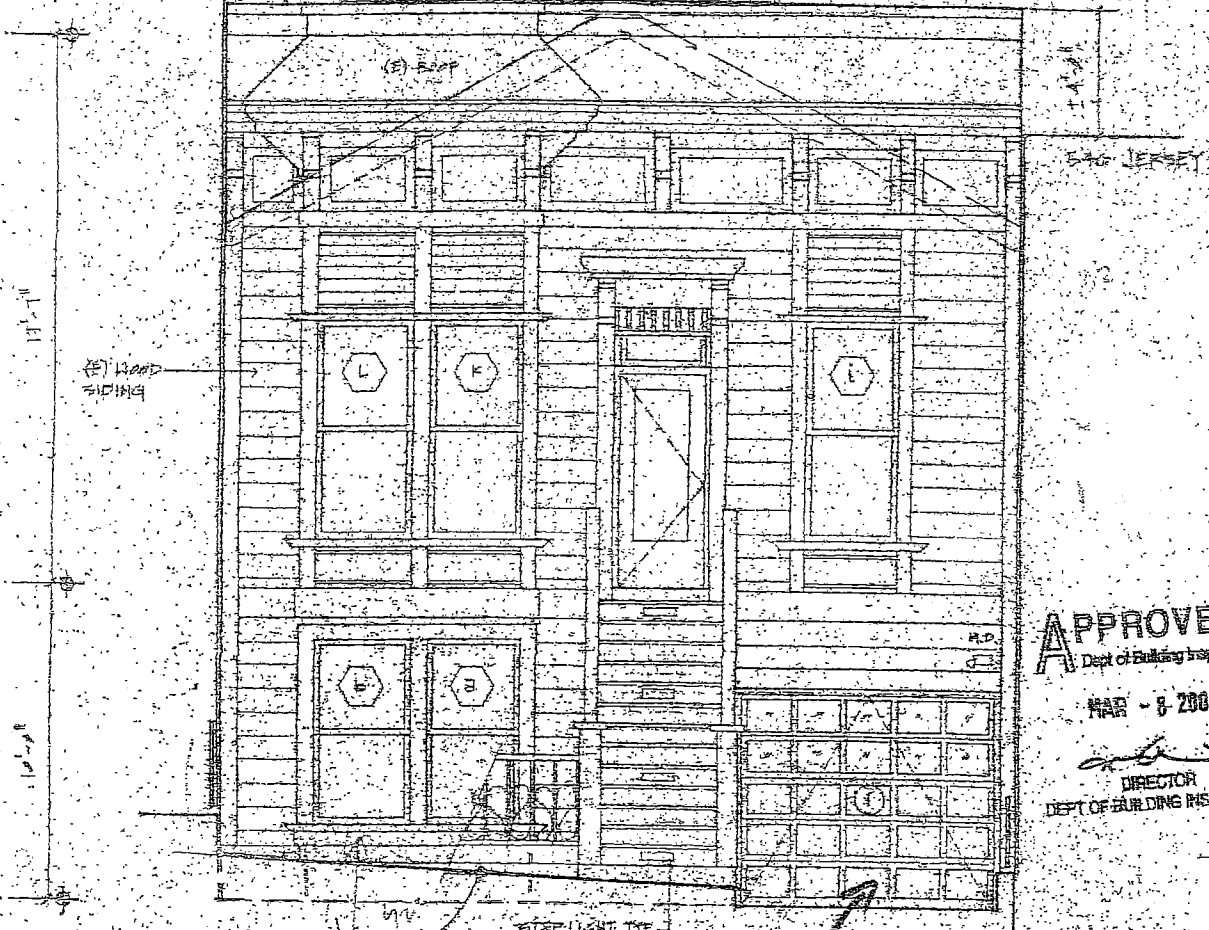
() V. I certify as the owner for the agent for the owner that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form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

Signature of Applicant or Agent: [Signature] Date: Feb 25/11

25

11.1337D

552-4 JERSEY



(E) SIDELIACK

STEP LIGHT TR

(SFB 312)
FRONT GARAGE VENTILATION
200 IN² NET OPENING

APPROVED
Dept of Building Insp.
MAR - 8 2001
DIRECTOR
DEPT OF BUILDING INSPECTION

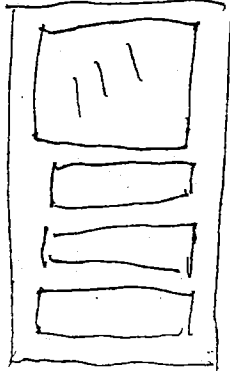
2

PROPOSED: EXTERIOR ELEVATION SOUTH (STREET FACADE)

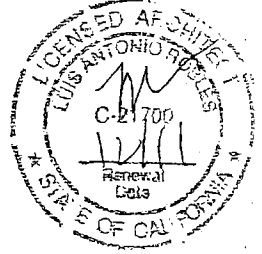
APPROVED PLAN # 2009.09.20.1068

ED
SPECTION
QUALITY
DUCTION

ame
panels



FRONT ELEVATION
550 JERSEY ST.
SAN FRANCISCO, CA
APPLICATION # 2011.09.02.3798



2011.09.02.3798

11.1337D

Robert A. Shepard
567 Jersey St.
SF CA 94114
6540/34

Charles C. Marson ^{6505/40}
4249 24th St.
SF CA 94114

Robert J. Nelson ^{6505/39}
4255 -57 24th St.
SF CA 94114

Leonard Peller ^{6505/18}
546 Jersey St.
SF CA 94114

Richard D. Morley ^{6505/38}
4259 -61 24th St.
SF CA 94114

Joseph P. Farr ^{6540/36}
559 Jersey St.
SF CA 94114

Elizabeth Freeman ^{6540/35}
565 Jersey St.
SF CA 94114

The Bierman 1991 Trust
552 Jersey St
SF CA 94114
6505/20

Gunnar & Anta Galvins ^{6540/37}
557 Jersey St.
SF CA 94114

BID
 CMP-201153186 - NO NOV ON FILE 9.2.11 TU

**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 A PERMIT TO BUILD IN ACCORDANCE WITH THE ORDINANCES AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSES HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED <u>9-2-11</u>	FILING FEE RECEIPT NO. <u>11106111</u>	(1) STREET ADDRESS OF JOB <u>550 JERSEY</u>	BLOCK & LOT <u>6505/019</u>
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB <u>\$1000</u>	(2B) REVISED COST: BY: _____ DATE: _____

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. <u>S</u>	(5A) NO. OF STORIES OF OCCUPANCY: <u>2</u>	(6A) NO. OF BASEMENTS AND CELLARS: <u>0</u>	(7A) PRESENT USE: <u>SFD</u>	(8A) OCCUP. CLASS <u>R3</u>	(9A) NO. OF DWELLING UNITS: <u>1</u>
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. <u>S</u>	(5) NO. OF STORIES OF OCCUPANCY: <u>2</u>	(6) NO. OF BASEMENTS AND CELLARS: <u>0</u>	(7) PROPOSED USE (LEGAL USE) <u>SFD</u>	(8) OCCUP. CLASS <u>R3</u>	(9) NO. OF DWELLING UNITS: <u>1</u>
---------------------------------	--	---	--	-------------------------------	--

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	--	--	--

(14) GENERAL CONTRACTOR: SPRUE CONSTRUCTION ADDRESS: 1455 BAY ST PHONE: 415-770-1111 CALIF. LIC. NO.: 60102 EXPIRATION DATE: 10/13

(15) OWNER - LESSEE (CROSS OUT ONE): OWNER ADDRESS: 500 AIRPORT BLVD BTRC#: _____ PHONE (FOR CONTACT BY DEPT.): 415-710-9323

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
REVISION TO PA# 2000/09/20/1068 2011-02-25-097
REVISION TO ROOF FRAMING, ADD COLLAR TIES
PLEASE REFER TO 2000/09/20/1068 SI-R1

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. <u>_____</u>	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. <u>_____</u>
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) ADDRESS: R. SANTOS 2451 HARRISON ST CALIF. CERTIFICATE NO.: 52984

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS: _____

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 fills together with complete details of retaining walls and soil borings must be submitted.

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 that I am the owner of the property described in the above information.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 11 133
Building Permit No.: 201109023748
Address: 350 JERSEY ST

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

Reception:
415.558.6378

Fac
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: DAMIAN QUINN

Telephone No.: 415 710-9323 (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 permit application is for a structural revision which has no planning impact. It has been engineered, the work completed and signed off by both our engineer and the city inspector. The requestor is attempting to DR a permit which has already been issued by using this revision as the platform. Any permit not under review at planning especially one already issued. Cannot be subject to DR

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.

There are no changes possible on a structural revision. The application is a \$1000 permit to add collar ties inside the roof area. The work has no planning component and has no effect on the neighbours. The requestors note and complaint that the building was constructed 2 feet too high has already been determined to be untrue by both the planning dept and building dept. This is an attempt to attack the underlying permit through a simple revision.

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.

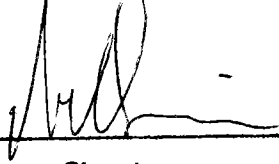
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

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>1</u>	_____
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	_____
Basement levels (may include garage or windowless storage rooms)	_____	_____
Parking spaces (Off-Street)	<u>2</u>	_____
Bedrooms	<u>3</u>	_____
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2500</u>	_____
Height	_____	_____
Building Depth	_____	_____
Most recent rent received (if any)	_____	_____
Projected rents after completion of project	_____	_____
Current value of property	<u>\$ 1,970,000</u>	_____
Projected value (sale price) after completion of project (if known)	_____	_____

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



 Signature

JAN 23 / 2012

 Date

DANIELA QUINN

 Name (please print)

F. JOSEPH BUTLER
ARCHITECT

07 March 2011

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

324 Chestnut Street
San Francisco
California 94133

415 533 1048
fjosephbutler@hotmail.com

Re: 550 Jersey Street, Original application PA# 200009201068;
NOV correction application PA# 2011.09.02.3798; Revision to
"renewal" PA# 2011.02.25.0973

Dear President Fong:

In 25 years of practicing architecture in San Francisco, this is the worst case of 'preference' our firm has ever witnessed in the granting of a permit. DBI circumvented Planning Department Review of the renewal permit for 550 Jersey, by signing (**Exhibit 3a, 4a**) for Planning!

Even though the original permit had been expired for 9 years, without any work having begun (**Exhibit 2, 2a**), the Planning Department requires that applicants start over with a new application after the term of expiration exceeds FOUR (4) years. Thus, the Planning Department missed out on:

- Plan check fees on an alteration permit;
\$300,000 valuation = \$8,263.00
- CEQA Certificate of Exemption from Environmental Review =
\$11,104.00
- Planning Code required 311 notice, \$74.00 per envelope x 36 ±
envelopes = \$2,664.00

Estimated total lost fees to the Department = \$22,031.00

Introduction

550 Jersey is a 1904 single family cottage, one of a row of nine similar homes on this block of Jersey Street. The original permit granted in 2001 was found to be categorically exempt from environmental review, by Planning Staff and Preservation Technical Specialist stamp on the back of the application (**Exhibit 1, 1a**) and approved by Planning on 11/20/2000. The

drawings called out “RESTORE EXISTING FACADE”, and “EXISTING CEILING AND ROOF TO REMAIN”. The original permit holder never started work however, and the permit expired 03/08/2002, ten years ago, nearly to the day.

Change of Owner

This house was sold “with plans” on the 26th of January last year, 2011. One week later on February third an alteration application was made, which according to the permit application **(Exhibit 3)** was **“To obtain final inspection of work approved under PA# 20009201068 All work is complete”**

This deception should have been quickly apparent to any who saw the progress of inspections on the site or by online permit tracking, with reinforcing steel inspection in April, and framing inspections in May of 2011. This project had started from scratch.

DBI finally agreed when a complaint #201151486 **(Exhibit 7)** was filed in July 2011, noting the routing to Planning had been omitted. Chief Building Inspector Daniel Lowrey acknowledged as much in issuing a Revocation of Permit on August 3, 2011 **(Exhibit 8)**. Christine Haw’ memo back to Mr. Lowrey stated: **“Although the permit was inadvertently not routed to our Department, we do not wish to hold up the project further by requiring 311 notification at this time, presuming that the project is the same project that the Planning Department approved previously.”**

She was incorrect however on two counts: No mention of the required environmental review was made, a process which had changed in the decade since the permit expired. And secondly, Ms. Haw’s presumption was already incorrect, as the project had already exceeded the scope of the original 2000 permit, so it **was not** the same project that the Planning Department had approved previously **(Exhibit 11, 12, 13)**.

- The roof had been constructed 2 feet taller than the original approved permit
- Significant features of the historic fabric of the facade had been removed, that is NOT a restoration: its front door, its door and window casings, the hood and fretwork over the front door, its

belly band trim, its last pieces of original siding, all were removed.

HPC Actions

After Ms Haw's memo was used by DBI to reinstate the permit, we went to the Historic Preservation Commission (HPC) on August 17th to ask for a second opinion on whether the omission of the environmental concerns were justified. They asked Mr. Tim Frye to report back at the September 7th Hearing on the status of the permit to alter 550 Jersey.

The DBI had already accepted a permit application ONLY to reframe the roof back to the height approved in the original approved permit, awaiting Planning Review and approval **(Exhibit 5a)**.

According to the September 7 minutes **(Exhibit 14)** of the HPC:

"SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

Meeting Minute

C. STAFF REPORT AND ANNOUNCEMENTS

Preservation Coordinator Tim Frye:

1. 550 Jersey Street - In September 2000, a building permit was filed to construct a horizontal addition with a raised 2nd floor height by 2 feet and to replace the foundation. 311 neighborhood notification was sent and the Planning approved the permit in March 2001. The permit expired in March 2002 and the new owner in February 2011 renewed the expired permit with DBI approval. In July 2001 a complaint was filed with Planning regarding work performed at this site without new neighborhood notification. The renewed permit was revoke but reissued with no additional neighborhood notification in August because the Zoning Administrator determined the project was substantially complete and the project had not changed in scope. On August 17, 2011 at the HPC hearing, the public raised concern about the project's construction. In response to HPC request, Tina Tam from the Planning Department and Joe Duffy, DBI Inspector, visited the site and confirmed that the roof of the structure had been constructed 2 feet taller than the original approved permit. **Planning asked the Project Sponsor (PS) to either file a new permit to legalize the work which would require new neighborhood notification, or to reduce the project scope based on the original permit.** The PS agreed to file for a revision to comply with the original permit.

NOTE: On 550 Jersey Street, Mr. Frye responded to Commissioner Martinez' questions that the facade has **a good amount of the original fabric left at the site that the applicant planned on reinstalling; that the expanded bay of the structure would be removed**; that the moldings would be either a reproduction of the original or restoration of the materials; and that Commissioner Martinez' concern about re-noticing would be passed on to Mr. Sanchez, the Zoning Administrator. "

added to the NOV correction for the additional height, the Planning Department Staff made it clear to the HPC that their review would include the requirement for the project sponsor to:

- Reinstall the original fabric of the demolished facade (not in the original permit) that had been retained on site.
- Remove the expanded bay of the structure, as the circumvented environmental review in 2011 would have required that change to the original application.

Conclusions

Members of the public have a right to expect integrity in the enforcement of the Building and Planning Codes, and that the requirements of CEQA be followed uniformly no matter who the applicant. The integrity of the Planning Department process is in your hands. While the Planning Department did NOT create this problem, this request for DR is your chance to send a clear signal that such 'preferential' treatment will NOT be tolerated.

As architects, we are at a competitive disadvantage if certain project sponsors can circumvent procedures that the rest of us are held to. As permit applicants to fee based City Departments we pay increased fees for our projects to make up for the fees avoided when Planning Department review and the attendant fees are not paid by each applicant. Our clients and our businesses suffer as a result.

We filed a request for Discretionary Review when we realized that the permit before you might not include the restoration elements required by Mr. Frye in his report to the HPC. **In fact that has come true.** We are told by Staff that they will instruct the Commission NOT to take Discretionary Review. How can that

comport with the obligations of your Department as a Certified Local Government?

If you follow the advice of your Staff not to take Discretionary Review, your Commission may be choosing to forgo permit application fees of between \$11,000.00±, to \$22,000.00± that should have been paid to your Department in February 2011.

Your Commission should be concerned that DBI which has no such legal authority, is signing application approvals for the San Francisco Planning Department! Twice for the same application **(Exhibit 3a, 4a)**.

We respectfully assert that your Commission has an obligation to take Discretionary Review, to at a minimum require the reinstallation of the original fabric of the building that was to be restored in the original permit application, and to require removal of the expanded bay in keeping with current practices for projects receiving Certificates of Exemption from Environmental Review.

Sincerely,

A handwritten signature in black ink that reads "F. Joseph Butler, AIA". The signature is written in a cursive, flowing style.

F. Joseph Butler, AIA

cc. Members of the Planning Commission
David Chiu, President, SF Board of Supervisors
Charles Chase, President, HPC
Courtney Damkroger, Vice President, HPC
Alan Martinez, Commissioner, HPC
Buck Delventhal, Deputy City Attorney
Milford Wayne Donaldson, State Historic Preservation Officer

Encl. Exhibits 1-14

OFFICIAL COPY

SAN FRANCISCO

APPROVED
DEPT OF BUILDING
INSPECTION
MAR - 2 2001

BUILDING ENLARGEMENT
DESCRIPTION
 VERTICAL
 HORIZONTAL

BLDG. FORM 3/8
APPROVAL NUMBER:
APPROVAL NUMBER:
APPROVAL NUMBER:

Ex 1

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 HEREIN AT THE SET FORTH
OFFICE COPY

DATE FILED	PERMITS RECEIVED	(1) STREET ADDRESS OF JOB	BLOCK & LOT
9-20-00	31992	550 JERSEY ST	6506 / 19
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
934215	3-8-00	\$300,000.	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(1A) TYPE OF CONSTRUCTION	(2A) NO. OF STORIES OF OCCUPANCY	(3A) NO. OF BASEMENTS AND CELLARS	(4A) PRESENT USE	(5A) OCCUP. CLASS	(6A) NO. OF DWELLING UNITS
JN	1	1	DWELLING	R3	1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTRUCTION	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PROPOSED USE (LEGAL USE)	(5) OCCUP. CLASS	(6) NO. OF DWELLING UNITS
JN	2	0	DWELLING	R3	1
(7) IS ANY FURNACE TO BE CONSTRUCTED OR ALTERED?	(8) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(9) ELECTRICAL WORK TO BE PERFORMED?	(10) PLUMBING WORK TO BE PERFORMED?	(11) YES	(12) NO
NO	NO	NO	NO	YES	NO
(13) GENERAL CONTRACTOR					
UNKNOWN					
(14) OWNER					
DON WEST 550 JERSEY ST. SF CA 94114 415.824.5650					
(15) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
RAISE 2 ND FLOOR LEVEL 2' REPLACE FOUNDATION, REPLACE / ENLARGE REAR YARD ADDITIONS, REMODEL INTERIOR, RESTORE VICTORIAN FACADE					

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) IF (1) IS YES, STATE HEIGHT AT CENTER LINE OF FRONT	28' FT.	(3) DOES THIS ALTERATION CREATE NEW OR MORE EXTENSION TO BUILDING?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(4) IF (3) IS YES, STATE NEW GROUND FLOOR AREA	185 SQ. FT.
(5) WILL SIDEWALK OR SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(6) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON FLOOR PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(9) ARCHITECT OR ARCHITECTS FIRM							
MICHAEL MURIN ARCHITECT 2059 MARKET 44 SF 94114 415.622.1199							
(10) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER ENTER "UNKNOWN")							
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 6'0" to any wire containing more than 750 volts. See Sec. 285, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE 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 drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (IV) 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 therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- X V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Michael Murin Date: 9.20.00

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/95)

CONDITIONS AND STIPULATIONS.

Ex 1 a

OFFICIAL COPY

500

APPROVED:

Contact the district building inspector at the start of work call 558-6056. For plumbing inspection scheduling call 558-6053. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

PROVIDE SMOKE DETECTOR(S)
PER SFBC SEC. 310.9-1

Steve Hajnal
STEVE HAJNAL, DBI

JAN 30 2001

NOTIFIED MR.

APPROVED:

As per plans dated 1/20 and application to demo the (e) 2nd story rear addition and construct a 2-story rear addition in its place. The proposal also includes fabricating the structure steel replacing the foundation, grade alterations, ground floor rooms, and interior remodeling

FOR SINGLE FAMILY USE ENR 1/20/00

DEPARTMENT OF CITY CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

DATE:

REASON:

NOTIFIED MR.

APPROVED:

n/a

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTION 1701

CIVIL ENGINEER-DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

THIS SITE PERMIT ISSUANCE WITHOUT MECHANICAL PLAN CHECK REVIEW

Henry Kwan
HENRY KWAN, DBI

FEB 26 2001

MECHANICAL

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BSM

Jim Gombas
DEPARTMENT OF PUBLIC HEALTH

2/28/01

DATE:

REASON:

NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

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

Number of attachments

OWNER AUTHORIZED SIGNATURE

Eric Chapman

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

EX. 2a

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.	
550 JERSEY ST		6505/019	200009201068	
OWNER NAME		TELEPHONE		
DON WEST		824-5850		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.
\$300,000	09/20/00	ISSUED	03/08/01	200009201068
FORM CONST. TYPE	OCCUPANCY CODES	FLANS	STORIES	UNITS
3	5	R-3	2	2
CONTACT NAME		DISTRICT		
		17 BID-INSP		

STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION	
1 FAMILY DWELLING		horizontal addition-raise 2nd flr level 2'. replace foundation, repa	
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO
SPECIAL USE DISTRICT		TIDP	NO
		PENALTY	NO
		COMPLIANCE WITH REPORTS	

NOTES:

PERMIT INSPECTION RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO
 BUILDING INSPECTION JOB CARD

5035-15

DBI
EX. 3

APPROVED
Dept. of Building Insp.

FEB 3 2011

BLDG. FORM 3/8
APPROVED FOR ISSUANCE
FEB 25 2011

FEB 25 2011

Vivian L. Day
VIVIAN L. DAY

APPLICATION FOR OFFICIAL 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
NUMBER OF PLAN SETS 2

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.

2011-02-25-0973
APPLICATION NUMBER
OFFICIAL APPROVAL REQUIRED

DATE FILED <u>2-25-11</u>	PLUMBING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB <u>550 Jersey</u>	BLOCK & LOT <u>6505/019</u>
PERMIT NO. <u>1232267</u>	ISSUED <u>2-25-11</u>	(2A) ESTIMATED COST OF JOB <u>\$150,000</u>	(2B) REISED COST: <u>\$150,000</u>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(4A) TYPE OF CONSTR. <u>DN</u>	(5A) NO. OF STORIES OF OCCUPANCY: <u>1</u>	(6A) NO. OF BASEMENTS AND CELLARS: <u>1</u>	(7A) PRESENT USE: <u>Dwelling</u>	(8A) OCCUP. CLASS: <u>R-3</u>	(9A) NO. OF DWELLING UNITS: <u>1</u>
-----------------------------------	---	--	--------------------------------------	----------------------------------	---

(4) TYPE OF CONSTR. <u>DN</u>	(5) NO. OF STORIES OF OCCUPANCY: <u>2</u>	(6) NO. OF BASEMENTS AND CELLARS: <u>0</u>	(7) PROPOSED USE (LEGAL USE): <u>Dwelling</u>	(8) OCCUP. CLASS: <u>R-3</u>	(9) NO. OF DWELLING UNITS: <u>1</u>
----------------------------------	--	---	--	---------------------------------	--

(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
---	--	--	--

(14) GENERAL CONTRACTOR: Ground Zero ADDRESS: 500 Airport Blvd PHONE: 415-710-9323

(15) OWNER - LESSEE (CROSS OUT ONE): DAMIAN Blinn ADDRESS: 500 AIRPORT BLVD BERKELEY CA 94710 PHONE (FOR CONTACT BY DEPT.): 415-710-9323

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
obtain final inspection
work approved under
#200009201068
work is complete

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FL.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION): ADDRESS: CALIF. CERTIFICATE NO.
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"): ADDRESS

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 60" to any wire containing more than 750 volts. See Sec 3485, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE 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.

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

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all 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 worker's 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 center and policy number are:
Center: _____
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 therewith 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.

[Signature] Feb 25/10
Signature of Applicant or Agent Date


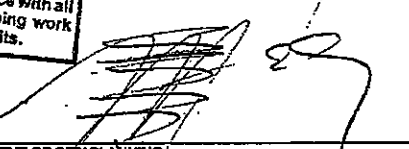

APPLICANT'S CERTIFICATION

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

DBI

Ex. 3
a

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  FEB 3 2011 Call 415-623-2470, to schedule inspections for building, electrical and / or plumbing. This application is approved without site inspection. Detailed plumbing or electrical plans are not constitute an approval of the work.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED:  All work shall be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments

OWNERS AUTHORIZED AGENT _____

Quinn
Ex. 4

APPROVED
Dept. of Building Insp.

FEB-25-2011

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

FORM 318

APPLICATION NUMBER: 2011-09-25-0197
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 B OVER-THE COUNTER ISSUANCE
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.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 2-25-11	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB 550 Jackson	BLOCK & LOT 6505/019
PERMIT NO. 1032267	ISSUED 2-25-11	(2) ESTIMATED COST OF JOB \$150,000	DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR. I.N.	(4B) NO. OF STORIES OF OCCUPANCY 1	(4C) NO. OF BASEMENTS AND CELLARS 1	(4A) PRESENT USE Dwelling	(4A) OCCUP. CLASS R-5	(4A) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. I.N.	(5) NO. OF STORIES OF OCCUPANCY 2	(5) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) dwelling	(4) OCCUP. CLASS R-5	(4) NO. OF DWELLING UNITS 1
(10) IS AUTO RAILWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STAIRWAY BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) IS PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) IS FLOORING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) IS ROOFING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(16) GENERAL CONTRACTOR	NAME	ADDRESS	ZIP	PHONE	CALIF. LIC. NO. EXPIRATION DATE
OWNER - LEGAL (CROSS OUT OWNER)		ADDRESS		PHONE (FOR CONTACT BY DEPT.)	
DAMIEN GIARD		500 ARBON BLVD		415-710-2230	

(18) WRITE LEGAL DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

To obtain final inspection for work approved under PA# 20009201068
All work is complete

ADDITIONAL INFORMATION					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FT.	(18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIGNIFICANT OVER-SUBSTANTIAL SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL SIGNIFICANT OVER-SUBSTANTIAL SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING RULES OR CITY OF SAN FRANCISCO ON-PLAT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(24) ARCHITECT OR ENGINEER (DESIGN)	CONSTRUCTION	ADDRESS	CITY	STATE	CALIF. LICENSE NO.
(25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH REGISTRATION IF ANY; IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")	ADDRESS				

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use unless 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 10' to any wall containing more than 750 volts (see San Jose, 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 incorporating this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, call out this together with complete details of existing walls and wall footings required must be submitted to this department for approval.

ANY VIOLATION INCURRED HEREON OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK 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 (23).

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

All building materials must have a clearance of not less than two inches from all sites that walls or rooflines.

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have coverage under (1), or (2) designated below or shall indicate item (3), or (4), or (5), whichever is applicable. If however item (1) is checked item (2) must be checked as well. Mark the appropriate method of compliance below.

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

(1) I have and will maintain a certificate of contract or self-insurance for workers' compensation, as provided by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued.

(2) I have and will maintain workers' compensation insurance, as required by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued.

(3) I am a contractor who is licensed under the provisions of the Labor Code of California and I am duly licensed with the provisions of Section 2600 of the Labor Code, and the permittee hereby certifies that the permittee has no other employees for whom the permittee is responsible for the work required.

(4) I am the owner for the agent for the permittee and 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 other laws to the extent of any work, with the consent of this form with the Contract Permit Bureau.

CHECK APPROPRIATE BOX

OWNER ARCHITECT
 ENGINEER AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

BY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION WORK IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.


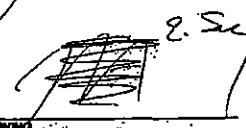

Vivian L. Day
Signature of Applicant or Agent

2011-09-25-0197

QUINN

Ex. 4
a

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  FEB 3 2011 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____
<input checked="" type="checkbox"/>	APPROVED:  DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____

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

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

Number of copies:

OWNER'S AUTHORIZED AGENT

Ex. 5

APPROVED FOR ISSUANCE
02/03/11

APPLICANT NUMBER: 2011-02-25-0973
APPROVAL NUMBER: []

B110
CMP-2011-53186 - NO NOV ON FILE 9.2.11 TV

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

FORM 3 OTHER AGENCIES REVIEW REQUIRED

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.

FORM 8 OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 9-2-11	PLANS RECEIPT NO. 11106111	(1) STREET ADDRESS OF JOB 550 JERSEY	BLOCK & LOT 6505/019
PENALTY NO.	ISSUED	(2A) RETRACTED COST OF JOB \$1000	(2B) PERMIT COST: BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(8A) TYPE OF CONSTR. S	(8B) NO. OF STORIES OF OCCUPANCY 2	(8C) NO. OF BATHROOMS AND CELLARS 0	(8D) PROPOSED USE SFD	(8E) OCCUP. CLASS R3	(8F) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(9) TYPE OF CONSTR. S	(9B) NO. OF STORIES OF OCCUPANCY 2	(9C) NO. OF BATHROOMS AND CELLARS 0	(9D) PROPOSED USE (LEGAL USE) SFD	(9E) OCCUP. CLASS R3	(9F) NO. OF DWELLING UNITS 1
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(10) IS AUTO RADIATOR TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL SURFACE SPACE BE NEEDED FOR CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO
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(14) GENERAL CONTRACTOR: DAVIDE CONSTRUCTION DATE: 10/13 EXPIRATION DATE: 10/13

(15) OWNER - LICENSE NUMBER (ONLY ONE): DAVIDE CONSTRUCTION STREET: 300 AIRPORT BLVD CITY: Burlingame PHONE: 415-710-9323

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 REVISION TO PA# 2011-02-25-0973
 REVISION TO ROOF FRAMING, ADD COLLAR TIES
 PLEASE REFER TO 2000/09/30/1068 SI-R1

ADDITIONAL INFORMATION:

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CHANGING LINE OF FINISH FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BALCONY? NO	(20) IF (19) IS YES, STATE NEW SQUARE FLOOR AREA SQ. FT.
(21) WILL WORKING OVER EXISTING OR NEW ROOF BE PERFORMED? NO	(22) WILL WORKING OVER EXISTING OR NEW ROOF BE PERFORMED? NO	(23) ARE ANY OTHER STRUCTURE SUBJECTS TO BE MOVED? NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT OR ENGINEER (NAME) - REGISTRATION NO. R. SANTOS 2451 HARRISON ST. 52984

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 Planning Code.

No holder of building or alteration or construction permit during construction, to be closer than 10' to any fire existing from their work area. See San Francisco Building Code.

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

Check that all work is completed as shown on the permit and approved by the permit. If work is not completed as shown on the permit, the permit shall be suspended and the work shall be stopped until the permit is reinstated.

ANY APPLICATION (PERMITS) ISSUED ON BY DATE ONLY ARE APPLICABLE.

BUILDING CODE TO BE OBSERVED UNTIL COMPLETION OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY IS ISSUED.

APPLICANT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES.

APPLICANT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The undersigned by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and losses for damages, personal injury or property damage, under this permit, regardless of negligence of the City and County of San Francisco, and to maintain the defense of the City and County of San Francisco against all such claims, demands or losses.

In compliance with the provisions of Section 2000 of the Labor Code of the State of California, the applicant shall have indicated under (B), or (C) designated below or shall indicate both (B), or (C), or (D), whichever is applicable. If however item (D) is checked from (B) must be checked as well. Mark the appropriate box(es) as indicated below.

Employer shall comply at every step of the following conditions:

- Have workers receive a copy of the permit or contract or both from the contractor, as provided by Section 2000 of the Labor Code, so the performance of the work for which this permit is issued.
- Have and file on record a copy of the permit or contract, as required by Section 2000 of the Labor Code, for the performance of the work for which this permit is issued. If copies are not available, the contractor shall file a copy of the permit or contract with the contractor and permit number and:

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: _____ _____ BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: <u>9.2.11</u> REASON: <u>OK TO PROCEED FOR COMPLANT 20153186</u> TV
<input type="checkbox"/>	APPROVED: _____ _____ DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: <u>EX.5</u> a
<input type="checkbox"/>	APPROVED: _____ _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ _____ MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ _____ CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ _____	DATE: _____ REASON: _____

FULLY QUALIFIED



COMPLAINT DATA SHEET

Ex. 6

COMPLAINT NUMBER: 201153186

OWNER/AGENT: 550 JERSEY STREET LLC
 550 JERSEY STREET LLC
 500 AIRPORT BLVD SUITE 445
 BURLINGAME CA

DATE FILED: 17-AUG-11
 LOCATION: 550 JERSEY ST
 BLOCK: 6505 LOT: 019
 SITE:

94010
 OWNER'S PHONE -
 CONTACT NAME
 CONTACT PHONE -

RATING: OCCUPANCY CODE
 RECEIVED BY: Czarina Ysip DIVISION: BID
 COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: Ruben Hechenanova
 SAN FRANCISCO

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE -

DESCRIPTION: Addition is 2 (two feet) too high.
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	17	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
------	-------------	----	---------

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
17-AUG-11	CASE OPENED	BID	R POWER	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION	COMMENT
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NOV (HIS) NOV (BID)

10/31/11

A Corro Notice was issued on Aug 29th 2011
 requiring a revision permit be obtained to
 reflect as built conditions on the roof
 including Architectural + Structural changes.
 Revision to be approved by Planning Dept
 J Duffy



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Ex. 7

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NUMBER: 201151486
DATE: 27-JUL-11

ADDRESS: 550 JERSEY ST

OCCUPANCY/USE: 0

BLOCK: 6505 **LOT:** 019

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: 550 JERSEY STREET LLC
MAILING 550 JERSEY STREET LLC
ADDRESS 500 AIRPORT BLVD SUITE 445
BURLINGAME CA

PHONE #: --

94010

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

Application #201102250973 to renew App. #200009201068 for a horizontal and vertical addition was issued in error. Since such a long period of time had elapsed since the original approval, the renewal should have been routed through City Planning for re-approval. All work is to stop pending approval.

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

415-558-6008

- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Submit drawings with an application for City Planning approval.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- OTHER: REINSPECTION FEE \$

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Robert J Power

PHONE # 415-558-6008

DIVISION: BID

DISTRICT : 17

By:(Inspectors's Signature) _____

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Vivian L. Day, C.B.O., Director

Ex. 8

August 3, 2011

REVOCATION OF PERMIT

Damien Quinn
500 Airport Blvd.
Burlingame, CA 94010

Property Address: 550 Jersey Street
Building Permit Application No: 201102250973
Block / Lot: 6505/019

Dear Sir/Madam:

Pursuant to Section 106A.4.5 of the San Francisco Building Code, the Director of Building Inspection may suspend or revoke a building permit whenever the permit has been issued in error on the basis of incorrect information supplied or in violation of any ordinance or regulation or other provision of the Building Code.

It has been discovered that PA# 201102250973 was issued in error for the renewal of PA# 200009201068. Our inspection records show that no work was performed on the prior permit no. 200009201068.

Accordingly, Building Permit Application No. 201102250973 is hereby revoked; no further construction work shall take place at 550 Jersey Street.

Should you have any further questions regarding this matter please contact Joe Duffy at 415 558-6656.

Very truly yours,

Vivian L. Day, C.B.O.
Director


for
Daniel Lowrey
Chief Building Inspector

VD:DL:cw

cc: Vivian Day, Director
Edward Sweeney, Deputy Director
Joseph Duffy, Sr. Building Inspector
Robert Power, District Inspector
Dan Sider, Assistant Zoning Administrator
Microfilm, BID File

J:\BID\REVOKE\2011\550jerseystreet.doc

Building Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6096 - FAX (415) 558-6261 - www.sfgov.org/dbi
P:\REVOKE\2011\550jerseystreet.doc

Ex. 9



550 Jersey
Christine Haw to: Daniel Lowrey
Cc: Vivian Day, Edward Sweeney, Joseph Duffy, Robert Power, Scott Sanchez, Adrian C Putra

08/10/2011 04:02 PM

Dear Mr. Lowrey,

Thank you for informing us that the Department of Building Inspection has revoked the BPA 201102250973 for 550 Jersey.

We have reviewed the circumstances of the permit renewal with Mr. Scott Sanchez, our Zoning Administrator. Although the permit was inadvertently not routed to our Department, we do not wish to hold up the project further by requiring 311 notification at this time, presuming that the project is the same project that the Planning Department approved previously.

We do not have any objection to reinstatement of the permit.

Thank you very much. If you have any questions, please call me at 558-6618.

Chris

O.K TO RE-STATE PERMIT

Dan Lowrey

Ex. 10

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Vivian L. Day, C.B.O., Director

August 15, 2011

Damien Quinn
500 Airport Blvd.
San Francisco, Ca 94010

PERMIT REINSTATEMENT
Job Address: 550 Jersey Street
Building Permit Application No.: 201102250973
Block/Lot: 6505/019

Dear Sir/Madam:

The Planning Department has requested that we lift the Revoked of the above-referenced building permit application.

According, effective immediately, the Building Permit Application No. 201102250973 for 550 Jersey Street is reinstated. Work can now proceed as authorized by the approved building permit.

If you have any questions regarding this matter, please contact Joe Duffy, Senior Building Inspector, at 558-6656. between 8:00 am to 8:30 am or 3:00 pm to 4:00 pm.

Very truly yours,

Vivian L. Day, C.B.O.
Director

Daniel Lowrey
Chief Building Inspector

- cc: Vivian Day, Acting Director
- Edward Sweeney, Deputy Director
- Joe Duffy, Sr. Bldg. Inspector
- Robert Power, District Inspector
- Dan Sider, Assistant Zoning Administrator
- Microfilm, BID File

P:\reinstat\2011\550jerseystreet

550 JERSEY

4-13-11 Ex. 11

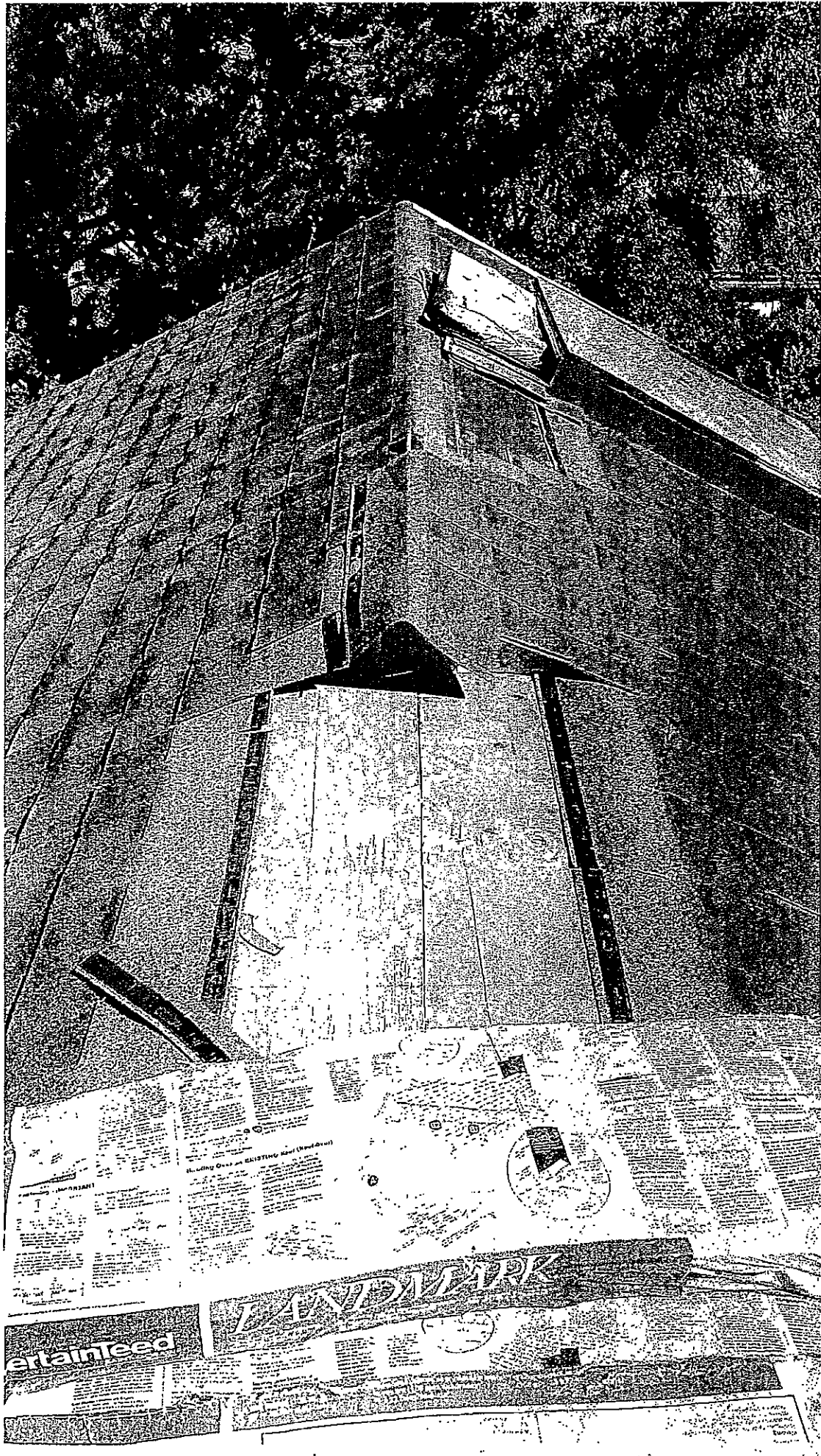


HISTORIC
FACADE
REMOVED COMPLETELY

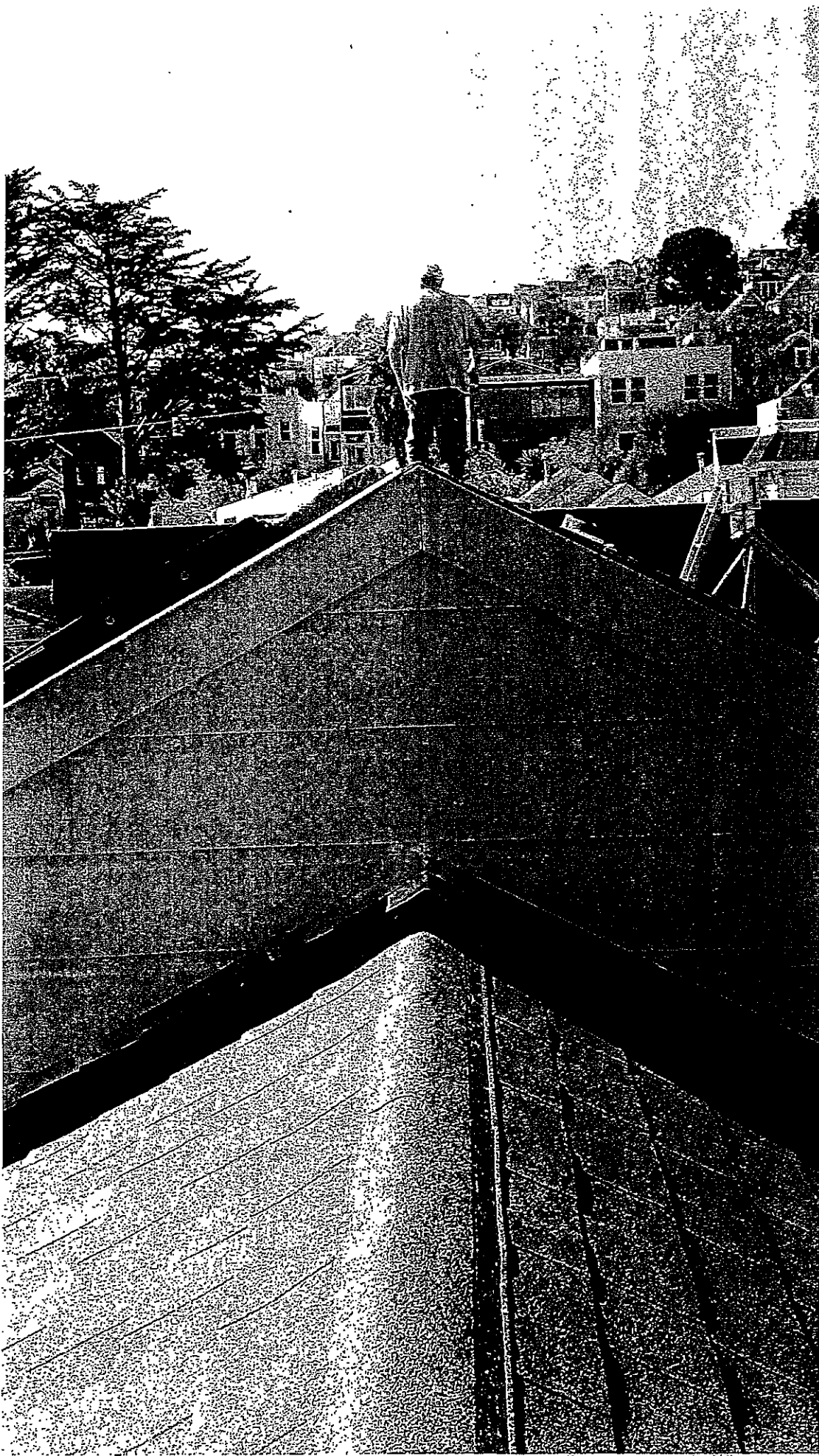


5-13-11

Flattened portion of ridge at front
roof. Flattened portion of roof



Rear roof and Front roof of SSO
Je joly



SAN FRANCISCO HISTORIC PRESERVATION COMMISSION

Ex 14

Meeting Minutes

Hearing Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Wednesday, September 7, 2011
12:30 P.M.

HISTORIC PRESERVATION COMMISSION Regular Meeting

COMMISSIONERS PRESENT: Chase, Damkroger, Martinez, Matsuda, and Wolfram
COMMISSIONER ABSENT: Hasz and Johns

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHASE AT 12:32 P.M.

STAFF IN ATTENDANCE: John Rahaim - Planning Director, Pilar LaValley, Sophie Hayward, Tim Frye – Preservation Coordinator, and Linda Avery – Commission Secretary

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

No item from this calendar was proposed for continuance.

B. PUBLIC COMMENT

SPEAKERS: Nancy Wuerfel, member of the Little House Committee, stated that there is an ongoing loss of buildings acknowledge to be of historic value or located in a potential historic districts through major alteration applications or demolitions approved. She urged the Planning Department (Planning) to make a record of collective values of historic buildings and to require the Department of Building Inspection (DBI) to return each revision of the addenda to the site plan to the Planning staff to follow through the entire review process; F. Joseph Butler, Architect in San Francisco, talked about the flaw in the environmental review process, particularly categorical exemptions and the HRERs and how they could weaken the integrity of buildings in potential local districts; Bland Platt couldn't stay to join the discussion of Item 9 on the HPC Calendar and requested a red line version of the Articles 10 and 11 amendments; Katherine Howard, Golden Gate Park Preservation Alliance, brought to the attention of HPC that the Recreation Open Space Element which governs open space acquisition will be brought to the Planning Commission in October. She stated that she had not seen much about the HPC's role in the document and urged the Commission to consider reviewing it; Dr. Ann Clark urged HPC to protect Golden Gate Park; Mike Buhler, SF Architectural Heritage, would not be able to join the discussion of the amendments to Articles 10 and 11. He requested a red lined version and asked the HPC not to take action today because Supervisor Wiener's proposed changes to Articles 10 & 11 need to be considered.

C. STAFF REPORT AND ANNOUNCEMENTS

Preservation Coordinator Tim Frye:

1. 550 Jersey Street – In September 2000, a building permit was filed to construct a horizontal addition with a raised 2nd floor height by 2 feet and to replace the foundation. 311 neighborhood notification was sent and the Planning approved the permit in March 2001. The permit expired in March 2002 and the new owner in February 2011 renewed the expired permit with DBI approval. In July 2001 a complaint was filed with Planning regarding work performed at this site without new neighborhood notification. The renewed permit was revoke but reissued with no additional neighborhood notification in August because the Zoning Administrator determined the project was substantially complete and the project had not

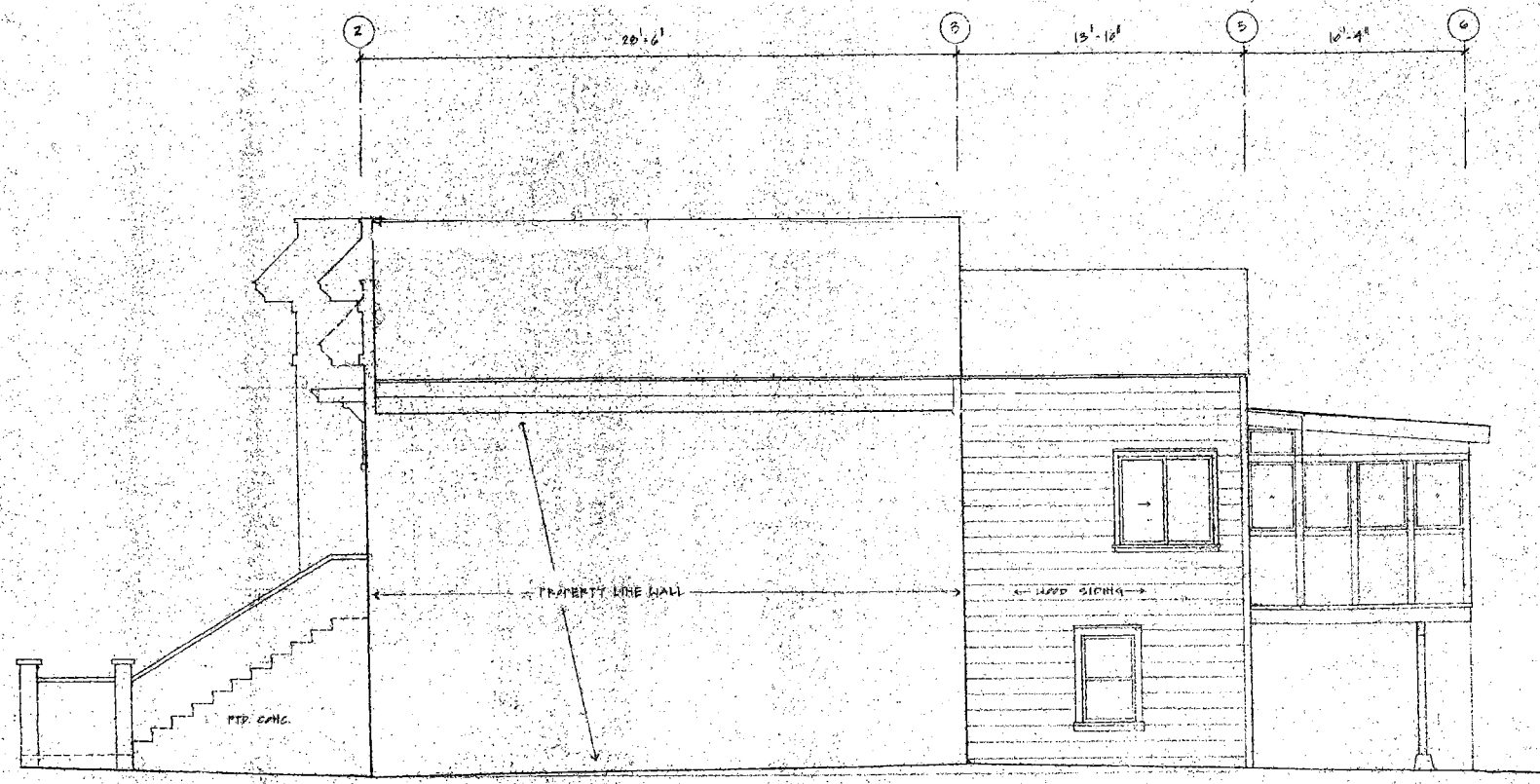
changed in scope. On August 17, 2011 at the HPC hearing, the public raised concern about the project's construction. In response to HPC request, Tina Tam from the Planning Department and Joe Duffy, DBI Inspector, visited the site and confirmed that the roof of the structure had been constructed 2 feet taller than the original approved permit. Planning asked the Project Sponsor (PS) to either file a new permit to legalize the work which would require new neighborhood notification, or to reduce the project scope based on the original permit. The PS agreed to file for a revision to comply with the original permit.

2. 2807 Clay Street – There was a question regarding Planning's CEQA review of this project in comparison to another project on Green Street. 2807 Clay Street, a known historic resource listed in Here Today, proposed a vertical addition with a 13 foot setback that would be minimally visible from the public right-of-way. After additional study of 3-D renderings which showed an almost 24 foot setback, Planning felt the project met the requirements of the checklist and would not require a full Historic Resource Evaluation Report (HRE) because it sufficiently demonstrated the minimally visible setback requirement and would not trigger the definition of demolition under Article 10 of the Planning code. The project on Green Street required a full HRE analysis by preservation staff because it proposed a large underground parking structure, a 3rd building on the site would obscure a critical side yard and the building in the back of the property. The project also proposed raising the building in the front facade along with other very visible changes. These changes were not "checklistable" and would require a full analysis according to the requirements of CEQA. [Mr. Frye added the HRE actually determines: 1) if the project is in fact a historic resource; and 2) if the changes proposed impacts the resources' ability to convey its significance.

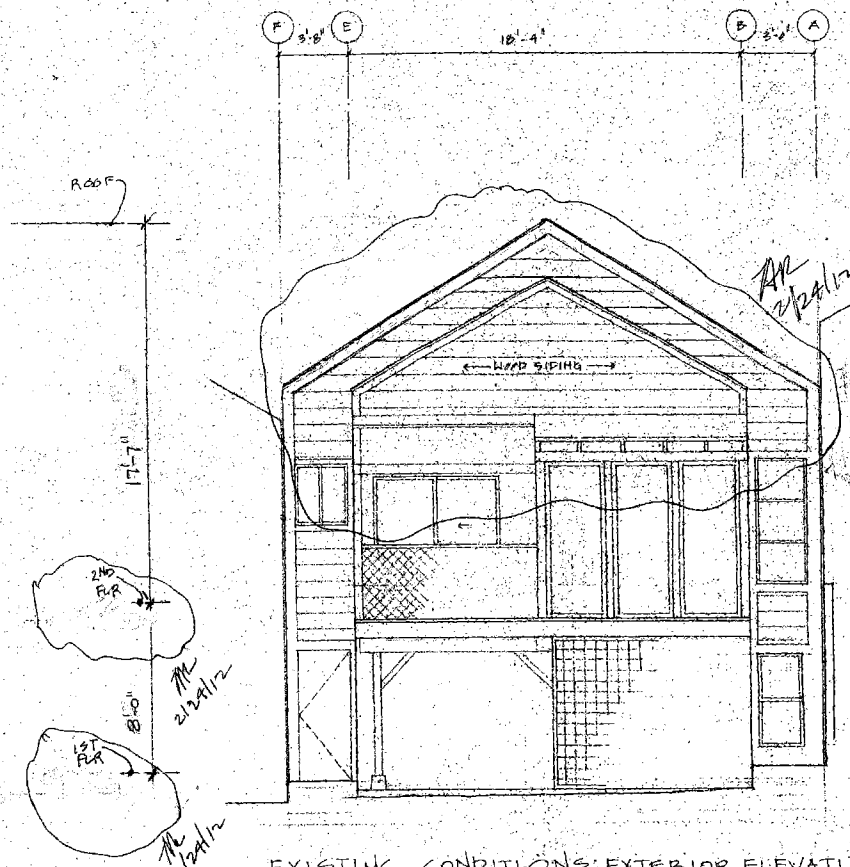
SPEAKERS: Nancy Shanahan spoke generally about the use of the checklist and its use was questionable to her under the law; Nancy Weurfel spoke in regards to 550 Jersey Street; Denis [Casey], owner of 740 Green Street - the building adjacent to 2807 Clay Street, spoke about the hurdles and limitations he had encountered for developing his site under the HRE process in comparison to 2807 Clay Street. He asked the HPC to review 2807 Clay Street's roof deck, pent-house, and light-well; Victoria Stein, Wife of Denis [Casey], asked that the 2807 Clay Street light-well be sized match her building's and that the penthouse be relocated because of firewall issues; Joe Butler, Architect in San Francisco, asked how could the standard be different for 2807 Clay which after all has only the word "potential" in front of it or it would be before the HPC for a C of A.

NOTE: On 550 Jersey Street, Mr. Frye responded to Commissioner Martinez' questions that the facade has a good amount of the original fabric left at the site that the applicant planned on reinstalling; that the expanded bay of the structure would be removed; that the moldings would be either a reproduction of the original or restoration of the materials; and that Commissioner Martinez' concern about re-noticing would be passed on to Mr. Sanchez, the Zoning Administrator. On 2807 Clay Street, Mr. Frye would report back to the HPC on the status of the parapet, the light well, and the stage of construction of the project. Planning confirms whether the addition would be visible or not from the street by site visit; request for models; or, check drawings and topography on the site. Minimally visible is less than half the story. The addition would be visible but Planning has determined with an almost 24 foot set back, the historic building would still be the dominate structure on the site and the addition would be located at the rear of the property.

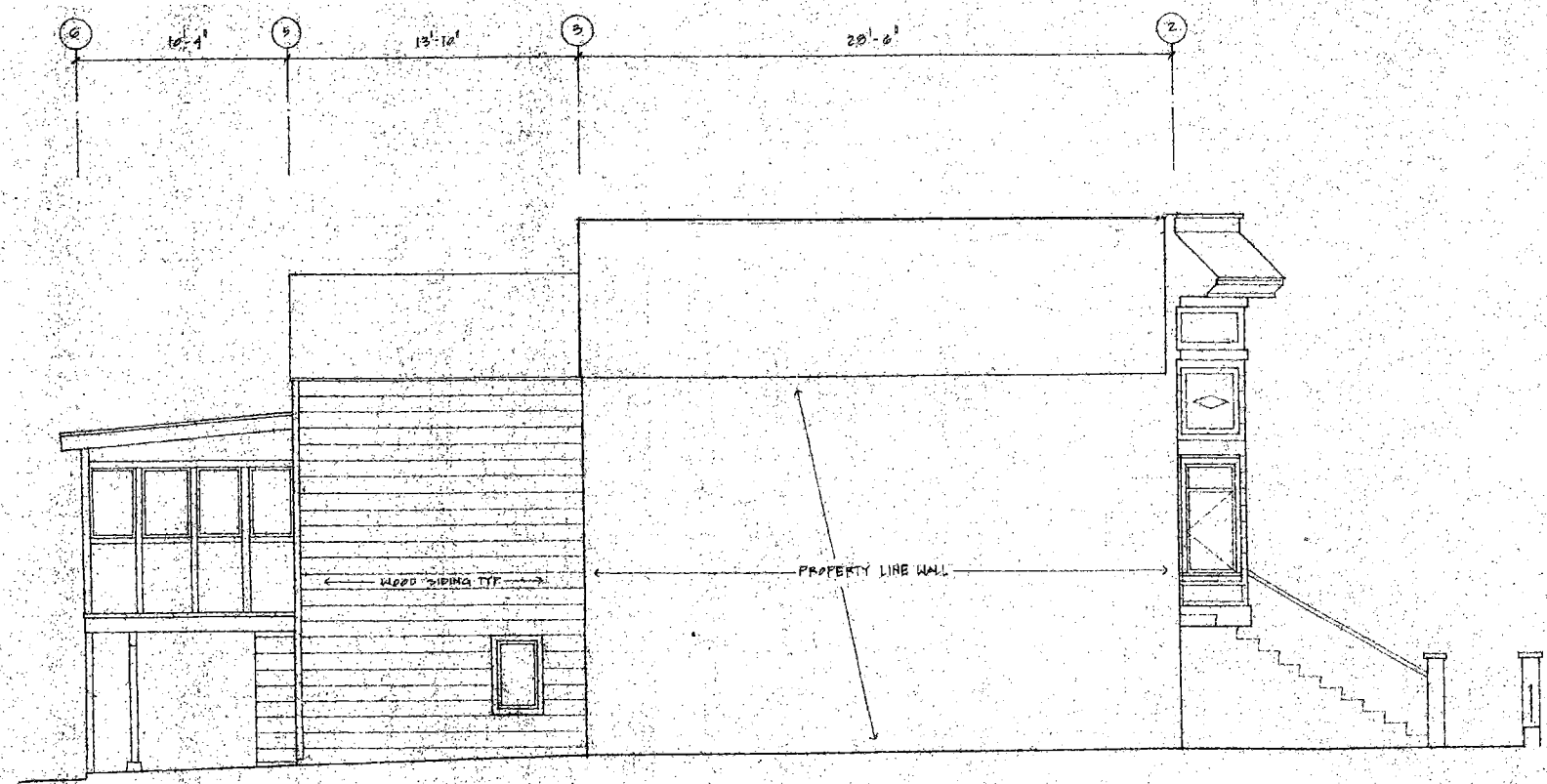
ACTION: Informational only – no action required.



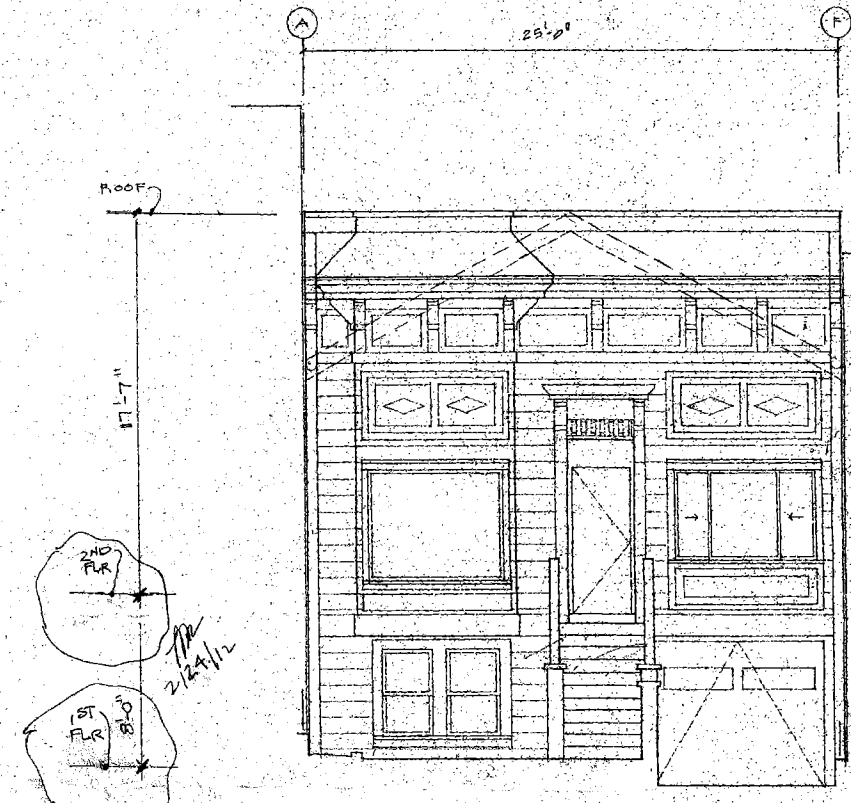
EXISTING CONDITIONS: EXTERIOR: EAST
1/4"=1'-0"



EXISTING CONDITIONS: EXTERIOR ELEVATION NORTH
1/4"=1'-0"



EXISTING CONDITIONS: EXTERIOR ELEVATION: WEST
1/4"=1'-0"



EXISTING CONDITIONS: EXTERIOR ELEVATION: SOUTH STREET FACADE
1/4"=1'-0"

2011.09.02. 3798 / R4

REVISIONS	BY

PLAN REVISION
 JAN 12 2012
 DEPARTMENT OF BUILDING INSPECTION
 THE STATE OF CALIFORNIA
 DIVISION OF PERMITS AND INSPECTION

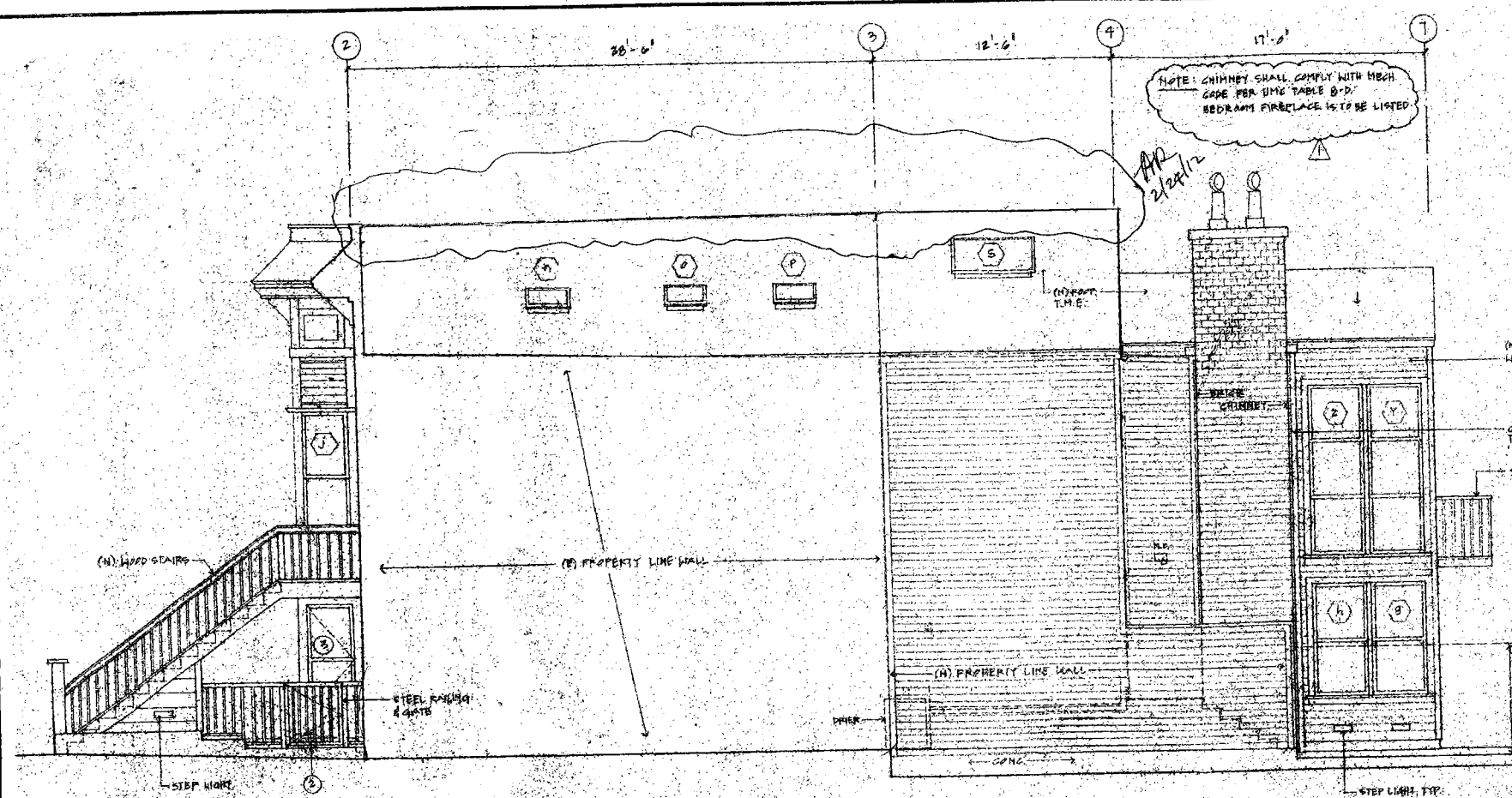
ADDITION AND REMODEL
 550 JERSEY STREET
 SAN FRANCISCO, CA 94114

Date 1.4.12
 Scale AS SHOWN
 Drawn LAR
 Job SFI
 Sheet A2/A3
 Of Sheets

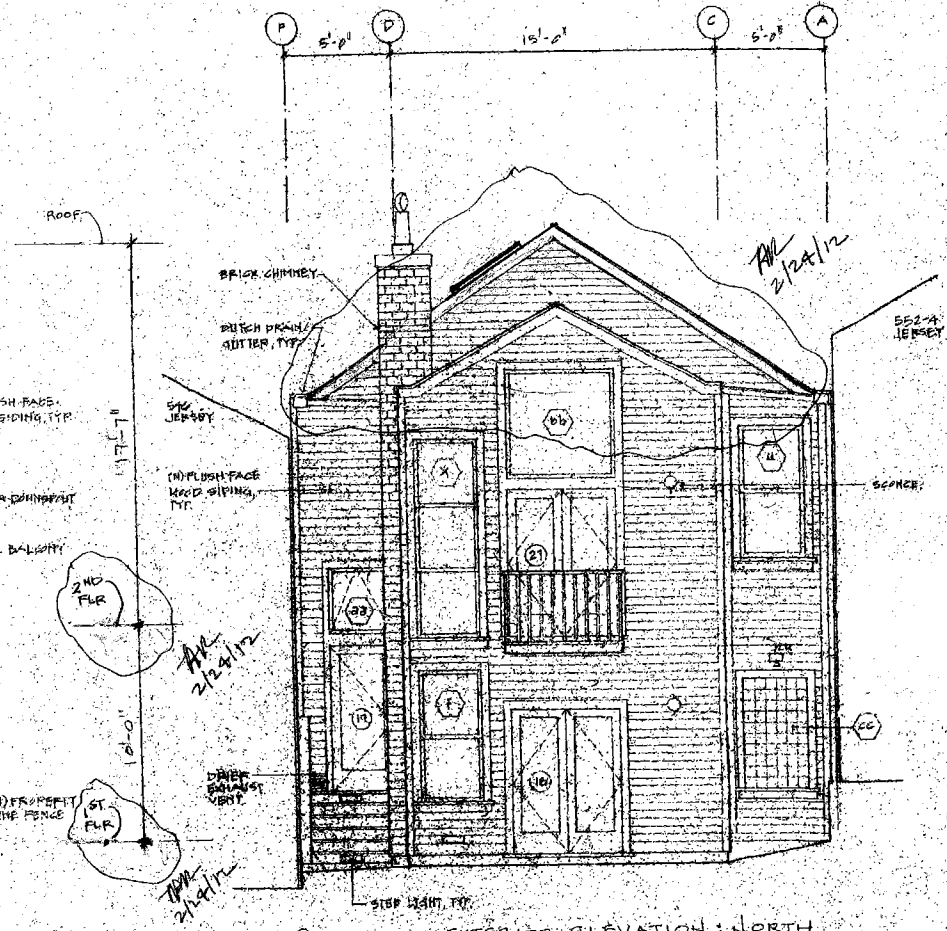


REVISIONS	BY

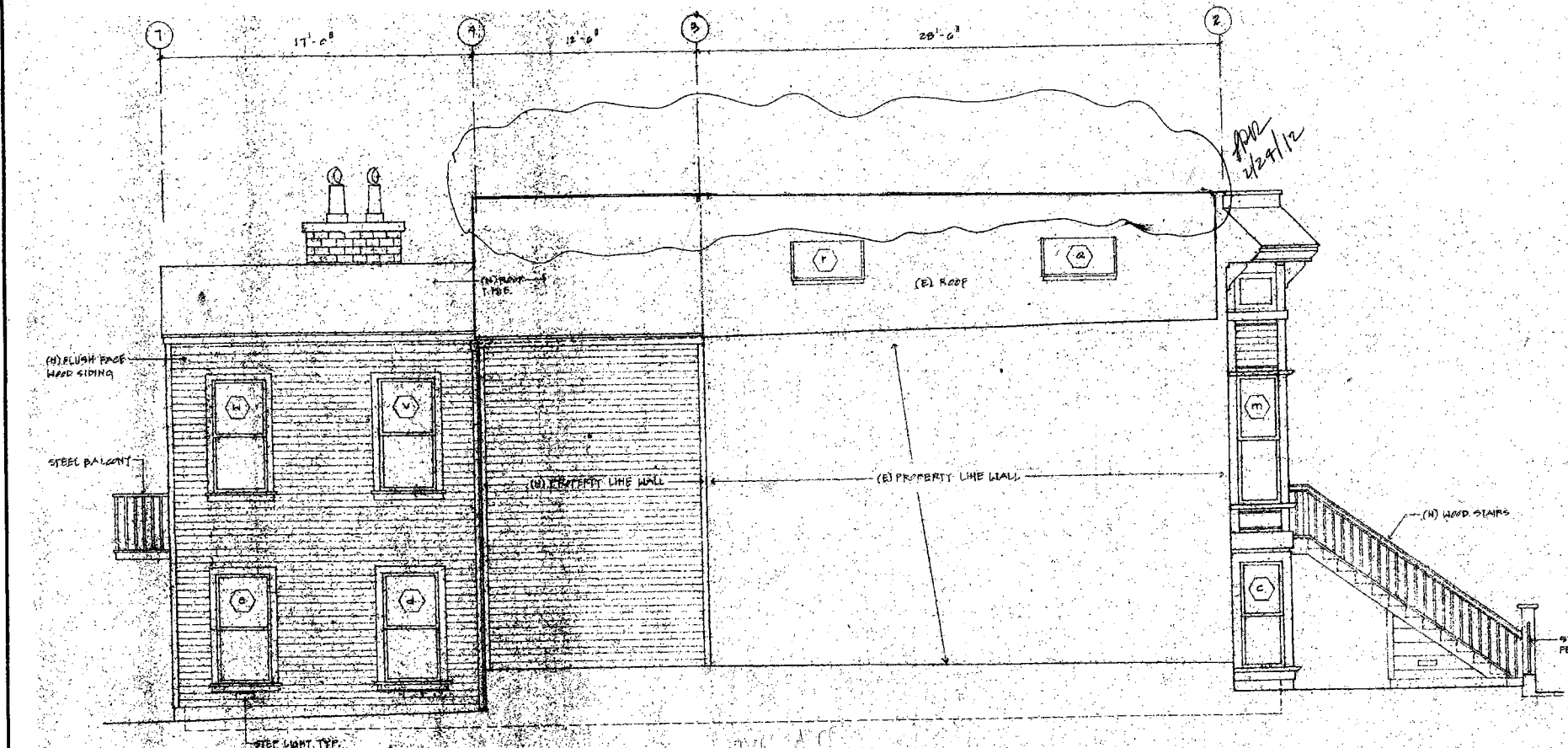
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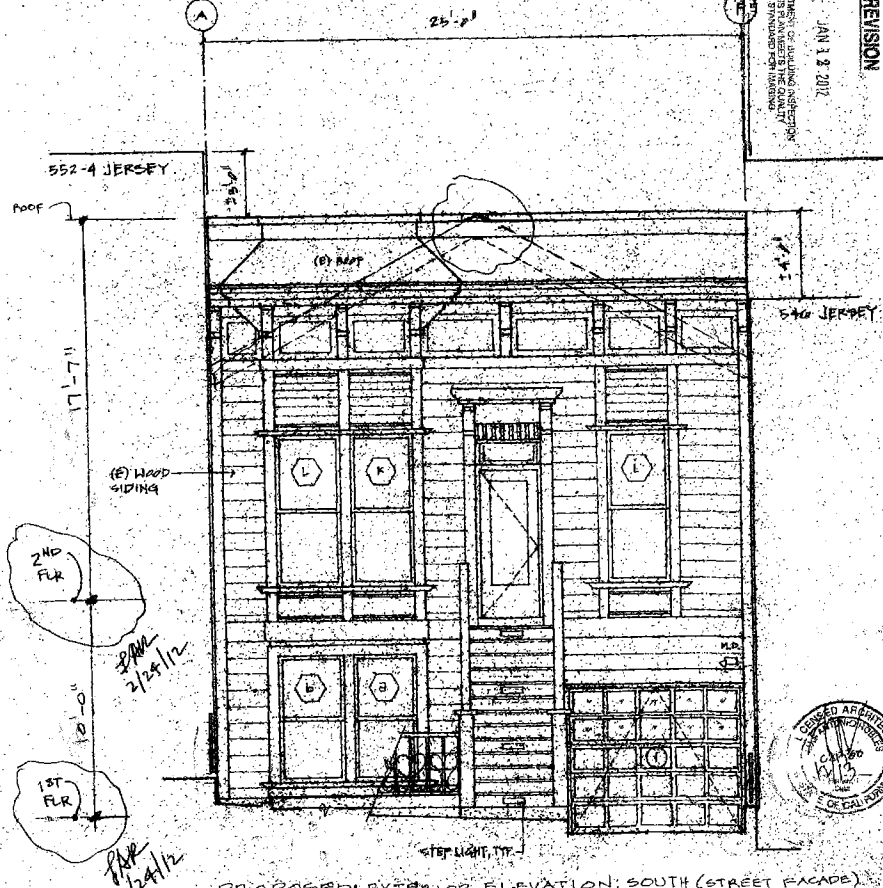
PROPOSED: EXTERIOR ELEVATION: EAST
1/4" = 1'-0"



PROPOSED: EXTERIOR ELEVATION: NORTH
1/4" = 1'-0"



PROPOSED: EXTERIOR ELEVATION: WEST
1/4" = 1'-0"



PROPOSED: EXTERIOR ELEVATION: SOUTH (STREET FACADE)
1/4" = 1'-0"

PLAN REVISION
 JAN 18 2012
 CORRECTED: UNLAWFUL OCCUPANCY
 THIS PLAN SET IS THE QUALITY
 STANDARD FOR HARBOR
 ACCORDING TO THE CITY OF CALIFORNIA



ADDITION AND REMODEL
 550 JERSEY STREET
 SAN FRANCISCO, CA 94114
 Date 1.4.12
 Scale AS SHOWN
 Drawn LAR
 Job SPI
 Sheet A6/A7
 Of 07 Sheets