



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger/Demolition

HEARING DATE SEPTEMBER 2, 2010

Date: August 25, 2010
Case No.: 2010.0172D
Project Address: 1027 HAYES STREET
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0823/014
Project Sponsor: Robert Spjut & Sue Valentine
1027 Hayes Street
San Francisco, CA 94117
Staff Contact: Aaron Starr – (415) 588-6362
aaron.starr@sfgov.org
Recommendation: **Do not take DR and approve project as proposed.**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed work includes demolishing the 1-story, 600 sq. ft., one-bedroom unit at the rear of the lot keeping approximately 75 sq. ft. of the unit's space for storage and utilities and reducing the total unit count for the property from four to three units. The newly exposed wall would be clad in wood cove siding to match what is currently at the rear of the building. The purpose of the proposal is to increase the amount of usable rear yard space on the subject property.

SITE DESCRIPTION AND PRESENT USE

The Queen Anne-style, two-story-over-basement, four-family residence is a contributing building within the Alamo Square Historic District. The building was commissioned by John Wilton who was associated with the California Market, an all but forgotten popular grocery store in San Francisco at the time. The house was designed by an unknown architect in 1891. By 1974 the subject property was in severe disrepair, when a past owner - John Orishyn - purchased the building and with the help of a federally-assisted Code Enforcement loan, began the process of renovation that several subsequent owners were to continue. The portion of the building proposed for demolition was constructed in 1946 and is located at the rear of the lot, not visible from the public right-of-way. The subject building covers the majority of the lot, with minimal rear yard open space. The rear portion of the building proposed for demolition is considered to be legally noncomplying with respect to the Planning Code's rear yard requirements.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the south side of Hayes Street between Pierce and Steiner Streets in the Alamo Square Historic District. The subject parcel is located directly across the street from Alamo Square

and three properties away from the Ida B Wells School. The Alamo Square Historic District is known for its Victorian Era homes including Italianate, Stick and Queen Anne styles.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 24, 2010	May 24, 2010	10 days
Mailed Notice	10 days	May 24, 2010	May 21, 2010	13 days

This Case was originally noticed for the June 3, 2010 hearing but because of a heavy Planning Commission calendar that day the Case was continued by the Commission to a date certain on July 1, 2010. The Project Sponsor was out of town for the July 1, 2010 hearing, so the Commission continued the item again to a date certain on August 12, 2010 and once again to September 2, 2010.

PUBLIC COMMENT

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

The Department received three letters in support of the proposed project; two from adjacent property owners and one from the Alamo Square Neighborhood Association.

PROJECT ANALYSIS

The Department finds that the proposed project did not clearly fit within either the definition of a demolition or a dwelling unit merger under Planning Code 317. While the entire building is not being demolished and replaced with another structure, the unit is being demolished and its floor area is not being merged into another unit. Planning Code Section 317 does not appear to have anticipated such a situation; however the project appears to be closer to a merger than a demolition; staff has analyzed the proposed project based on both criteria. While the proposed project meets three of the five criteria for a dwelling unit merger and one criterion does not apply, the proposed project does not meet the majority of the criteria for a demolition. Nevertheless, staff finds that the proposed project is supportable because it will bring the property closer into conformance with both the prevailing zoning and prescribed zoning, it will restore a significant portion of the mid-block open space for the subject block, it will provide usable open space for the building’s three remaining units, and the unit to be demolished is currently vacant.

DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would only eliminate owner occupied housing.

Project Meets Criterion

The unit has been vacant since February 1, 2008.

2. Removal of the unit(s) and the merger with another is intended for owner occupancy.

Criterion Does Not Apply

The majority of the unit will be demolished and not replaced.

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

Project Meets Criterion

Of the properties in the RH-3 zoning district within 150 feet of the subject property, two have one unit, four have two units, two have three units, and two have four or more units. Based on this survey, the prevailing density is two units per lot. The proposed project will bring the property closer into conformance with the prevailing density.

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

Project Meets Criterion

The subject property is located in an RH-3 Zoning District and currently has four units. Removing one of the units so that the total unit count is three will bring it into conformance with the prescribed zoning.

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criterion

While significant work is needed to make the unit habitable again, the unit itself does not have any design or functional deficiencies.

DEMOLITION CRITERIA

Below are the sixteen criteria to be considered by the Planning Commission in evaluating residential demolition, per Planning Code Section 317.

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80%

average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Criterion Does Not Apply

The subject property is a four-unit building in a RH-3 district; it is not eligible for this exemption

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Criterion Does Not Apply

The subject property is a four-unit building in a RH-3 district; it is not eligible for this exemption

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criterion

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criterion

The housing is free of Housing Code violations. According to the mold report submitted with the Section 317 application (see attached) the mold problem appears to be a result of the slab foundation being slightly below grade and the location of a drain pipe. Also, according to the mold report, there does appear to be some deferred maintenance for the unit, such as a leak under the kitchen sink and an exhaust fan that doesn't work properly; however it doesn't appear that the unit has been grossly neglected.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criterion

The subject property is a contributor to the Alamo Square Historic District; however, the addition to the property which is the subject of the proposal, was not constructed within the period of significance for the Alamo Square Historic District and is not a historical resource under CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criterion Not Applicable to Project

The addition is not a historical resource for the purposes of CEQA.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently vacant, but was previously a rental unit. A replacement structure is not proposed.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Does Not Meet Criterion

The proposed project would remove a unit that is subject to the Rent Stabilization and Arbitration Ordinance.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criterion

The Project does not meet this criterion because the existing dwelling will be demolished.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criterion

The unit is currently vacant and the historic portion of the house will be maintained; neighborhood character will be preserved and enhanced.

9. Whether the Project protects the relative affordability of existing housing;

Project Does Not Meet Criterion

The proposal will reduce the number of units on site from four to three, increasing the land costs per unit ratio.

10. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Project Does Not Meet Criterion

The Project does not include the addition of any permanently affordable units.

Replacement Structure

11. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Criterion Does Not Apply

Replacement housing is not proposed under this project.

12. Whether the Project creates quality, new family housing;

Criterion Does Not Apply

Replacement housing is not proposed under this project.

13. Whether the Project creates new supportive housing;

Criterion Does Not Apply

Replacement housing is not proposed under this project.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Criterion Does Not Apply

Replacement housing is not proposed under this project.

15. Whether the Project increases the number of on-site dwelling units;

Project Does Not Meet Criterion

The Project decreases the number of dwelling units on the site from four to three.

16. Whether the Project increases the number of on-site bedrooms.

Project Does Not Meet Criterion

The Project will remove one bedroom from the site.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 1.1:

Preserve landmark and historic residential buildings.

The subject property is a contributing resource to the Alamo Square Historic District; the addition at the rear of the subject property that is proposed for demolition was not constructed within the period of significance for the Alamo Square Historic District and is not a historic resource. Removing the addition will increase the livability of the property for the other residents on site by providing them usable open space. It will also enhance the livability of the adjacent neighbors by helping to restore a significant portion of the mid-block open space.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposal will have no impact on neighborhood-serving retail uses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal will remove a vacant unit; the existing cultural and economic diversity of the neighborhood will be preserved.

3. That the City's supply of affordable housing be preserved and enhanced.

The proposal will not remove a designated affordable housing unit, but it will remove a market rate rent-controlled unit.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal will not generate commuter traffic and will have no impact on MUNI, the streets or parking.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal will have no impact on the City's industrial and service sector jobs.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All proposed alterations will comply with applicable Building Code requirements.

7. Landmarks and historic buildings be preserved.

The proposal will remove a non-historic portion of the subject building; the project will not damage or destroy a landmark or historic building.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will have no impact on parks and open space or their access to sunlight and vistas.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15301(l)(1) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The proposed project will bring the property closer into conformance with both the prevailing zoning and prescribed zoning,
- The proposed project will restore a significant portion of the mid-block open space for the subject block.
- The proposed project will provide usable open space for the three remaining units in the subject building.
- The proposed project will remove a vacant unit- thus no tenant will be displaced.

RECOMMENDATION: Do not take DR and approve project as proposed
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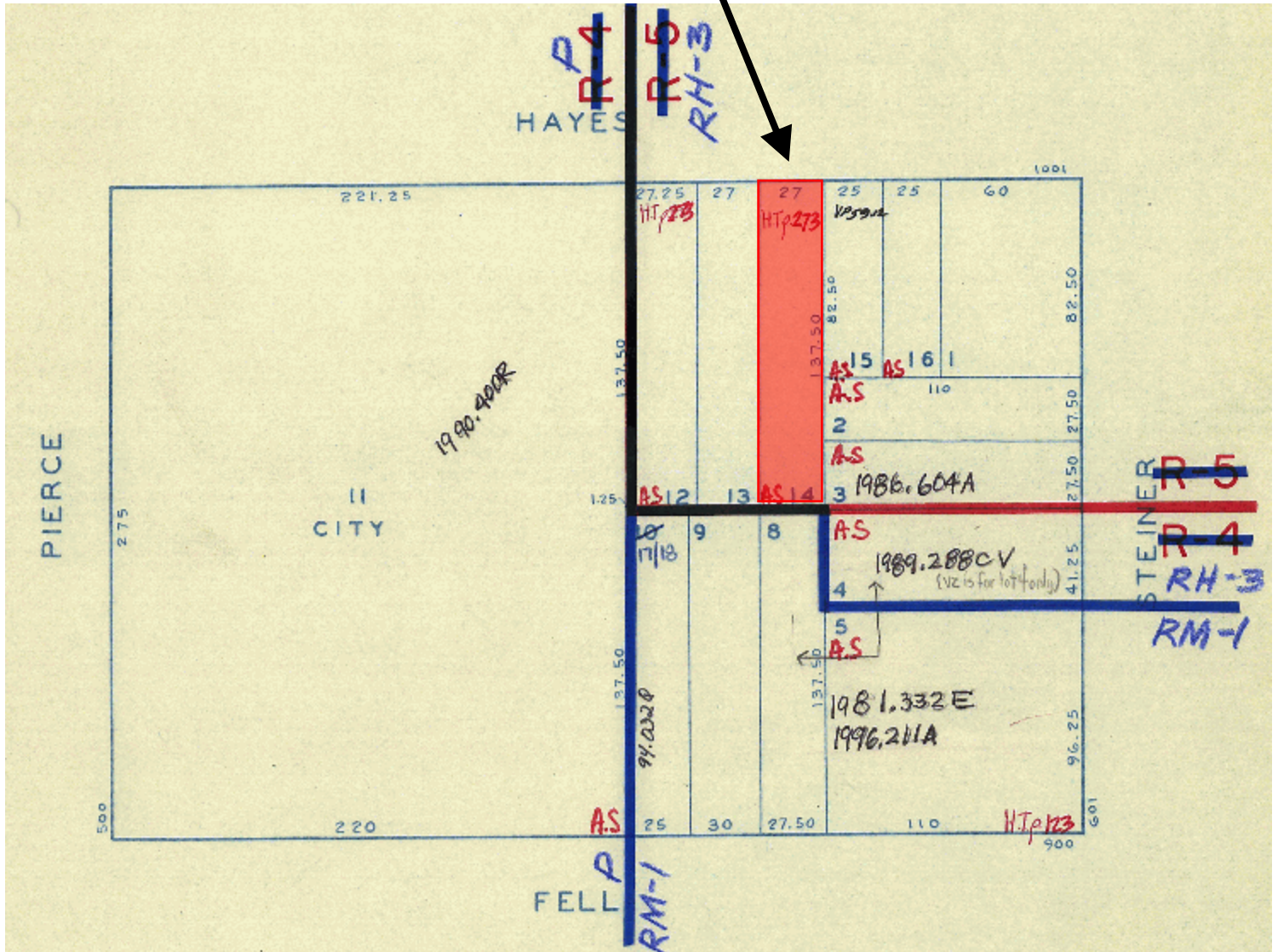
Attachments:

Parcel Map, Sanborn, Zoning Map, Aerial Photographs
Section 311 Notice
317 Application
Mold Report Dated December 20, 2007
Letters of Support
Site Photos
Reduced Plans

AS: C:\Documents and Settings\astarr\Desktop\1027 Hayes Street.Case Report.doc

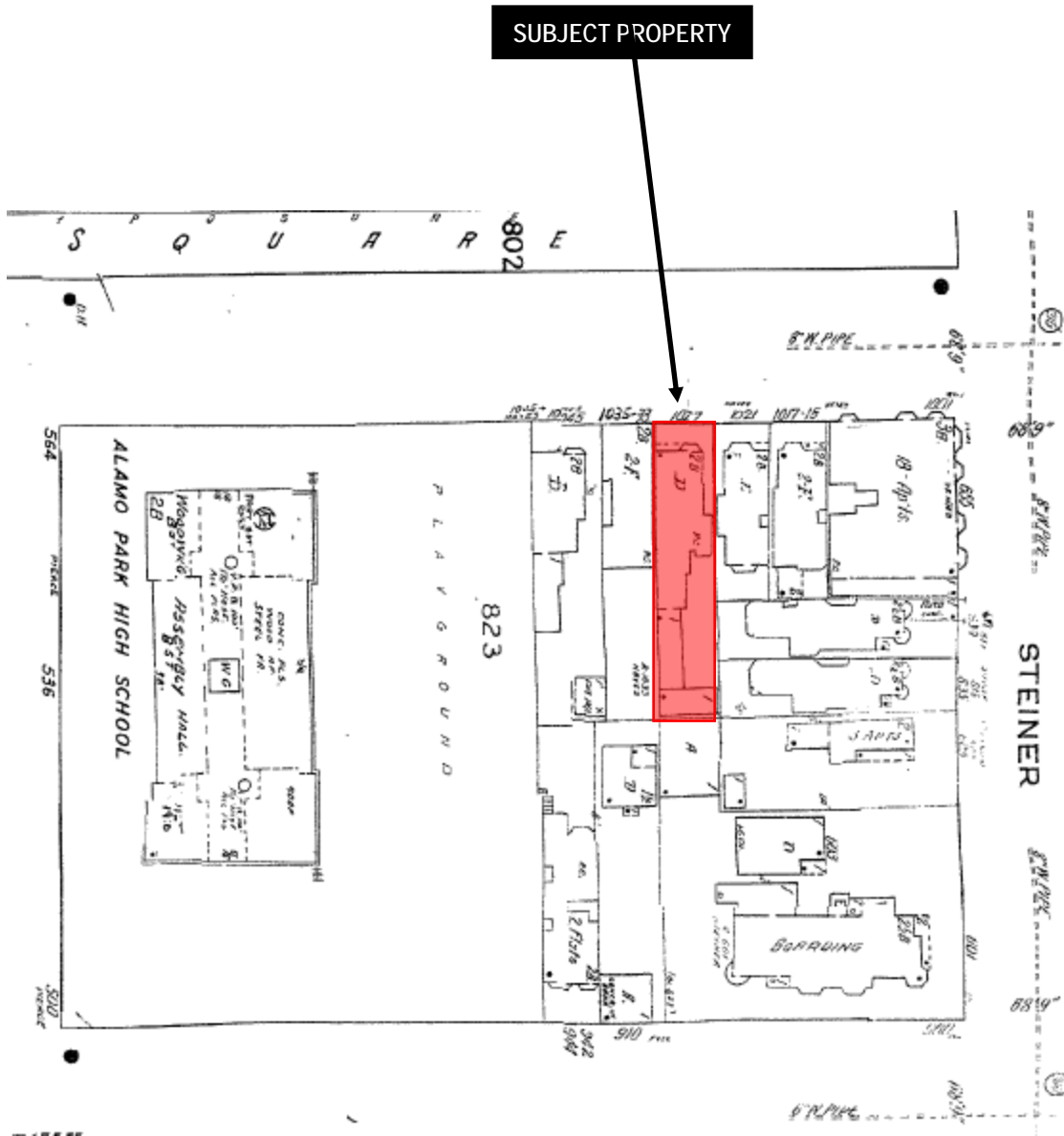
Parcel Map

SUBJECT PROPERTY



Mandatory DR
 Case Number 2010.0172D
 Unit Merger/Demo
 1027 Hayes Street

Sanborn Map*



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



Mandatory DR
Case Number 2010.0172D
Unit Merger/Demo
1027 Hayes Street

Aerial Photo

SUBJECT PROPERTY



Mandatory DR
Case Number 2010.0172D
Unit Merger/Demo
1027 Hayes Street

Aerial Photo

SUBJECT PROPERTY

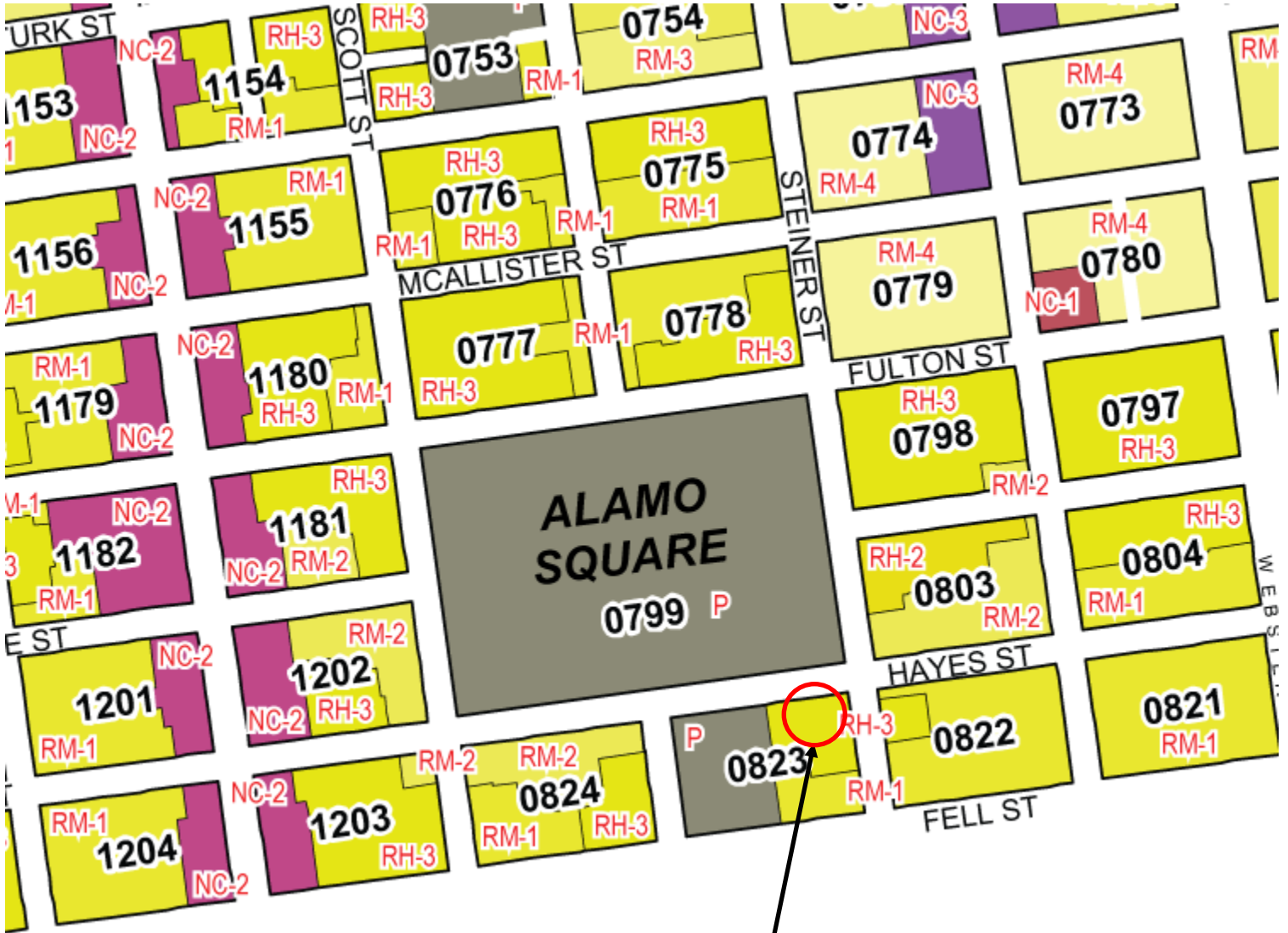


AREA PROPOSED
FOR DEMO



Mandatory DR
Case Number 2010.0172D
Unit Merger/Demo
1027 Hayes Street

Zoning Map



SUBJECT PROPERTY



Mandatory DR
Case Number 2010.0172D
Unit Merger/Demo
1027 Hayes Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 2, 2010**, the Applicant named below filed Building Permit Application No. **2010.04.02.9560** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Sue Valentine	Project Address:	1027 Hayes Street
Address:	1027 Hayes Street	Cross Streets:	Pierce St./Steiner St.
City, State:	San Francisco, CA 94117	Assessor's Block /Lot No.:	0823/014
Telephone:	(415) 552-0673	Zoning Districts:	RH-3 /40-X

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

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. DEMO (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING DEPTH	±128.5	±97.5
REAR YARD	0	31'
NUMBER OF DWELLING UNITS	4	3
PROJECT DESCRIPTION		

The proposal is to demolish a one-story, 31' deep portion of the subject building at the rear, and by doing so reducing the total number of units on the property from four to three. The proposed alterations require a Certificate of Appropriateness (C of A) because the property is located within the Alamo Square Historic District. The C of A was granted by the Historic Preservation Commission on April 7, 2010, Case # 2010.0172A. The proposed project also requires a Mandatory Discretionary Review hearing before the Planning Commission per Planning Code Section 317 for the removal of the dwelling unit, Case #2010.0172D. A tentative hearing has been scheduled for June 3, 2010.

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

DATE OF THIS NOTICE:

EXPIRATION DATE: _____



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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Suite 400
San Francisco
CA 94103-2479

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Information:
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PROJECT ADDRESS: <i>1027 Hayes Street</i>		NAME: <i>Bob Spjut She Valentine</i>		
BLOCK / LOT: <i>Block 823, Lot 14</i>		ADDRESS: <i>1027 Hayes Street</i>		
ZONING: <i>RH-3</i>		CITY, STATE: <i>San Francisco, CA</i>		
LOT AREA <i>3,712 square feet</i>		PHONE: <i>552-0673</i>		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	<i>4</i>	<i>3</i>	<i>-1</i>
2	Total number of parking spaces	<i>0</i>	<i>0</i>	<i>0</i>
3	Total gross habitable square footage			
4	Total number of bedrooms	<i>6</i>	<i>5</i>	<i>-1</i>
5	Date of property purchase <i>April 30, 1997</i>			
6	Number of rental units			
7	Number of bedrooms rented	<i>0</i>	<i>0</i>	<i>0</i>
8	Number of units subject to rent control			
9	Number of bedrooms subject to rent control			
10	Number of units currently vacant	<i>0</i>	<i>0</i>	<i>0</i>
11	Was the building subject to the Ellis Act within the last decade? <i>NO</i>			
12	Number of owner-occupied units	<i>4</i>	<i>3</i>	<i>-1</i>

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature: _____ Printed Name: _____ Date: _____

Loss of Dwelling Units through Merger

(FORM B - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative review criteria only apply to those Residential Units proposed for Merger that are (1) not affordable or financially accessible housing are exempt from Mandatory DR (valued by a credible appraisal within the past six months that exceeds our adopted threshold (see website under Publications for Section 317 Numerical Values) or (2) meet a supermajority of the merger criteria listed below.

Please state how the project meets or does not meet the following criteria:

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?
Yes. The unit has been owner occupied since February 1, 2008.
2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?
Yes.
3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?
Yes; attached as Exhibit A are charts showing density of all buildings in the same RH3 district and density of all buildings in the immediate area.
4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?
Yes; attached as Exhibit B is a list of areas of zoning noncompliance for the unit.
5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?
Yes; attached as Exhibit C is a list of those deficiencies.

Loss of Dwelling Units through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

This is not a single family dwelling.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

This not a one- or two-family dwelling.

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Yes

2. Whether the housing has been maintained in decent, safe, and sanitary condition;

Yes

3. Whether the property is a "historical resource" under CEQA;

The property of which this structure is a small part is a historic property.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

No; see attached

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

No; The vacant space will become a garden.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Yes

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
The existing housing will be reduced by one; see attached.
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
See attached.
- 9. Whether the Project protects the relative affordability of existing housing;
See attached.
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
No

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

- 12. Whether the Project creates quality, new family housing;

- 13. Whether the Project creates new supportive housing;

- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

- 15. Whether the Project increases the number of on-site dwelling units;

- 16. Whether the Project increases the number of on-site bedrooms.

There will be no replacement structure. The area will be used for a garden.

Form A
1027 Hayes Street

Existing Building

4. The demolition will have a positive effect on this historic building and on the historic district as a whole. It was added on to the main 1891 house in 1946 and is not historically nor architecturally significant. It is not visible from any street.

Priority Policies

7. Note that the unit currently is not being rented out and the owners have no plans to so.

8. Neighborhood character will be conserved and protected by removal of this nonconforming unit built without permit and approved retroactively over the unanimous objections of neighbors. The property is out of character with the Rh-3 district of which it is a part and of the immediate area, as shown by survey of buildings attached as Exhibit A. In addition, nonconformance with existing RH-3 zoning requirements is noted as follows.

- **Nonconformance with RH-3 Density.** The Code limits this property of approximately 3,712 square feet to three units, and the small lot size does not qualify for an increase to a fourth unit via Conditional Use Authorization. In calculating density, Code Section 207.1 notes that the entire amount of lot area per dwelling unit is required for each unit on the lot. One unit is allowed for each 1,000 square feet of lot area, and fractional numbers are adjusted downward. This density restriction has been in effect at least since the citywide Residential Rezoning was approved in 1978.
- **Nonconformance with RH-3 Rear Yard Open Space.** Code Section 134(a)(2) requires 45 percent of the lot depth to be rear yard. In this case, where the property size is 27 feet wide by 137.5 feet deep, the rear yard should be approximately 62 feet deep. Currently, the unit in question occupies the entire rear space and abuts the property line on three sides.

The Code allows this depth of rear yard to be reduced to accord with the average depth of the rear building walls of adjacent structures. The minimum depth for rear yards in this district is 25 percent of the lot, or 34.4 feet. Adjacent 1033 Hayes to the west has a rear yard of about 50 percent of its site. Next to that, 1045 Hayes has a rear yard of about 35 percent of its site. The demolition will result in a rear yard of about 31 percent of the lot.

- **Nonconformance with RH-3 Common Usable Open Space.** The Code requires 133 square feet of common usable open space per unit, requiring 452 square feet for four units. The existing usable open space is 220 square feet, less than half of the requirement. Removing the annex would provide approximately 840 square feet of open space.

9. If rented out, the annex is not affordable housing. According to the Mayor's Office of Affordable Housing web site, San Francisco's median income is \$50,753. The same web site

says that "Affordable housing means that you do not have to pay more than 30 percent of your income for rent and utilities." Affordable housing for the median income level would thus be \$25,225.90 per year/\$1,268.83 per month. The unit in question, if rented out, would be leased for more than that figure in today's market.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain *why* it is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
Not applicable; the project location is residential.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
See attached.
3. That the City's supply of affordable housing be preserved and enhanced;
See attached.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
See attached.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
Not applicable; The project location is residential.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
Not applicable; the merger of a dwelling unit would have no effect on earthquake preparedness.
7. That landmarks and historic buildings be preserved; and
See attached.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
See attached.

Priority General Plan Policies – Planning Code Section 101.1

2. The existing housing will be reduced by one; however, neighborhood character will be conserved and protected by removal of this nonconforming unit built without permit and approved retroactively over the unanimous objections of neighbors.
3. Merger would have no effect on the supply of affordable housing, since the unit is not currently being rented out and the owners have no plans to do so.

In addition, the unit in question, even if rented out, is not affordable housing. According to the Mayor's Office of Affordable Housing web site, San Francisco's median income is \$50,753. The same web site says that "Affordable housing means that you do not have to pay more than 30 percent of your income for rent and utilities." Affordable housing for the median income level would thus be \$25,225.90 per year/\$1,268.83 per month. The unit in question, if rented out, could be leased for more than that figure in today's market.

4. If this unit were occupied by a tenant, its loss would reduce the burden on streets and Muni. The unit in question does not have an off-street parking space, in violation of the Code, and thus to the extent that any occupant of the unit could be expected to have a car, the burden on neighborhood parking would decrease.
7. The unit merger will have no effect on this historic building. Neither will any alteration of the subject unit have an effect on the historic district as a whole, since it is not visible from any street. In addition, the subject unit was added to the original house in 1946 and is not historically significant.
8. The unit in question violates the requirements of RH-3 rear yard open space (Code Section 134(a)(2) in that it occupies the entire rear space of the property and abuts the property line on three sides. In addition, it violates the requirement of 133 square feet of common usable open space per unit, providing only 220 square feet for four units. After merger the owners wish to remove most of the rear unit, addressing these violations.

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Exhibit A

1027 Hayes Street
Density Survey of Buildings in same RH-3 District

Address	Type of Building	Occupancy
✓ 1045 Hayes	Single family	1 family
✓ 1033-35 Hayes	Duplex	2 families
✓ 1021-1021A Hayes	Single family with inlaw unit	1 family using both units
✓ 1015-1017-1019 Hayes	3 unit building	1 family using two units 1 family using third unit
✓ 625 Steiner	Single family	Ohloff House Group Home
✓ 628-630-632 Steiner	3 unit building	3 families
✓ 635 Steiner	Single family	1 family
✓ 636-638 Steiner	Duplex	2 families
✓ 639 Steiner	3 unit Ellis Act building	1 family using all units
✓ 640-42 Steiner	Duplex	2 families
✓ 650 Steiner	8 unit building	8 families
✓ 655 Steiner	18 unit building	18 families

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1027 Hayes Street
Density Survey of Other Buildings in the immediate area (all RM-1)

Address	Zoning	Type of Building	Occupancy
1099 Hayes Street	P	School	Ida B. Wells School
1000 block of Hayes North side of street	P	Park	Alamo Square
603 Steiner	RM-1	Single family	Ohloff House Group Home
906 Fell	RM-1	Single family	Ohloff House Group Home
910 Fell	RM-1	Single family	1 family
942-944 Fell	RM-1	Duplex	2 families

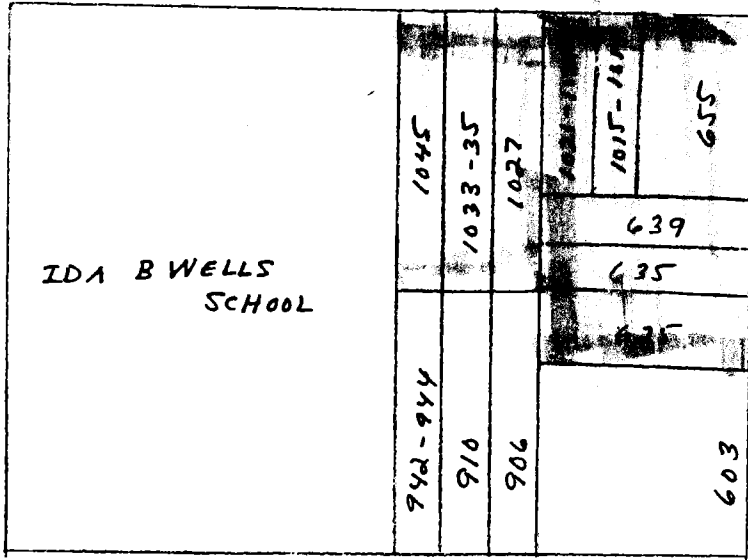
Exhibit A

1027 Hayes Street Vicinity
Identification of Buildings

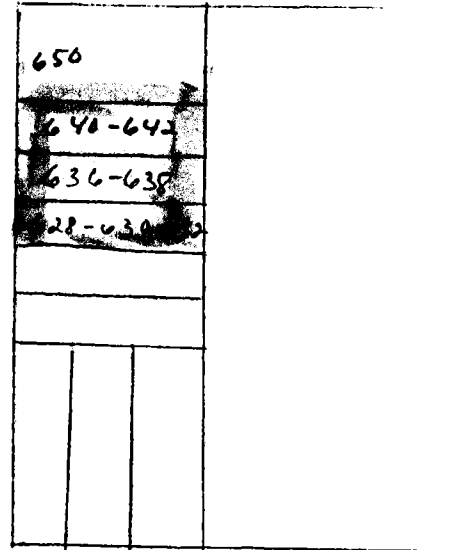
Alamo Square Park

HAYES STREET

PIERCE STREET



STEINER STREET



FELL STREET

Exhibit B

1027 Hayes Street

Fourth Living Unit

Nonconformance with existing RH-3 Zoning Requirements

- **Nonconformance with RH-3 Density.** The Code limits this property of approximately 3,712 square feet to three units, and the small lot size does not qualify for an increase to a fourth unit via Conditional Use Authorization. In calculating density, Code Section 207.1 notes that the entire amount of lot area per dwelling unit is required for each unit on the lot. One unit is allowed for each 1,000 square feet of lot area, and fractional numbers are adjusted downward. This density restriction has been in effect at least since the citywide Residential Rezoning was approved in 1978.
- **Nonconformance with RH-3 Rear Yard Open Space.** Code Section 134(a)(2) requires 45 percent of the lot depth to be rear yard. In the subject case, where the property size is 27 feet wide by 137.5 feet deep, the rear yard should be approximately 62 feet deep. Currently, the rear living unit occupies the entire rear space and abuts the property line on three sides.

The Code allows this depth of rear yard to be reduced to accord with the average depth of the rear building walls of adjacent structures. The minimum depth for rear yards in this district is 25 percent of the lot, or 34.4 feet. Adjacent 1033 Hayes to the west has a rear yard of about 50 percent of its site. Next to that, 1045 Hayes has a rear yard of about 35 percent of its site. After merger, the owners wish to remove most of the rear unit, resulting in a rear yard of about 31 percent of the lot.

- **Nonconformance with RH-3 Common Usable Open Space.** The Code requires 133 square feet of common usable open space per unit. For four units the requirement is 452 square feet. Because of the structure in the rear yard, the existing usable open space is 220 square feet, less than half of the requirement. Removing the structure would provide approximately 840 square feet of open space.
- **Nonconformance with RH-3 Parking Requirements.** The Code requires a minimum of one off-street parking space per dwelling unit. None are provided on site.

Exhibit C

1027 Hayes Street
Deficiencies in Unit

The unit contains the following deficiencies that cannot be corrected through interior alterations.

- 1) The unit is in violation of the San Francisco Building Code Section 503(a) which requires that all rooms, habitable or not, have a ceiling height of greater than 7 feet. The bathroom of the unit has a ceiling height of 6 feet 6 inches.
- 2) The living room of the unit has windows on the property line that, if removed, would leave that room without windows.
- 3) The unit has recurring problems with mold. Attached is a mold inspection report.



57 Greenbrae Boardwalk
Greenbrae, CA 94904
(415)- 927-3201

Client: Sue Valentine
1027 Hayes Street
San Francisco, CA 94117

Date: December 20, 2007

RE: 1027 Hayes Street
San Francisco, CA 94117

Dear Ms. Valentine,

Enclosed is our Mold Inspection Report for the above property. If you would like recommendations for mold remediation contractors or have any other questions, please feel free to call me.

Yours Truly,

A handwritten signature in black ink, appearing to read "R. Minton".

Robert J. Minton, CIE
Owner/Certified Technician



57 Greenbrae Boardwalk
Greenbrae, CA 94904
(415)- 927-3201

LIMITED VISUAL FUNGAL/MOLD
EVALUATION REPORT

Sue Valentine
1027 Hayes Street
San Francisco, CA 94117

PROJECT NO. 5712

TESTING AND INSPECTION PERFORMED

December 20, 2007

PREPARED FOR

Sue Valentine

PREPARED BY:

Robert J. Minton, CIE

PART ONE

EVALUATION SITE

Project No.5712

Client:

**Sue Valentine
1027 Hayes Street
San Francisco, CA 94117**

At the request of Sue Valentine (Client), Bay Cities Mold Inspection Services (BCMIS) performed a limited indoor environmental microbial investigation at the above referenced site.

PART TWO

Scope of Evaluation

BCMIS field Technician Robert Minton, CIE ("Technician") performed the evaluation, which included a visual inspection of the Evaluation Site for obvious signs of Mold growth and moisture sources. Six (6) Laboratory samples were collected from suspected sources and microscopically read for mold by Digital Diagnostic Laboratories LLC ("Laboratory").

REPORTED HISTORY

BCMIS was met at the site by Sue Valentine (Client). Client reports that tenant in rear lower unit is concerned about possible mold. Tenant is concerned about her health in regards to mold. Client reports that tenant keeps window blinds closed against the windows. Client requested a mold inspection.

RESULTS OF VISUAL INSPECTION

A visual inspection of the exterior and interior of the building revealed the following:

- The site is an apartment in the rear of the home that was reportedly built around 1900;
- The rear apartment was reportedly created in the 1930's;
- The site is on and below grade and is one story in height;
- The unit has single-paned windows;
- All windows had very heavy condensation; this condition contributed to an interior humidity of 71.3% in the bedroom and 79.1% in the kitchen area;
- All windows in the unit had medium to heavy visible mold on areas of the window frames;
- On walls under the windows in the kitchen there was trapped moisture of over 35%;
- There was visible mold and water damage on the lower portion of the front door. The gap between the door bottom and the threshold probably contributed to this condition;
- There was visible mold in the bathroom on walls, ceiling, and the grout lines;
- The bathroom fan operation is not responsive to the switch. The fan came on after several minutes, then exhibited a minimum draw;
- There is evidence of a water leak in areas under the kitchen sink; there are openings under the sink to framing and dirt/mold on the rear wall;
- There appears to be no kitchen exhaust fan;
- The heater in the bedroom has heavy dust on the grill fins;
- The bedroom floor (concrete slab on grade?) is approximately 12" below the exterior grade with trapped moisture in the lower portion of the walls;
- There is heavy dust and staining on the wall behind the bed;
- There was visible mold on sections of the bedroom walls;
- The downspout to the left of the sliding door in the living room empties onto the ground next to the building.

See results of testing in Laboratory Testing Results/Recommendations portion of this report.

Please note that any surfaces that have been recently painted and cleaned, the time of year, and temperature, will affect testing results

PART THREE

SAMPLE COLLECTION

Using the Laboratory's Digital DIS-10 test procedures, the following samples were collected:

A total of Four (4) Air Samples were collected using pre-washed slides:

One (1) Outdoors Air Sample was collected in the front of the building, at a height of approximately 5 feet from the ground.

One (1) Outdoors Air Sample was collected in the rear of the building, at a height of approximately 5 feet from the ground

One (1) Indoor Air Sample was collected in the bedroom at a height of approximately 3 feet above the floor

One (1) Indoor Air Sample was collected in the kitchen area at a height of approximately 3 feet above the floor.

Two swab samples were collected:

One (1) Swab sample was collected from the bedroom wall

One (1) Swab sample was collected from the kitchen window frame

The limited inspection was conducted on December 20, at 11:00 AM Pacific Time. Weather conditions were clear and dry.

Exterior temperature 63.2 degrees Fahrenheit, Humidity 45 percent

Interior temperature (Bedroom): 57.1 degrees Fahrenheit, Humidity 71.3 percent

Interior temperature (Kitchen): 58.1 degrees Fahrenheit, Humidity 79.1 percent

Temperature and Humidity collected using: EXTECH Hygro-Thermometer Mod. 445580

Inside and outside air samples were collected at a flow rate of 15 liters per minute for 10 minutes each.

Eight photomicrographs were taken from each slide. The air results appearing in Addendum "A" to this report are expressed as the number of fungal structures per cubic meter of air sampled.

Humidity levels over 55 percent are considered high and can increase mold growth.

LABORATORY ANALYSIS

The laboratory performed a "direct exam" which involved a microscopic screen of the sampled material. The direct exam analysis is used in bulk, tape, swab and air sampling. It is a rapid analytical technique for confirming the presence and identity of mold on surfaces or in the air. The results are expressed as a range relative to the prevalence and concentration of mold in the sample. Samples were analyzed by light microscopy.

LABORATORY TESTING RESULTS/RECOMMENDATIONS

The Laboratory Inspection Report notes, "Quantities of mold swabs inspected are graded from RARE to 4+. Air Samples are spores per cubic meter of air, which denote the highest numbers observed under direct microscopic examination for identification and analysis". See Addendum "A" for Laboratory findings.

When evaluating Air Samples the outside Air Sample is used as a baseline level to compare the inside mold levels. The usual guideline is that if the inside levels are generally the same or lower than the outside mold levels, the inside levels are not considered to have an excess mold problem. We also take into consideration what past testing has shown to be a "Normal" exterior level. In addition we consider whether visible mold growth, trapped moisture, odors, standing water under the residence, etc. were found.

Direct microscopic examination revealed the following:

The outdoors/baseline Air Samples that was collected in the front and rear of the building averaged *Aspergillus/Penicillium* at 3651.5

The air sample taken in the bedroom showed *Aspergillus/Penicillium* at 1005 vs. 3651.5 for the outside or baseline, *Cladosporium* at 402, and *Corprinus* at 134

The air sample taken in the kitchen showed *Aspergillus/Penicillium* at 2680 vs. 3651.5 for the outside or baseline and *Cladosporium* at 670

The swab sample taken in the kitchen and the bedroom window revealed *Aspergillus/Penicillium* at 2+

The "goal" is to have the indoor air samples at or below the baseline sample and to have no additional molds included.

RECOMMENDATIONS

It is often difficult to keep living areas that are below grade well heated, ventilated and dry. If the humidity level had been closer to a healthy normal i.e. 55% or lower, then BCMIS considers that the mold count in the indoor samples would have been higher. The mold count of the samples collected at the time of the inspection showed an interior mold count lower than the average exterior mold count for *Aspergillus/Penicillium*. Testing showed an elevated count of *Cladosporium* and *Corprinus*. BCMIS recommends the following:

- Window blinds should be kept open in the unit as much as possible,
- The unit has single-paned windows; if possible all single-paned windows should be replaced with dual-glazed windows;
- Air circulation should be increased in the unit; this may necessitate the use of mechanical air movers;
- Personal items should be placed within the unit so that a minimum clearance of 1" exists between the personal items and all exterior walls;
- The heavy visible mold on the window frames should be professionally remediated;
- Random sections of walls under the windows in the kitchen should be opened and investigate by the mold remediation contractor taking proper precautions;
- The front door bottom should be cleaned and repaired; all sides of the door including the bottom should have weather stripping to limit exterior moisture intrusion;
- The visible mold in the bathroom should be professionally cleaned by the remediation contractor;
- The bathroom fan should be inspected by a licensed electrician; the fan should exhaust to the exterior and be operated for 20 minutes following a shower or bath;
- A fan should be installed in the kitchen and exhausted during food preparation which causes condensation (boiling water, cooking on the stove, etc.);
- The area under the kitchen sink should be inspected by the mold remediation contractor and appropriately dealt with;
- The heat grill should be cleaned;
- Visible dust and moisture contribute to mold growth; therefore, visible dust should be kept at a minimum and humidity levels should be kept at 55% or lower
- All downspouts should be tied into a drainage system that carries rain water away from the building;
- The exterior that is below grade should be inspected to determine if a functioning moisture barrier exists;
- All exterior walls should be insulated and sealed to limit moisture intrusion.

Mold needs a moisture source and a food source in order to be present. Dust is often a food source. Limiting dust and moisture, will contribute to a lower mold count in your home.

Moisture sources include dampness from crawlspaces, concrete slabs, retaining walls, and steam from showers and baths as well as cooking condensation.

BCMIS believes that all recommendations made in this report should be performed to aid in the prevention of mold growth.

All maintenance mold on and around windows should be cleaned and kept clean per the instructions in Addenda B "Most Frequently Asked Questions."

See Laboratory Inspection and Identification Reports for specific testing results.

PART FOUR

The intent of this report is to identify by testing and inspection whether excessive mold growth is occurring within the evaluation site. It is beyond the scope and intent of this report, or any discussion engaged in with the Client(s) or any other written communication supplied by BCMIS to the Client(s), to advise the Client(s) regarding any medical concern or condition which the Client(s) may be experiencing.

It is BCMIS' position that any medical concerns, which the Client(s) may have and that they feel, may be related to mold should be discussed with a qualified medical professional.

By attempting to identify possible sources of excessive mold growth in the evaluation site, BCMIS cannot, and will not guarantee the suggested source(s) are the specific source of the excessive growth found. Specifically identifying a mold source may require destructive testing which is beyond the scope of this inspection.

Testing was performed in a limited area of the residence, the Laboratory Inspection and Identification Report can only address the areas where testing was performed. Additional testing may determine that there are excess levels of mold growth occurring in other areas of the residence.

The opinions we have expressed could be different with the introduction of additional information not considered in this report. We take no responsibility to investigate circumstances not communicated to us by the Evaluation Site occupants or others knowledgeable about the Evaluation Site. (See "Conditions and Limitations").

Based on our experience the recommendations suggested in this report should lower inside mold levels; however, BCMIS does not guarantee said results.

All work, which may result in the disturbance of mold contamination, should be performed by individuals with experience and training in microbial abatement in accordance with the guidelines contained in the EPA publication "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, March 2001). Per these guidelines work practices should minimize the disturbance of mold-contaminated materials and adequately protect the individuals performing the work. If in the course of remediation, the causal moisture source is discovered to be contaminated with sewage or other biological pollutant, work should proceed in accordance with IICRC S500 "Standard and Reference Guide for Professional Water Damage Restoration."

This report is not intended to serve as a protocol for the remediation of Mold growth. If requested a protocol can be provided at additional cost to the Client.

EXPOSURE GUIDELINES

In the United States no federal agency has clear authority to regulate exposure to biological agents associated with Building Related Illnesses. Countable bioaerosols have no Permissible Exposure Limits (PELs) or Threshold Limit Values (TLVs) for the following reasons, the culturable/countable bioaerosols have no single entry, the human response range varies greatly from one individual to the next; it is not possible to collect and evaluate all bioaerosols components using a single sampling method; and the information relating bioaerosol concentrations to health effects is generally insufficient to describe exposure response.

Due to a wide variety of microorganisms found across different regions of the United States and the influence of normal humidity and temperature conditions, the concentrations of bioaerosols vary significantly from area to area. With the absence of exposure limits, it is common industry practice, as supported by the American Conference of Governmental Industrial Hygienist (ACGIH), the American Industrial Hygiene Association and the Environmental Protection Agency (EPA) guidelines, to compare outside bioaerosol concentrations and species to inside bioaerosol concentrations and species.

Generally speaking, the indoor air flora should or quantitatively lower than, but qualitatively similar (genus or species) to, that of outdoor air. All occupant health inquiries should be referred to a physician knowledgeable in the health effects of environmental mold exposures.

CONDITIONS AND LIMITATIONS

Air sampling results are limited as they represent airborne concentrations at the time of the sample collection only. Changes in operation procedures, ventilation, temperature, humidity, occupancy, equipment, sources, products used, and other conditions may cause variations in the anticipated airborne concentrations. BCMIS has performed the tasks sent forth above in a professional manner, consistent with industry standards. BCMIS however, can neither guarantee and does not warrant, that this limited assessment has revealed all adverse environmental conditions affecting Evaluation Site, nor can BCMIS warrant the assessment requested would satisfy the dictates of, or provide a legal defense in connection with environmental laws or regulations. This report must be read and considered in its entirety. It is the responsibility of the Evaluation Site residents to disclose all known issues of prior water intrusion events and/or microbial contaminations issues. BCMIS cannot assume responsibility for investigation of any unknown issues, which were not brought to our attention prior to the commencement of the survey.

The results reported and any opinions set forth herein are solely for the benefit of the Client and may not be used by third parties. The results and opinions set forth in this report will be valid as of the date of this report only and BCMIS assumes no obligation to advise the Client of any change that may later be brought to our attention.

We at BAY CITIES MOLD INSPECTION SERVICES appreciate the opportunity to provide you with this report. If you have any questions concerning the findings and information presented, please contact us at (415)-927-3201.

Sincerely,


Robert J. Minton, CIE

ADDENDA

**Laboratory Inspection and Identification Report
Addendum "A"**

**Frequently Asked Questions About Mold Testing
Addendum "B"**

FREQUENTLY ASKED QUESTIONS

In an attempt to assist our clients in better understanding the results of the Mold Inspection-Identification Report performed by Digital Diagnostic Laboratories, LLC., we are providing some of the most frequently asked questions regarding the Report, and answers provided by Digital Diagnostics Laboratories, LLC.

Q. CAN MOLD MAKE ME SICK?

Molds have the potential to cause health problems. Molds produce allergens(substances that can cause allergic reactions) and in some cases, potentially toxic substances(mycotoxins). Touching mold or inhaling mold spores may cause allergic reactions in sensitive individuals. Allergic responses to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Research on mold and health effects are ongoing in medical schools, laboratories and research centers all over the world. For more information consult a health professional. You may also wish to consult your local health department.

Q. What do the answers 1+, 2+, 3+,4+ mean on a tape or swab sample?

A. These are relative numbers of concentration of mold spores. If the answer 1+ appears it means the laboratory counted between 1 and 50 spores of the organism identified. If 2+ is reported it means between 50 and 150 spores were seen. If 3+ is reported it means 150 to 600 spores were seen. If 4+ is reported it

means there were too many spores to count. Please keep in mind the swab was probably rubbed over a one square inch area and represents only that specific amount of area. If a whole wall is covered with the mold, obviously, greater spore counts are present in the room than what was reported.

Q. In an air sample, what are the normal number of spores taken from inside a room?

A. There are no established standards by State, or Federal governments, for what are considered a "normal" number of spores inside a room. All rooms have mold in them and the lab sees numbers as low as 20 spores per cubic meter of air to 50,000 spores per cubic meter of air. The lab receives air samples from all over the United States, and the numbers vary considerably in different climates. The more humidity that is in the air results in higher average numbers. The real question is, are there more spores inside the room than outside the building? If that is the case then it is a good indicator that mold is growing in your building.

Q. Is there mold growing inside my wall?

A. The only way to find out if mold is growing inside a wall is to take an air sample from the interior of the wall or remove the sheetrock and inspect inside where you can take a sample from the exposed interior of the mold site. Mold doubles in population every 8 to 16 hours if the conditions are right. "The right conditions" require moisture and cellulose, which are food for mold. You may notice mold growing on aluminum, or some other surface, that you feel does not have cellulose or moisture. This can be due to the fact that household dust can have enough cellulose and condensation on windows can have enough moisture to provide "the right conditions" to support mold growth.

Q. What do I do to get rid of the mold?

A. If the affected area is small; you can clean it by using a sponge that is soaked in either a 10% bleach solution or a liquid Lysol solution. The lab prefers Lysol because it kills the mold much faster and shouldn't hurt your carpet, wallpaper or paint. Do not spray the mold as this may cause the spores to disperse. Saturate a rag or sponge and make sure the treated area gets completely wet with the cleaner, as some contact time is needed to kill the mold. A good source for information on the health effects associated with different molds is the University of Minnesota's fungal glossary. You can find it by going to Digital Diagnostic Systems link page on the web and clicking on U of M link. It will assist you in your health related questions on molds. For fungal glossary the Digital Diagnostic Systems web site address is: www.digitaldiagnosticsystems.com.

Q. How much mold can make me sick, and who is the most susceptible?

A. Numerous molds do not pose a health risk, however some molds produce chemicals called mycotoxins that can cause flu-like symptoms or other health concerns for some individuals. Children, elderly, and people with compromised immune systems are the most susceptible. People with asthma or other respiratory problems will be more easily affected by fewer spores. The basic rule is: if you can smell it, or see it, take steps to eliminate it.

Q. Can cleaning up the mold be hazardous to your health?

A. Yes, mold counts can be 100 to 1000 times higher during clean up. It is important to take steps to isolate the mold with plastic tarps and tape before you start cleaning. If it is a large area, move your belongings out of the room before starting. Always use rubber gloves and a good respirator when cleaning and never spray the mold. Put contaminated materials in a sealed plastic bag before walking through the rest of the building, and dispose of it in an outside receptacle.

Q. I have Stachybotrys in my house analyzed from the swab (or tape) sample so why did it not show up on the air sample?

A. You have about a 10% chance of seeing Stachybotrys in an air sample. Part of the reason is that this mold does not give off spores unless it is losing its moisture source. The possibility exists that when an air sample is taken the mold may not be throwing off spores at the time.

Q. What are the most common molds found in buildings?

A. Some of the most common molds found in buildings are: Cladosporium, Aspergillus, Penicillium, and Alternaria. All of these are considered toxic. Other toxic molds that are frequently found are Stachybotrys, Fusarium, Trichoderma, and these molds produce mycotoxins that are easily absorbed into the skin, intestinal lining, airways, and lungs. Other toxic molds include Coccidioides, Histoplasma, Blastomyces, and Memnoniella. It is important to realize that most molds have not yet been studied for toxicity, and not all species in a genus are toxic. According to Dr. Harriet Ammann senior toxicologist for the Washington State Health Department, even though not all species of mold are toxigenic, it is prudent to assume that when these organisms are found in excess indoors, that they are all treated as toxigenic.

CONCLUSION:

Numerous molds do not pose a health risk however, some molds produce chemicals called mycotoxins that can cause flu-like symptoms or other more severe health concerns. Health risk, or hazard, may be present at the sample collection site. Clean up of mold contamination is required regardless of mold type and must include the elimination of moisture. An abatement specialist should be contacted for toxic mold cleanup and/or a doctor/allergist for health symptoms.



Friday, December 21, 2007

Bay Cities Mold Inspection Service, Inc.
57 Greenbrae Boardwalk
Greenbrae, CA 94904

Re: Digital Diagnostic Laboratories, LLC Project Number 12-21-2007BM1

The attached report is provided by Digital Diagnostic Laboratories, LLC (DDL) from the samples submitted 12/20/2007 6:32:00 PM. The results presented in this report are based on the samples submitted to DDL and represent the conditions present at the time of collection and no claim is made to associate these analyses with any specific event. It is important to note that the presence or absence of mold is in part due to environmental conditions. Employees of DDL are not involved in the collection of samples and therefore can not provide information regarding details of the collection site.

Digital Diagnostic Laboratories, LLC employs only qualified individuals to perform microscopic analysis of samples. All individuals have at least a bachelor's degree in Microbiology, Mycology, the Biological Sciences, or sufficient experience in the field of mold identification. In addition all have undergone rigorous training in the specifics of microscopic mold identification.

DIS-1 Air Sampler

The DIS-1 air sampler is a calibrated device that actively pumps air at exactly 15 liters per minute. As the air is pulled through the air sampler, it passes a specially coated microscope slide where airborne particles are deposited. These slides are then used to take photomicrographs using the Digital DIS-10 microscope system. The photomicrographs are then electronically submitted to DDL with a chain of custody / inspection report where they are analyzed. Results are reported in mold spores per cubic meter of air.

Swab Samples

In the field swab samples are collected using mold-free water, sterile swabs, and sterile zipper closure plastic bags. They are then rehydrated and the Digital DIS-10 microscope system is used to create photomicrographs from the sample. The photomicrographs are then electronically submitted to DDL with a chain of custody / inspection report where they are analyzed. Results are reported as no mold detected, 1+ (1-50 spores), 2+ (51-150 spores), 3+ (151-600 spores), and 4+ (greater than 600 spores.)

Analytical References

1. Deacon, J.W. Modern Mycology. 3rd ed. Osney Mead, Oxford: Blackwell Science, 1997
2. Fisher, Fran and Norma B. Cook. Fundamentals of Diagnosing Mycology. Philadelphia: W.B. Saunders Company, 1998.
3. Larone, Davise H. Medically Important Fungi: A Guide to Identification. 3rd ed. Washington, DC: American Society for Microbiology, 1995.
4. Smith, Grant E. Sampling and Identifying Allergenic Pollens and Molds. San Antonio, Texas: Blewstone Press, 2000.
5. St. Germaine, Guy, and Richard Summerbell. Identifying Filamentous Fungi: A Clinical Laboratory Handbook. Belmont: Star Publishing Company, 1996.



"The Science of Advanced Microscopy Technology"

Client: Bay Cities Mold Inspection Service, Inc.
Address: 336 Bon Air Center PMB# 332
 Greenbrae, CA 94904
 USA

Contact: Bob Minton
Phone: (415) 927-3201
Fax: (415) 925-0802
E-Mail: robertminton@comcast.net

Project No: 12-20-2007BM1
Project Name: Pro 5712 Valentine
Site Address: Sue Valentine
 1027 Hayes Street
 San Francisco, CA 94117

Work Requested: Mold Identification
Collection Date/Time: 12/20/07 11:00:00AM
Sampled By: Bob Minton

DIRECT MICROSCOPIC EXAMINATION

Sample Identification	Type	Molds Observed Mycelia or Sporulating Structures
1. Bdr	Air	Aspergillus/Penicillium 1005, Cladosporium 402, Corprinus 134
2. Kitchen	Air	Aspergillus/Penicillium 2680, Cladosporium 670
3. Outside Front	Air	Aspergillus/Penicillium 3283
4. Outside Rear	Air	Aspergillus/Penicillium 4020, Boerlagella 67, Rhizopus 335
5. Bedroom Wall	Swab	Aspergillus/Penicillium 2+, Cladosporium 1+, Rhizopus 1+
6. Kitchen Window Frame	Swab	Aspergillus/Penicillium 2+, Cladosporium 1+, Scopluriopsis 1+

The services performed by Digital Diagnostic Laboratories, LLC ("Lab") pursuant to this agreement are strictly for the benefit of the above-named Client and no other person or entity may rely upon the results rendered by the Lab. Client agrees that in the event Lab becomes involved in any future proceeding relating to the samples, diagnosis or related matters, whether as a witness or as a party, customer agrees to pay Lab all fees and costs incurred by Lab in accordance with Lab's then current fee schedule, plus any attorneys' fees reasonably incurred. Such involvement may include testimony, depositions, response to discovery requests, or any other work performed by Lab relating to such matters, whether such services or actions are requested by Client, compelled by any third party or otherwise. Any dispute between client and Lab shall be situated in the County of Sacramento, California.

Note: Quantities of mold swabs inspected are graded from none detected to 4+, air samples are spores per cubic meter of air, which denote the highest numbers observed under direct microscopic examination for examination and analysis. Digital Diagnostic Laboratories does not associate these analyses with any event or significance other than the organisms were present in the submitted samples. The interpretation of this report should not rule out the presence or absence of other organisms.
 CLS DOHS Certification No.: 1233



"The Science of Advanced Microscopy Technology"

Direct Microscopic Examination Report and general comments for molds detected from bulk samples and/or air samples collected and submitted.

Findings:

SAMPLE ID.	MOLDS OBSERVED
Bdr (Air)	Aspergillus/Penicillium 1005, Cladosporium 402, Corprinus 134
Kitchen (Air)	Aspergillus/Penicillium 2680, Cladosporium 670
Outside Front (Air)	Aspergillus/Penicillium 3283
Outside Rear (Air)	Aspergillus/Penicillium 4020, Boerlagella 67, Rhizopus 335
Bedroom Wall (Swab)	Aspergillus/Penicillium 2+, Cladosporium 1+, Rhizopus 1+
Kitchen Window Frame (Swab)	Aspergillus/Penicillium 2+, Cladosporium 1+, Scopluriopsis 1+

Recommended Fungal Glossary: University of Minnesota - www.dehs.umn.edu/iaq/fungus/glossary.html

General Comment:

Molds are everywhere in the air we breathe and are found indoors and outdoors. Numerous molds do not pose a health risk however, some molds produce chemicals called mycotoxins that can cause flu-like symptoms or other health concerns. Eliminating your exposure to molds can control and/or assist mold related health issues.

For toxic mold contact an abatement specialist. If you have health symptoms contact your doctor/allergist.

For any further mold identification or air sampling requirements, questions, or assistance please do not hesitate to contact me.

Sincerely,

Joe Erway
 Digital Diagnostic Systems, LLC
 Analysis completed on Thu 12/20/2007 11:35 PM by YB

Note: Quantities of mold swabs inspected are graded from none detected to 4+, air samples are spores per cubic meter of air, which denote the highest numbers observed under direct microscopic examination for examination and analysis. Digital Diagnostic Laboratories does not associate these analyses with any event or significance other than the organisms were present in the submitted samples. The interpretation of this report should not rule out the presence or absence of other organisms.

CLS DOHS Certification No.: 1233



**Alamo Square
Neighborhood Association**

May 9, 2010

San Francisco Planning Commission
Attn: Aaron Starr
1650 Mission Street
San Francisco, CA 94103

Subject: 1027 Hayes Street

Dear Commissioners:

On April 26, 2010 the Alamo Square Neighborhood Association Board voted to support the application of Bob Spjut and Sue Valentine in their efforts to remove the addition at the rear of their property.

This annex abuts the property line on three sides to the rear of the property, cutting off light and air to the adjoining neighbors. It results in a four-unit building in an R-3 area. As already determined by the Historic Preservation Commission, the annex has no historic value.

We hope that you will approve this application.

Best Regards,

Ben Allison
President
Alamo Square Neighborhood Association

From: [Jim McGovern](#)
To: aaron.starr@sfgov.org
Subject: 1027 Hayes Street
Date: 05/06/2010 08:34 PM

Dear Commissioners,

Our next door neighbors, Bob Spjut and Sue Valentine have proposed to remove an annex unit in the back of their property - we'd like say that we support this idea

We currently look out on this annex and would be more than happy to see it removed - we understand that it is their intention to put a garden in place of the existing stucture - we hope you approve this plan

Jim McGovern & Michele McGovern
1021 Hayes Street
San Francisco, CA 94117

415-850-5535

May 26, 2010

Aaron Starr,
Planning Commission
1650 Mission Street,
Suite 400
SF CA 94103
Aaron.starr@sfgov.org

Dear Commissioners:

We are writing to support Robert Spjut and Sue Valentine in their proposal to remove the addition at the rear of their property, located at 1027 Hayes Street.

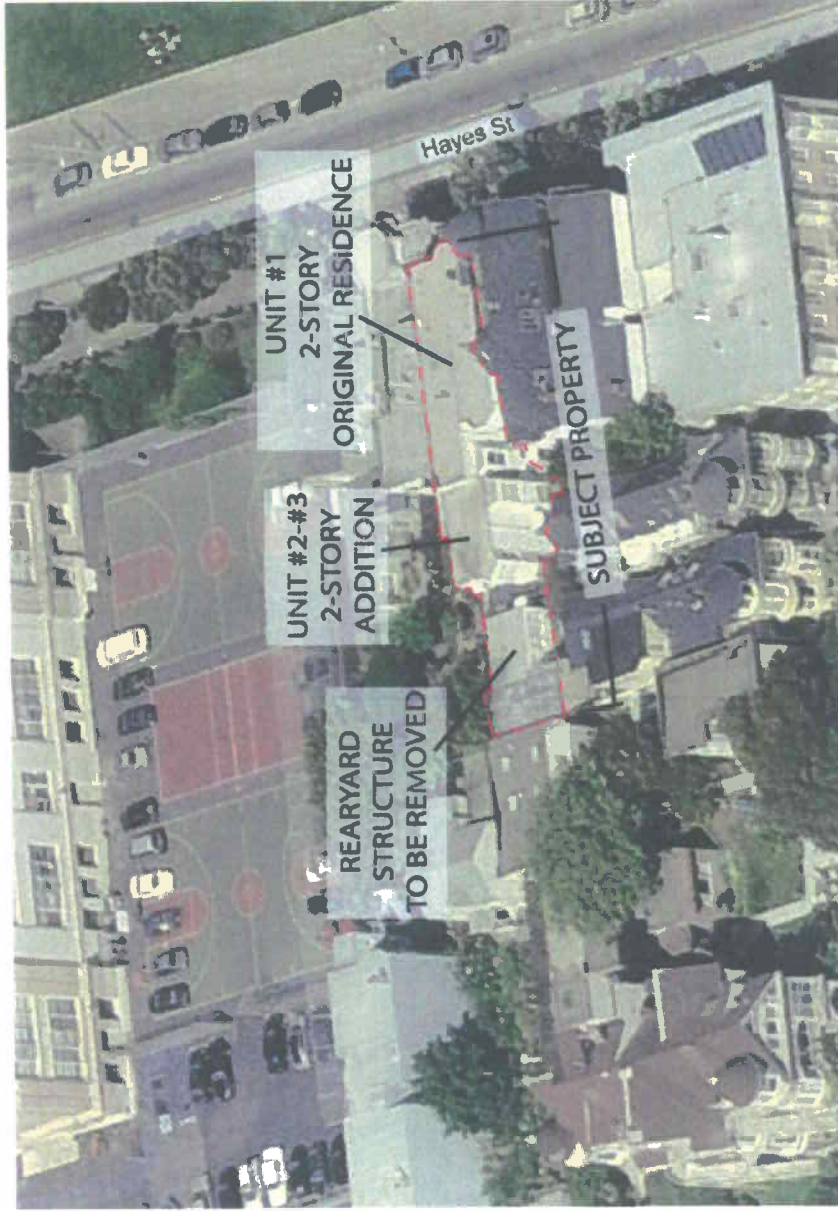
The structure is not aesthetic, nor do we feel that it can be conforming. We do believe that its removal will be good for the neighborhood.

My property backs against their property. 100% of our rear property line is contiguous with their property line.

We want to thank you for your attention in this matter.

Sincerely

Robert and Rosanne Turkington
639 Steiner St.
San Francisco, CA 94117
turkzanny@aol.com
415 621 0305

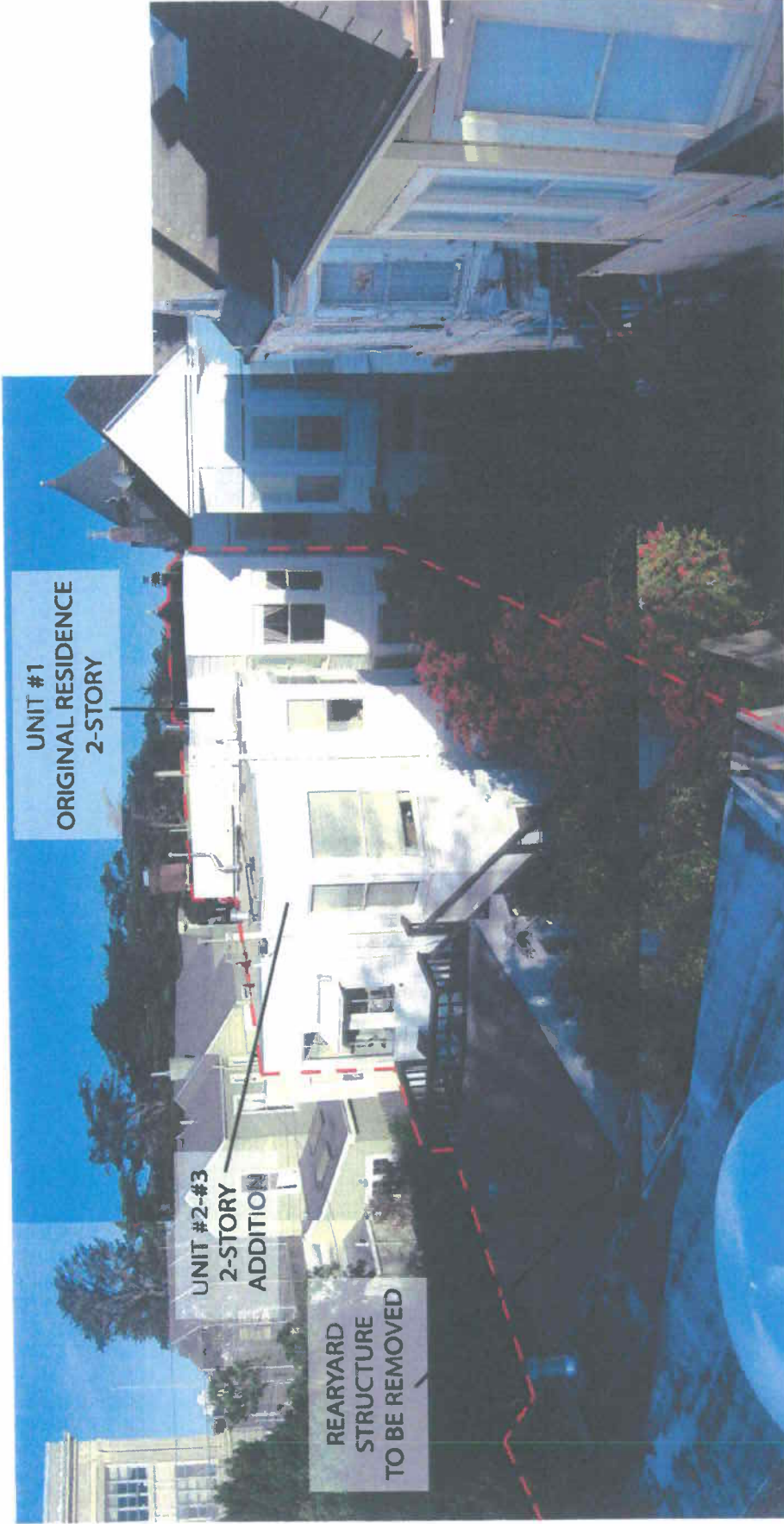


Bird's Eye View #1 of 1027 Hayes St.

Kotas Pantaleoni
Architects

70 Zoe Street, Suite 200
San Francisco, CA 94107

415 485 4051 tel.
495 485 6885 fax
www.kp-architects.com



View #2 from Rearyard Roof of 1027 Hayes St.

Kotas Pantaleoni
Architects

70 Zoe Street, Suite 200
San Francisco, CA 94107

415 495 4051 tel.
495 495 6885 fax
www.kp-architects.com

SUBJECT PROPERTY



Front Elevation View #3 of 1027 Hayes St.

Kotas Pantaleoni
Architects

70 Zoe Street, Suite 200
San Francisco, CA 94107

415 495 4051 tel.
495 495 6685 fax
www.kp-architects.com



Google Earth View of 1027 Hayes St.

Kotas Pantaleoni
Architects
70 Zoe Street, Suite 200
San Francisco, CA 94107
415 495 4051 tel.
495 495 8885 fax
www.kp-architects.com

1027 Hayes – Annex Exterior from Rear Bedroom



1027 Hayes – Annex Exterior from Rearyard





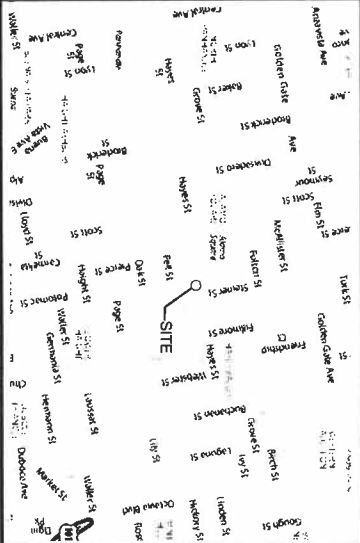
City Information

1027 HAYES ST. (ALAMO SQUARE HISTORIC DISTRICT)
 Block: 0823
 Lot: 014
 Zoning: RH-3
 Ht. Limit: 40'-3"
 Occupancy: R-1
 Construction: V-8
 Square Footage: 3,712.5 Sq Ft
 Building Code: 2007 California Building Code (CBC)
 2007 San Francisco Amendments to CBC
 Energy Code - Title 24
 2007 San Francisco Mech. & Elec. Codes
 2007 San Francisco Fire Codes

Schedule of Drawings

ARCHITECTURAL
 A1.0 SITE PLAN, CITY INFORMATION
 A2.0 FLOOR PLANS & ELEVATIONS

Vicinity Map

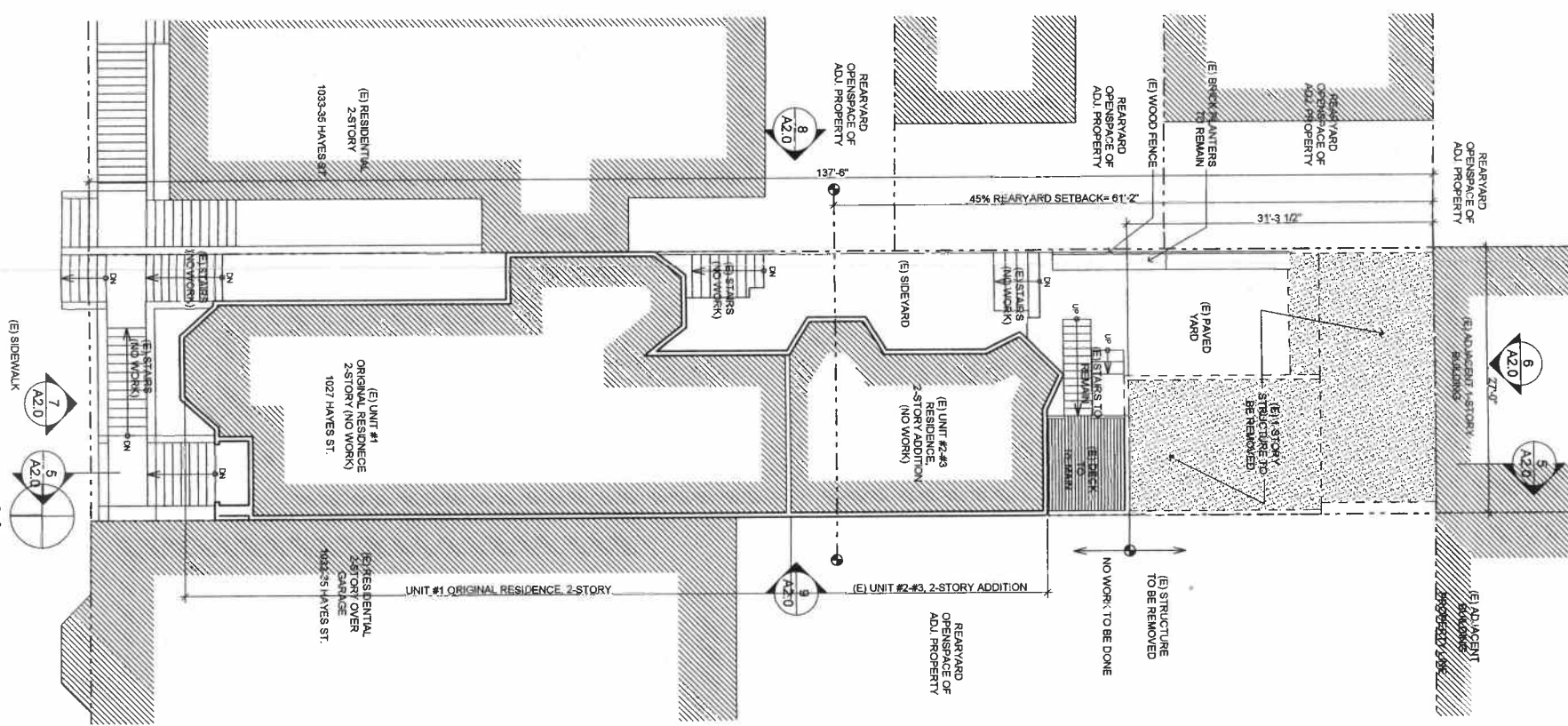
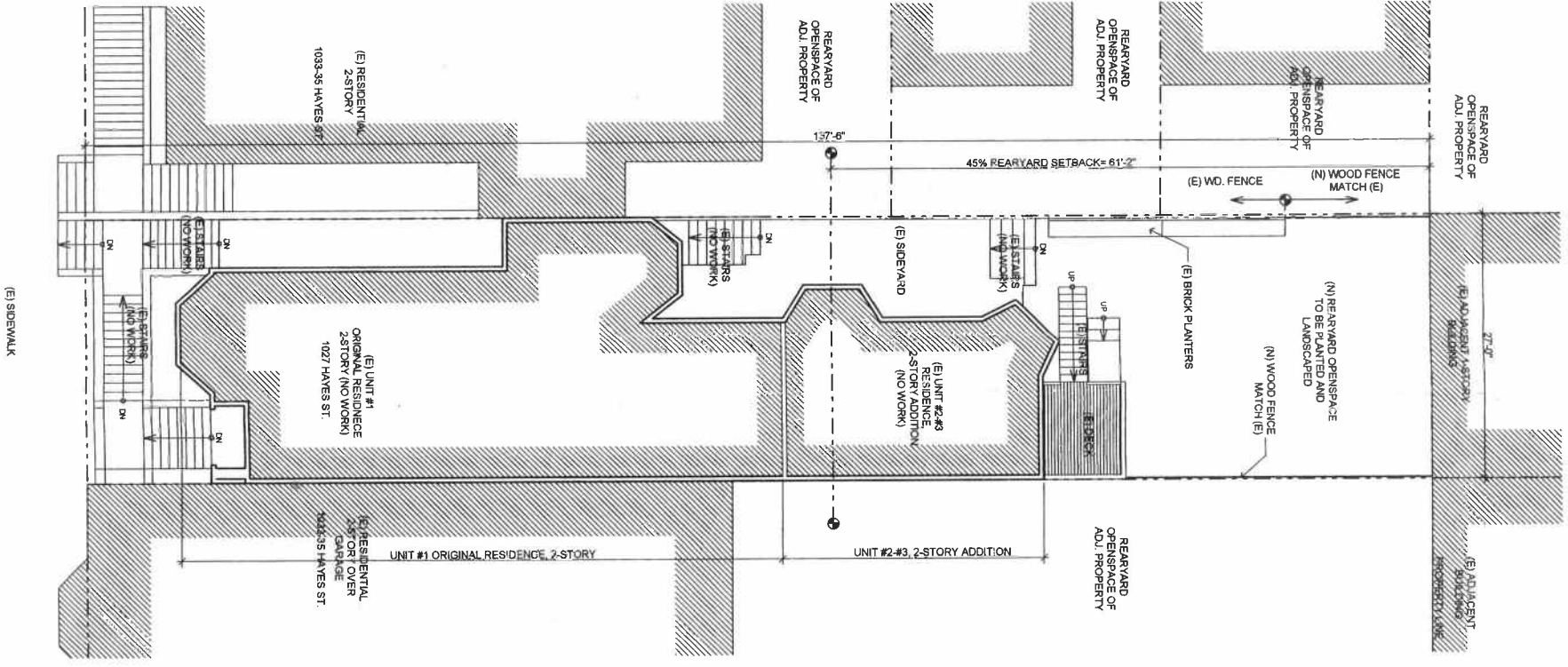
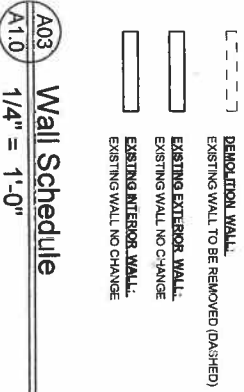


Symbols

- 3 DOOR NO. INTERIOR & EXTERIOR ELEVATION NO. SHEET NO.
- 8 WINDOW NO. INTERIOR ELEV. NO. SHEET NO.
- 4-A1 DETAIL NO. SHEET NO.
- 4-A2 SECTION NO. SHEET NO.

Abbreviations

Abbreviation	Meaning	Abbreviation	Meaning
A	Arch	AD	Adjacent
B	Beam	ADJ	Adjacent
C	Chimney	ADJ	Adjacent
D	Door	ADJ	Adjacent
E	Existing	ADJ	Adjacent
F	Floor	ADJ	Adjacent
G	Garage	ADJ	Adjacent
H	Hall	ADJ	Adjacent
I	Interior	ADJ	Adjacent
J	Joist	ADJ	Adjacent
K	Kitchen	ADJ	Adjacent
L	Landing	ADJ	Adjacent
M	Masonry	ADJ	Adjacent
N	New	ADJ	Adjacent
O	Opening	ADJ	Adjacent
P	Part	ADJ	Adjacent
Q	Quarry	ADJ	Adjacent
R	Rear	ADJ	Adjacent
S	Shed	ADJ	Adjacent
T	Tile	ADJ	Adjacent
U	Unit	ADJ	Adjacent
V	Veranda	ADJ	Adjacent
W	Window	ADJ	Adjacent
X	Exterior	ADJ	Adjacent
Y	Yard	ADJ	Adjacent
Z	Zoning	ADJ	Adjacent



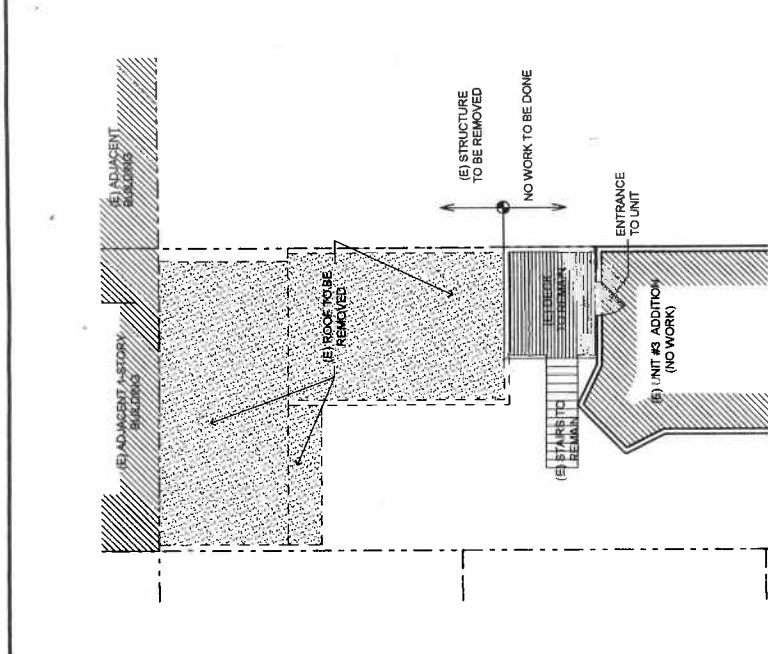
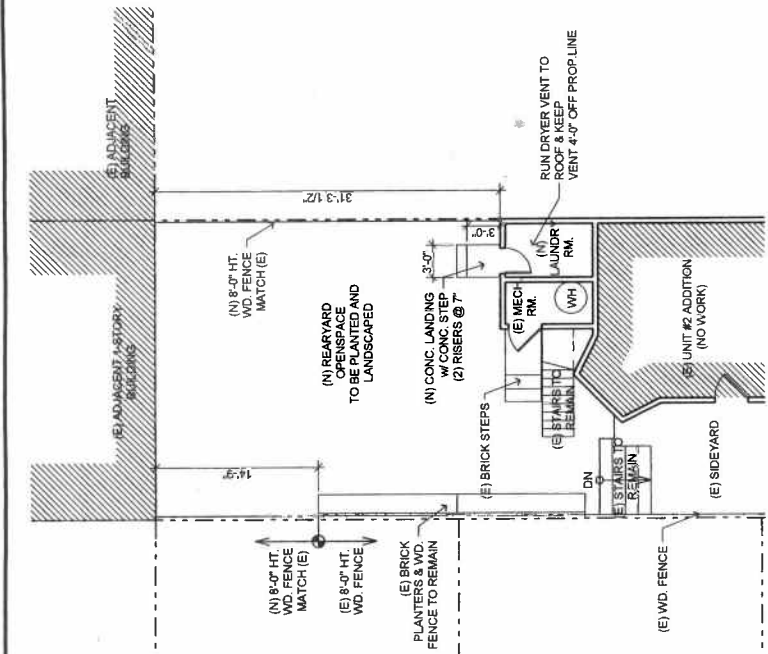
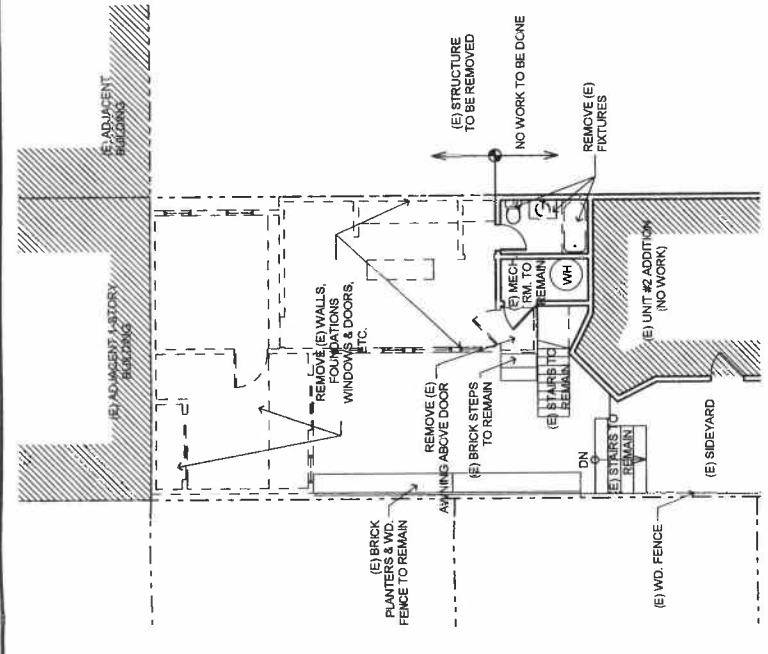
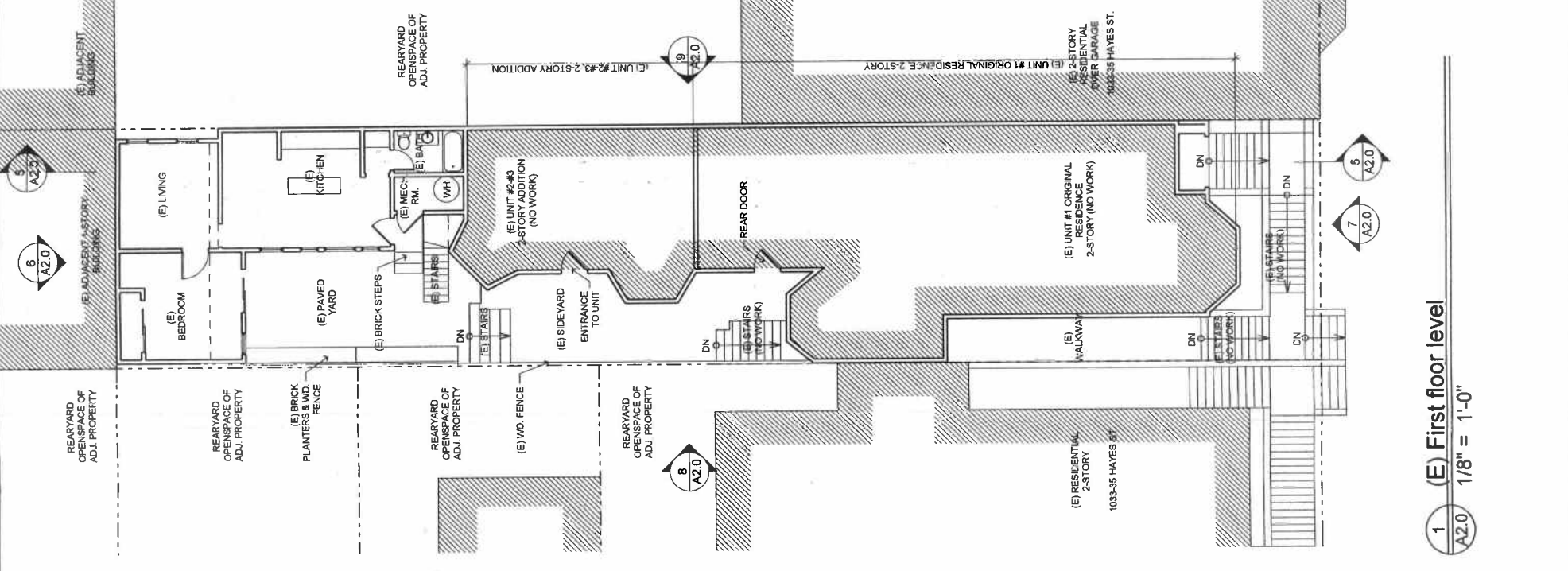
**Kotas/
Pantaleoni
Architects**

Jeffrey Kotas
 Anthony A. Pantaleoni
 7732a Street, Suite 200
 San Francisco, California 94117
 415.435.4031
 415.435.4032

**REMOVAL OF EXISTING STRUCTURE
 1027 HAYES STREET
 SAN FRANCISCO, CA**

Sheet Title:
Site & City info:
 Site Plan

Scale: As Noted
 Date: 11.25.08
 Drawn By: EF
 Job Number: 1-1108
 Sheet: **A1.0**



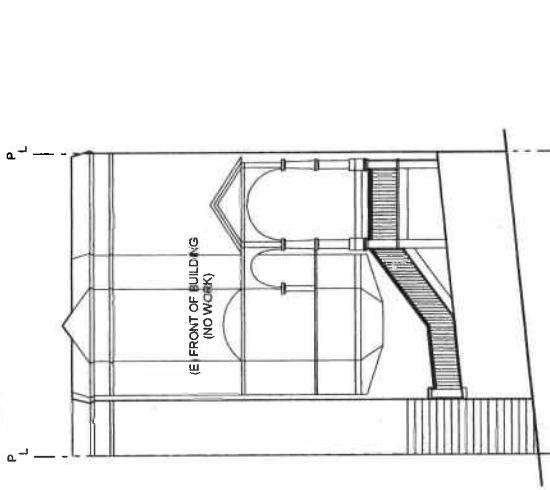
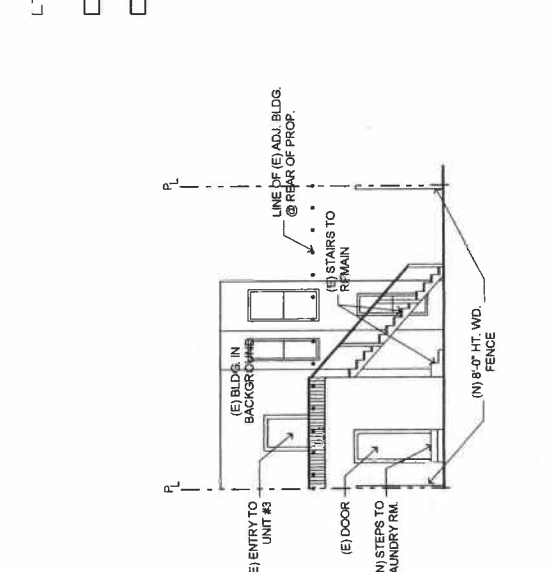
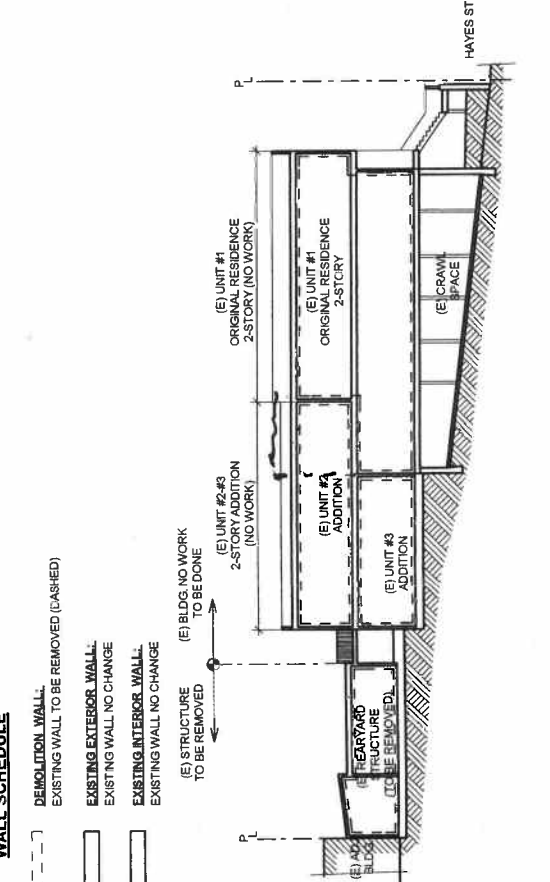
2 First Floor Demo Plan
A2.0 1/8" = 1'-0"

3 Proposed First Floor level
A2.0 1/8" = 1'-0"

4 (E) Second floor level/Demo
A2.0 1/8" = 1'-0"

WALL SCHEDULE

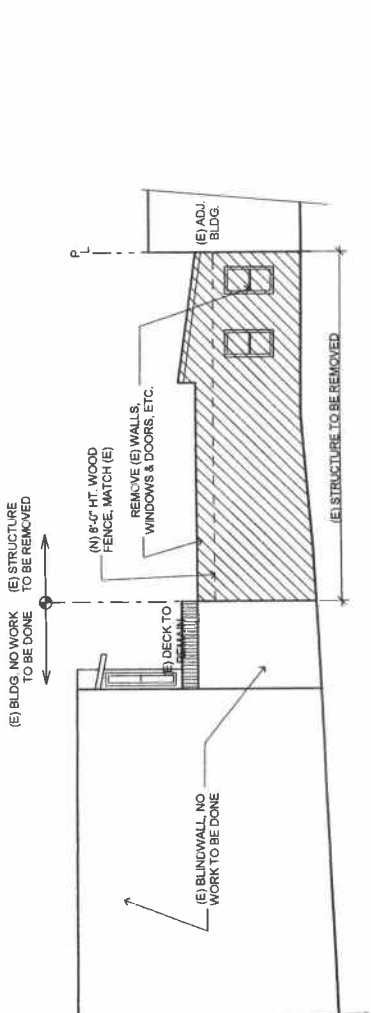
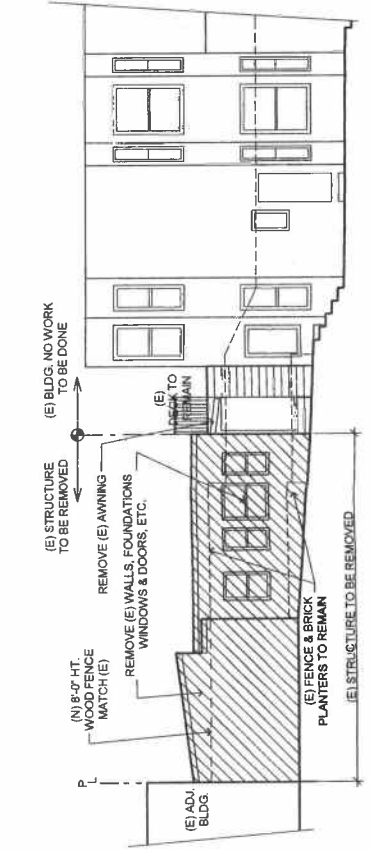
- [Dashed line] DEMOLITION WALL. EXISTING WALL TO BE REMOVED (DASHED)
- [Thin solid line] EXISTING EXTERIOR WALL. EXISTING WALL, NO CHANGE
- [Medium solid line] EXISTING INTERIOR WALL. EXISTING WALL, NO CHANGE
- [Thick solid line] (E) STRUCTURE TO BE REMOVED
- [Thin solid line with arrow] (E) BLDG. NO WORK TO BE DONE



5 (E) Section
A2.0 1/16" = 1'-0"

6 New Rear South Elevation
A2.0 1/8" = 1'-0"

7 (E) Front Elevation (NO WORK)
A2.0 1/8" = 1'-0"



8 East Elevation
A2.0 1/8" = 1'-0"

9 West Elevation
A2.0 1/8" = 1'-0"

1 (E) First floor level
A2.0 1/8" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0060

HEARING DATE: APRIL 7, 2010

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: April 7, 2010
Filing Date: March 11, 2010
Case No.: **2010.0172A**
Project Address: **1027 Hayes Street**
Historic District: Alamo Square Historic District
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0823/014
Applicant: Robert Spjut and Sue Valentine
1027 Hayes Street
San Francisco, CA 94117
Staff Contact: Aaron Starr - (415) 558-6362
aaron.starr@sfgov.org
Reviewed By: Tina Tam - (415) 558-6325
tina.tam@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 014 IN ASSESSOR'S BLOCK 0823, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 11, 2010, Robert Spjut and Sue Valentine (Project Sponsors) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to demolish a non-contributing rear structure on the subject lot. The work includes demolishing the majority of a dwelling unit- located at the rear of the lot- that was constructed between 1946 and 1947. Approximately 75 sq. ft. of the dwelling unit will remain for storage and mechanical equipment.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on April 7, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2010.0172A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated received March 11, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0172A based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the historic district as described in Appendix E of Article 10 of the Planning Code.

- That the removal of the 1946 addition will not detract from the historic character of the property and will not cause any significant removal or alteration of historic material, spaces or features which characterize the property.
- The subject addition was not constructed within Alamo Square's period of significance and staff does not find that the addition has acquired historic significance in its own right.
- That the essential form and integrity of the historic property and its environment would be unimpaired.
- That the proposal respects the character-defining features within the Alamo Square Historic District.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Alamo Square Historic District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the alteration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

While the project will remove a rent controlled unit from the City's housing stock it will not reduce the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not have a negative impact on MUNI transit service and will not overburden the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will conform to the structural and seismic safety requirements of the Building Code.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the

Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS Certificate of Appropriateness No. 2010.0172A** in conformance with the plans marked Exhibit A and dated March 11, 2010.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. Implementation of this Certificate of Appropriateness is accomplished by completion of construction work (verified through a job card signed by a District Building Inspector) after issuance of an appropriate Building Permit.

APPEAL AND EFFECTIVE DATE OF MOTION: APPEAL: Any aggrieved person may appeal this Motion to the Board of Appeals within fifteen (15) days after the date of this Motion No. 0060. The effective date of this Motion shall be the date of this Motion. For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call 575-6880.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 7, 2010.

Linda D. Avery
Commission Secretary

AYES: Martinez, Chase, Damkroger, Hasz

NAYS: None

ABSENT: Buckley, Matsuda & Wolfram

ADOPTED: April 7, 2010