

SENATE BILL 50

INFORMATIONAL PRESENTATION
SAN FRANCISCO PLANNING COMMISSION
MARCH 14, 2019

OVERVIEW OF SB 50

- Introduced by Senator Scott Wiener on December 3, 2018
- Amended in the Senate on March 12
- Schedule for moving forward TBD

OVERVIEW OF SB 50

- Increase housing development near high quality transit and in 'jobs rich areas' statewide
 - Near high-quality bus and in 'jobs rich' areas:
Removes density limits and alters parking requirements
 - Near rail and ferry stations
Removes density limits and alters parking requirements
Sets minimum enforceable height and FAR limits
- Minimum inclusionary requirement
- Can be paired with other state laws (Density Bonus, SB35, etc)
- Does not otherwise change local approval process
e.g. Conditional Use, demolition controls, inclusionary requirements

OVERVIEW OF SB 50

SB 50 Applicable Geographies and Proposed Zoning Standards

Qualifying Area	Min. Height Limit	Min. FAR Limit	Min. Parking requirements	Density Limits	On-site Inclusionary Units Required
¼ mile around Rail or Ferry Stop	55 ft	3.25	Waived	Waived	Yes, for projects larger than a certain size
½ mile around Rail or Ferry Stop	45 ft	2.5	Waived	Waived	Yes, for projects larger than a certain size
¼ mile around 'High Quality Bus' stop + In 'jobs-rich' areas	No change	No change	Waived up to 0.5 space/unit	Waived	Yes, for projects larger than a certain size

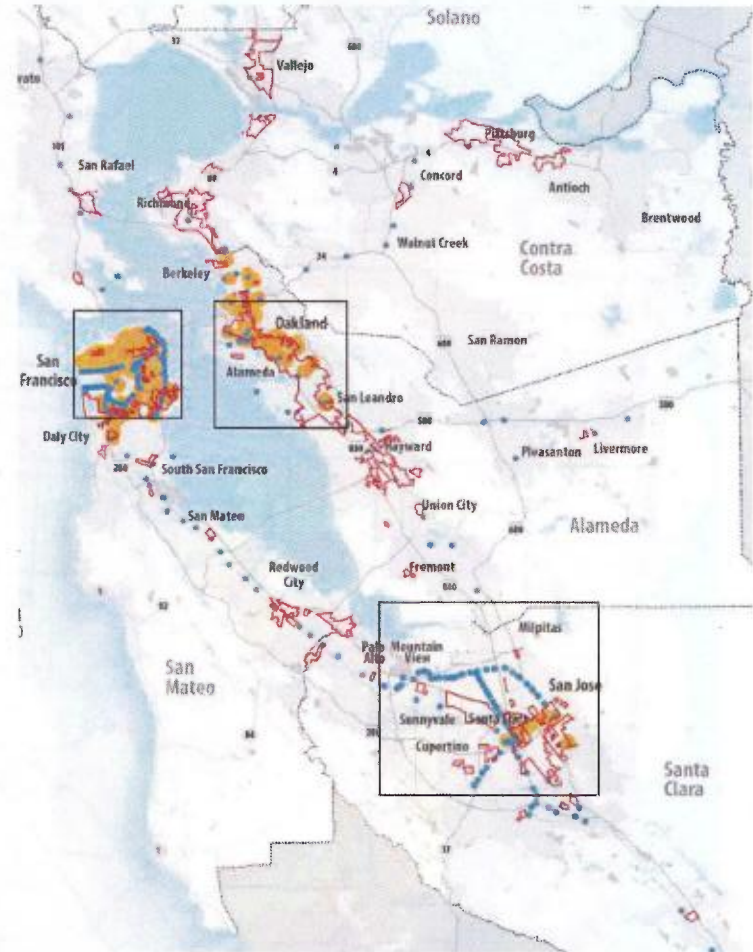
Qualifying projects would also receive three 'incentives or concessions'

SB 50 IN SAN FRANCISCO — TRANSIT-RICH AREAS

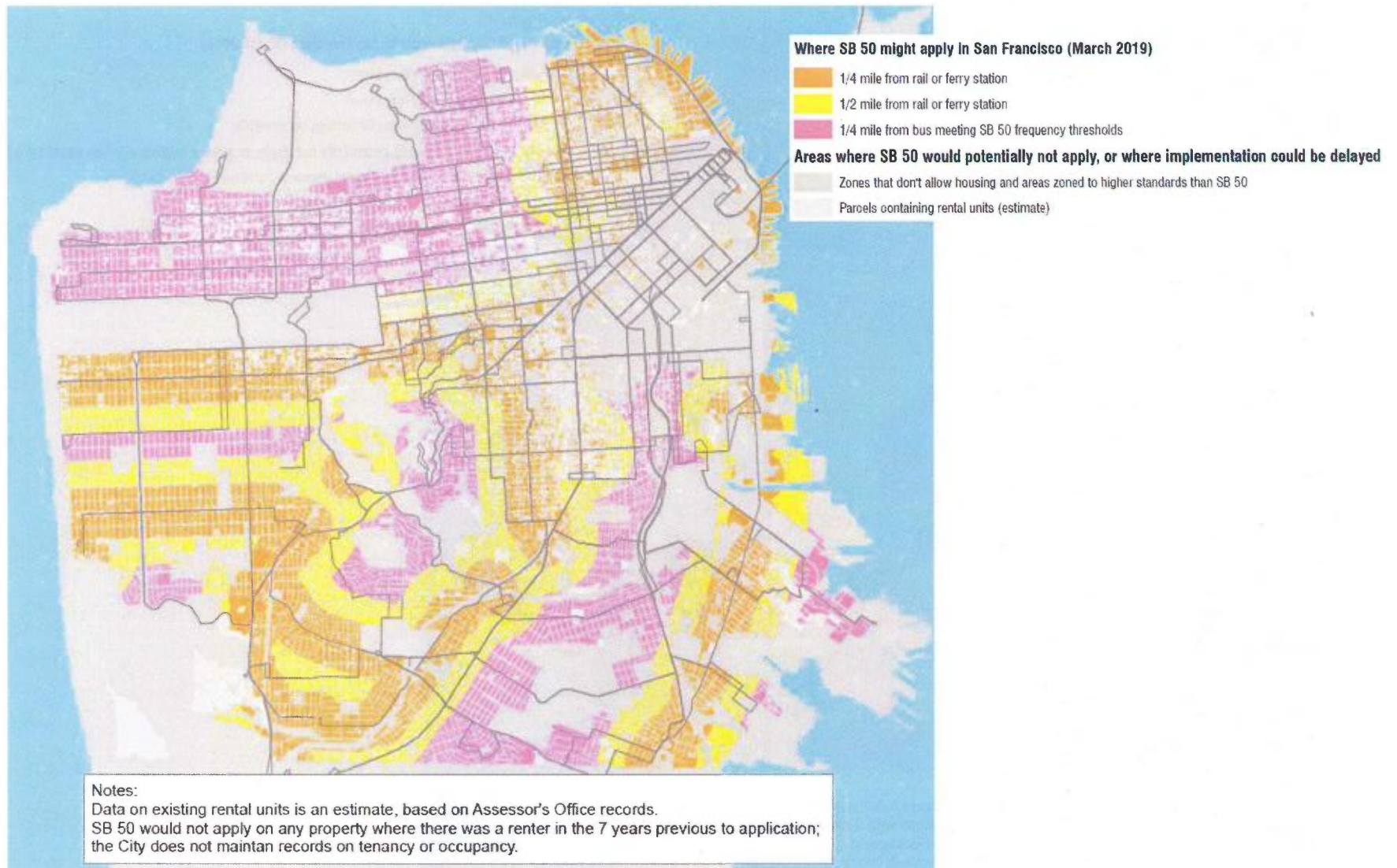


SB 50 IN SAN FRANCISCO – KEY EXEMPTIONS

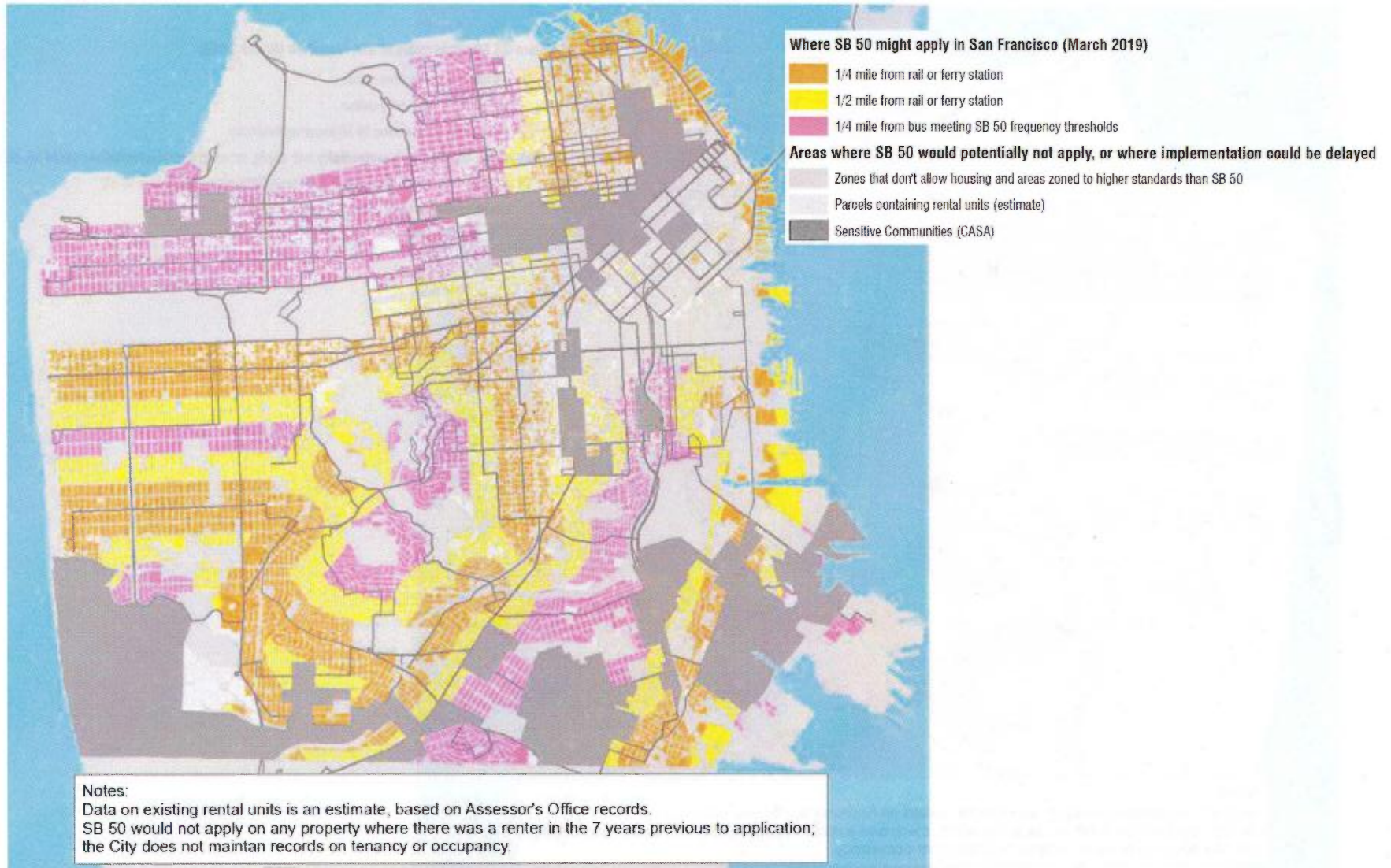
- SB 50 would not apply in the following:
 - Zones that don't allow housing
 - Any property occupied by a tenant in the previous 7 years
 - Any property removed from rental market under Ellis Act in the previous 15 years
- It includes temporary exemption for Sensitive Communities
 - Areas with high poverty and racial segregation
 - In the Bay Area, would be CASA Sensitive Communities



SB 50 IN SAN FRANCISCO — WHERE IT MIGHT APPLY



SB 50 IN SAN FRANCISCO — WHERE IT MIGHT APPLY



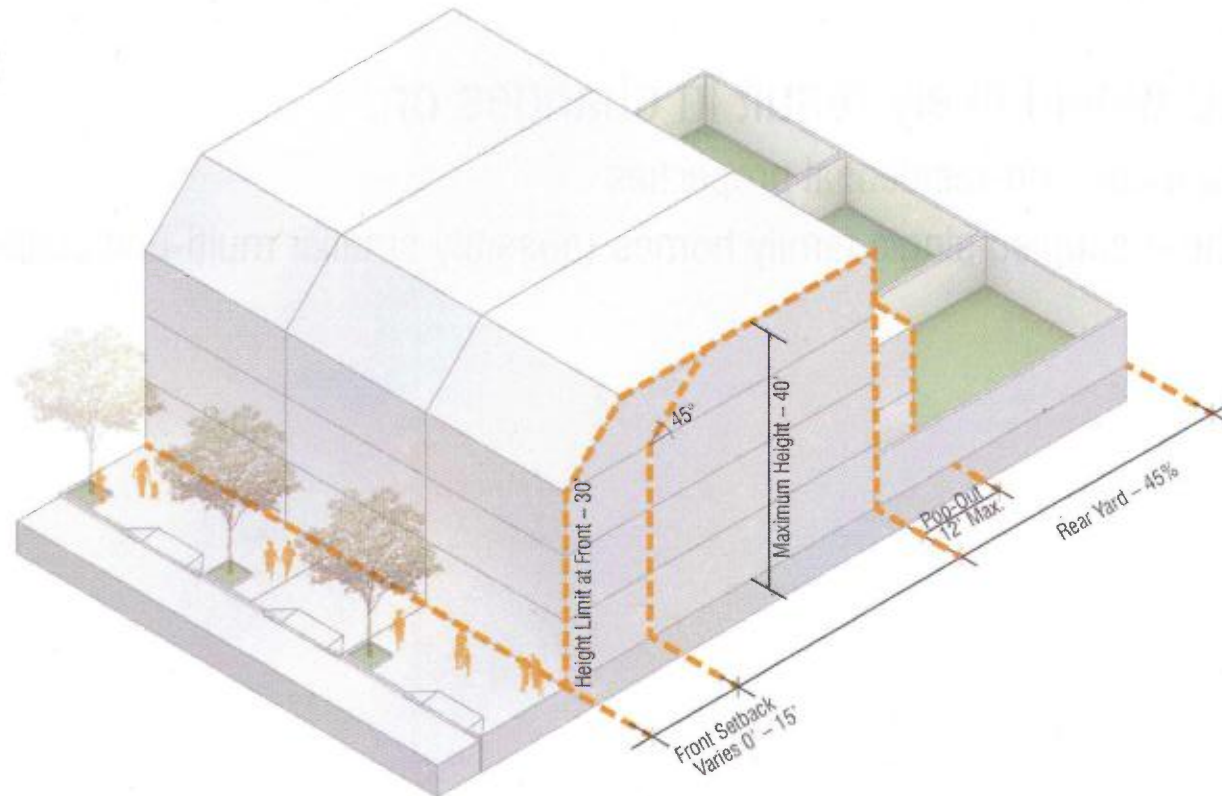
SB 50 IN SAN FRANCISCO — WHERE IT MIGHT APPLY

- SB 50 not likely to result in changes on:
 - Multi-unit owner-occupied housing
- SB 50 would likely result in changes on:
 - Vacant and non-residential properties
 - Owner-occupied single family homes (possibly smaller multi-unit buildings)

SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

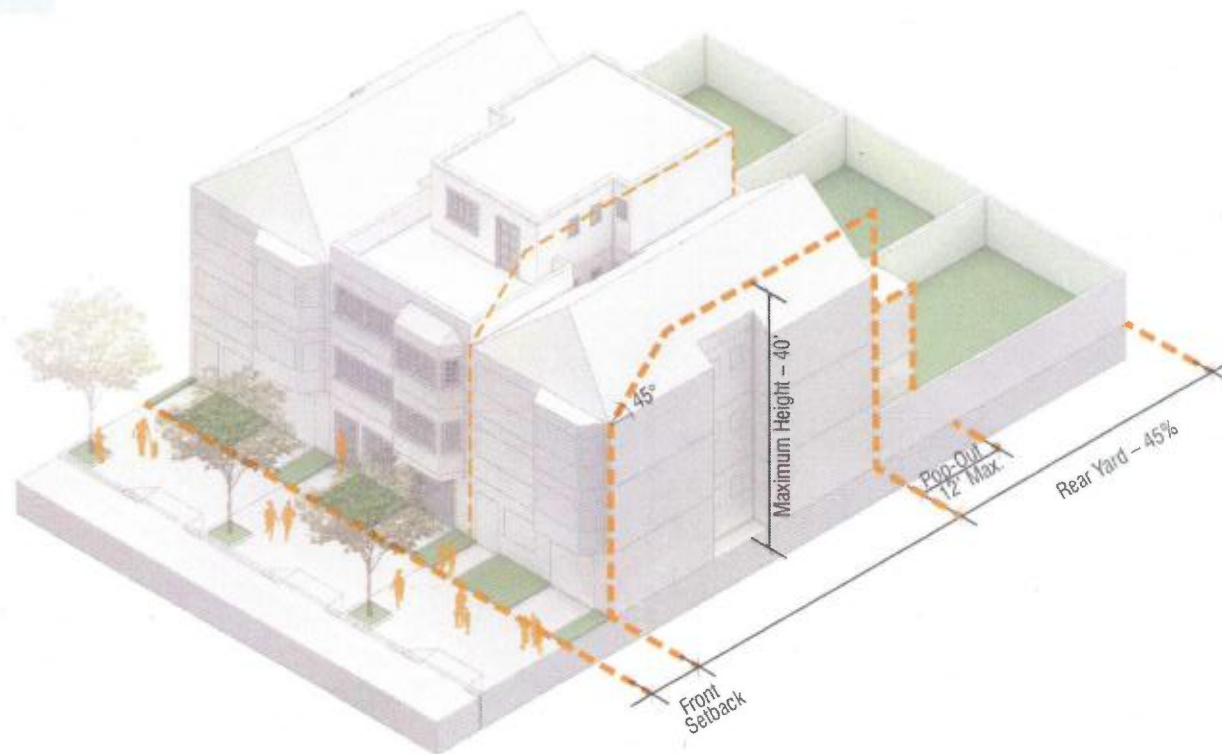
Typical Lot (25'x100')

- RH-2
- 2,500 S.F.
- 40-X Height



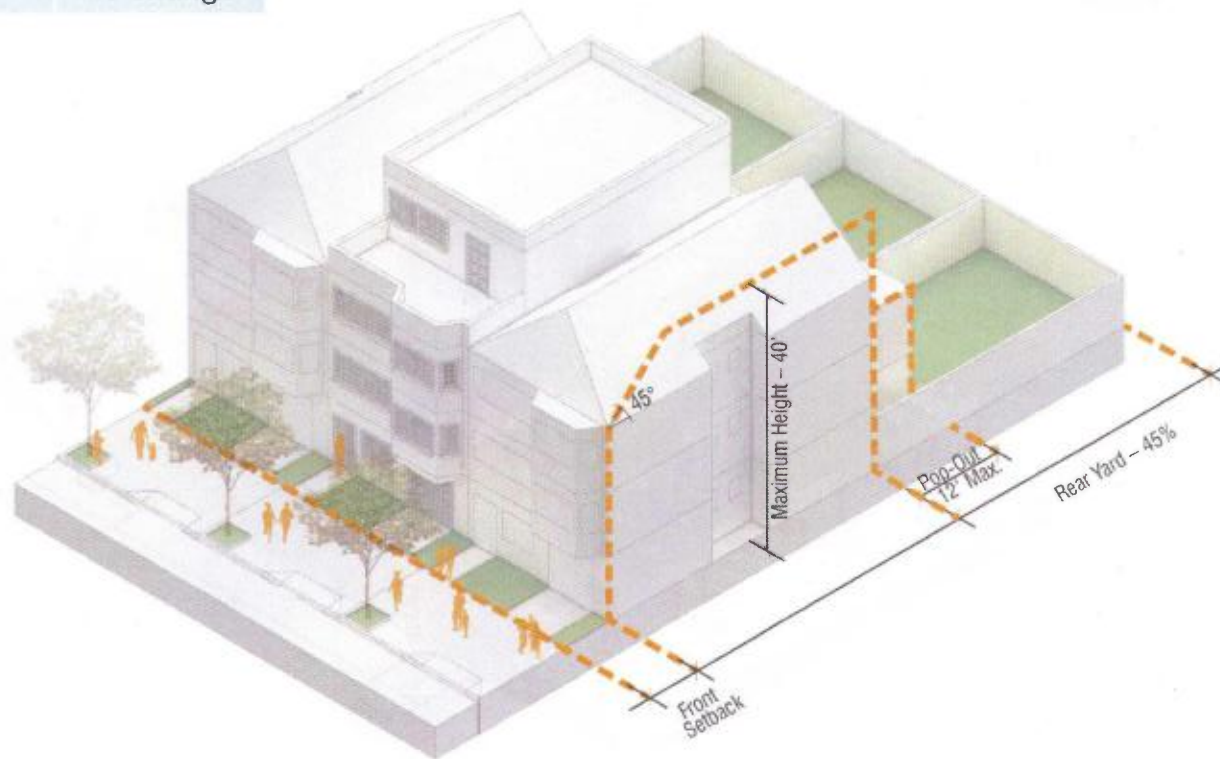
SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

RH-2	Current
Density	2 (3 w/ADU)
Height	40 ft
FAR	Varies



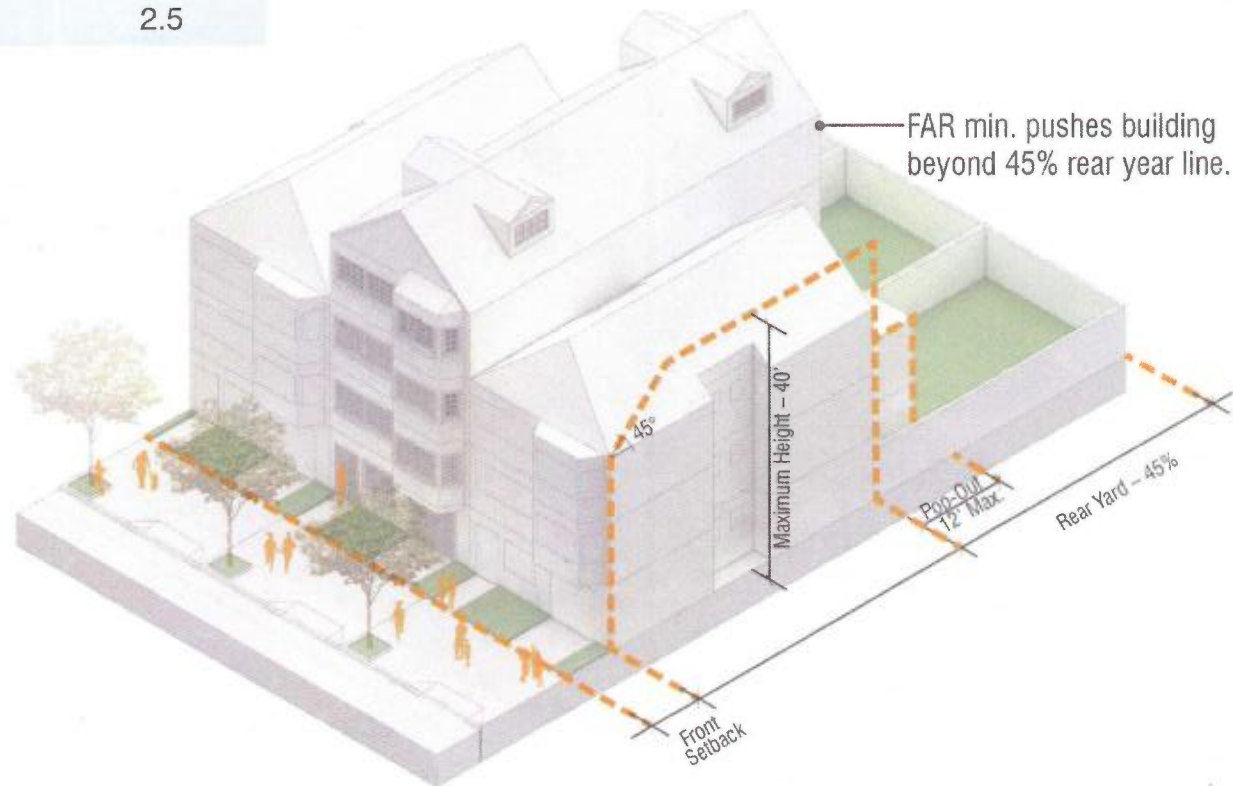
SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

RH-2	Current	SB 50
Density	2 (3 w/ADU)	~8 +/-
Height	40 ft	no change
FAR	Varies	no change



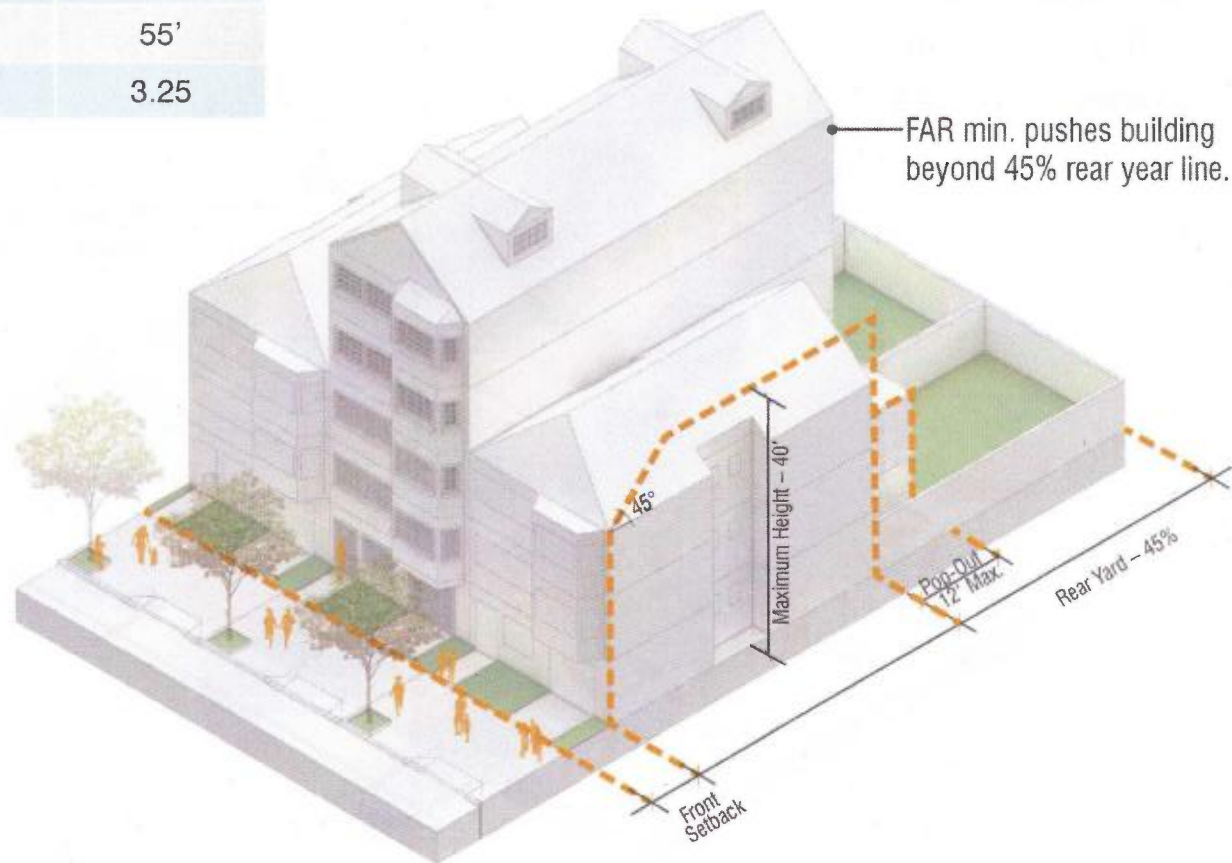
SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

RH-2	Current	SB 50
Density	2 (3 w/ADU)	~8-10 +/-
Height	40 ft	45'
FAR	Varies	2.5



SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

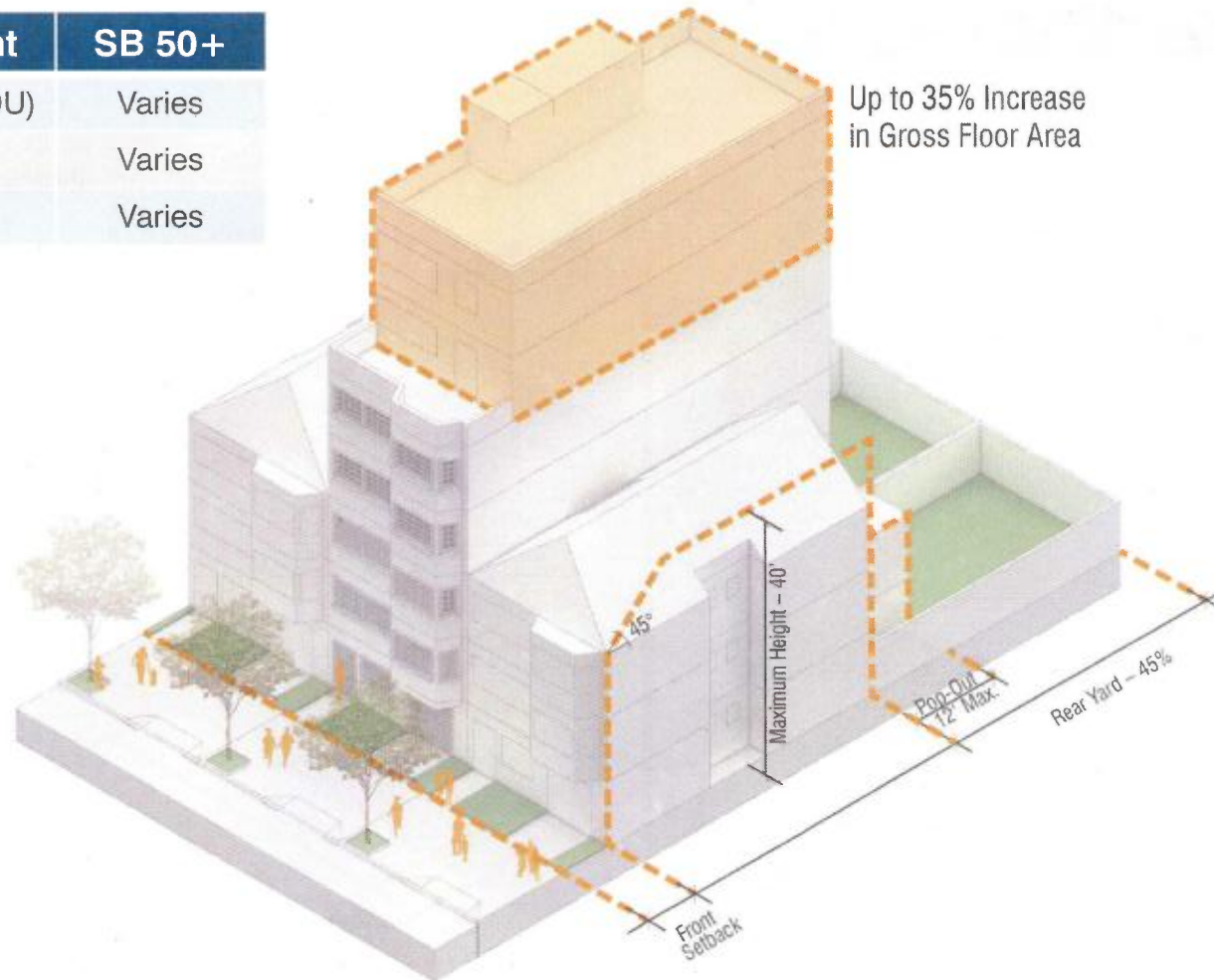
RH-2	Current	SB 50
Density	2 (3 w/ADU)	~10 +/-
Height	40 ft	55'
FAR	Varies	3.25



SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

Potential if SB-50 is combined with State Density Bonus

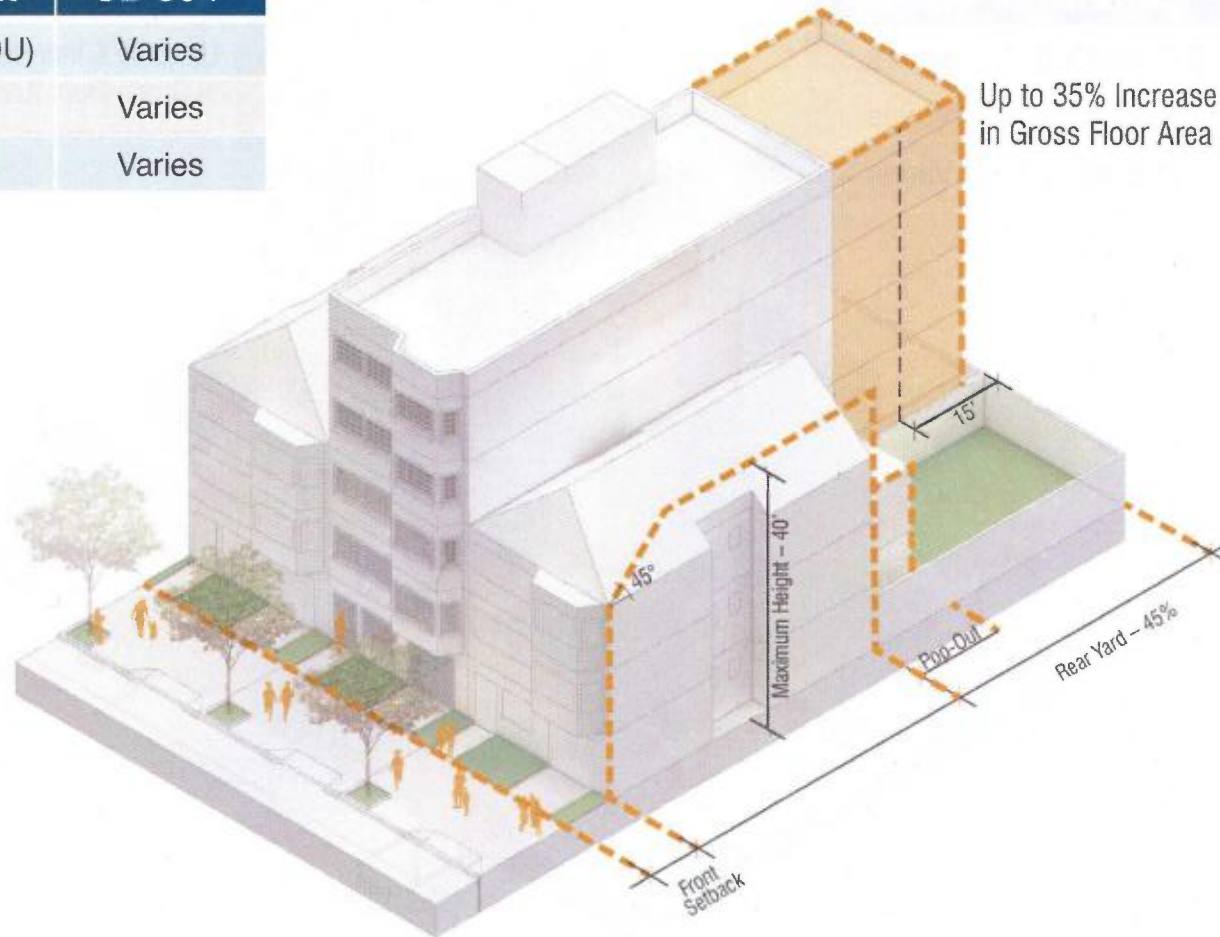
RH-2	Current	SB 50+
Density	2 (3 w/ADU)	Varies
Height	40 ft	Varies
FAR	Varies	Varies



SB 50 IN SAN FRANCISCO — HOW IT COULD APPLY

Potential if SB-50 is combined with State Density Bonus

RH-2	Current	SB 50+
Density	2 (3 w/ADU)	Varies
Height	40 ft	Varies
FAR	Varies	Varies



SB 50 IN SAN FRANCISCO — QUESTIONS

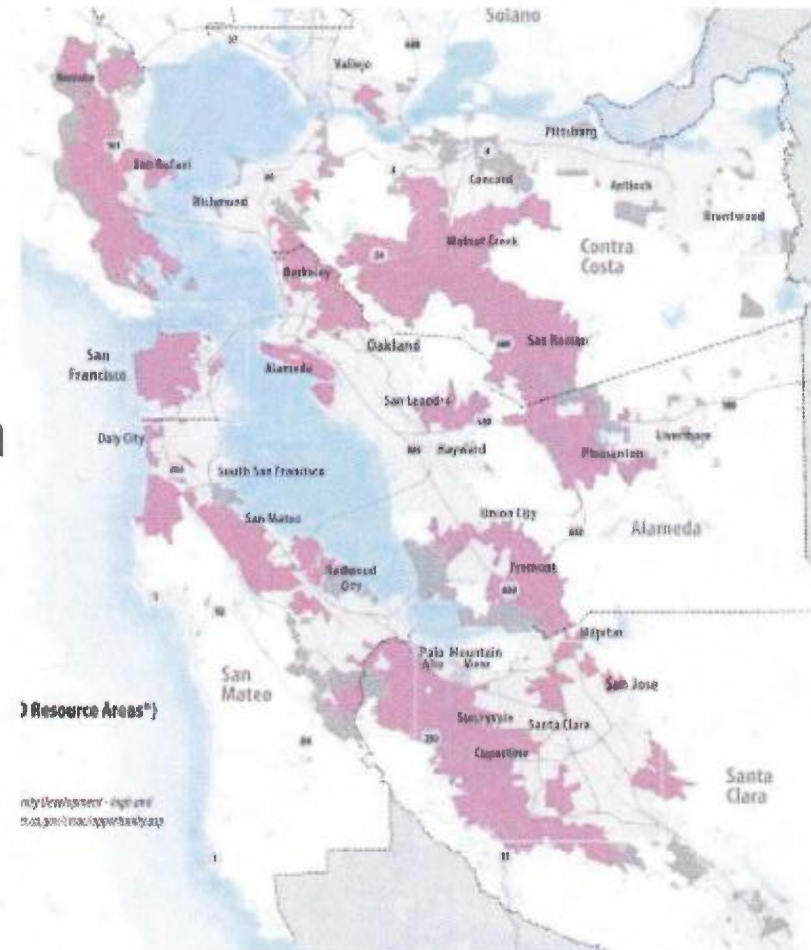
- Housing Accountability Act
- State Density Bonus
- Reduced interest in local affordability programs (e.g. HOME-SF)

SB 50 — IN SUMMARY — SAN FRANCISCO

- Releases density limits around transit
- Biggest change from existing conditions in lower density districts
- Likely to result in new development on/additions to:
 - Vacant Lots
 - Non-residential properties
 - Owner-occupied single family homes

SB 50 — IN SUMMARY — BAY AREA + CALIFORNIA

- Intended to address statewide housing shortage
 - Governor proposal: 3.5 million new units by 2025
 - UC Berkeley study: SB 827 would increase feasible housing capacity in Bay Area sixfold; inclusionary capacity sevenfold
- Broad statewide upzoning around transit and high-opportunity
 - 'Jobs rich' area



THANK YOU

Paolo Ikezoe

Paolo.Ikezoe@sfgov.org

415-575-9137

San Francisco
Planning

G. Schuttish Comments on SB50 March 14, 2019 SF Planning Commission Item #12

SB50 makes no mention of speculation which has hit San Francisco so very hard in so many ways. Housing has become monetized. SB50 will unleash more speculation.

State representatives should put off imposing SB50 on San Francisco due to the following things the City is doing and things the City can do:

The City needs an Occupancy Study to understand the use of all the high rise, market-rate, multi unit development built in the City within the past decade....*are these primary residences or something else?*

The City has entitled many buildings of all sizes that have not come to market due to financial decisions of the developers. There is a pipeline.

The City is already, per this Commission densifying in the RH neighborhoods starting with the Discretionary Review for the project on California Street nearly two years ago and many, many other projects that have followed since then.

The City is promoting a policy of ADUs which should be allowed to play out because it is so extensive and in compliance now with current State law.

The City can set a policy to encourage units to be returned to the market similar to the Twitter Tax break with residential property tax relief or rebates. Are 5000 units that are now being held off the market, possible?

The City can protect the typical 45% rear yard of residential units from not being excavated or cemented over and mitigate greenhouse gases as the trees and even just the soil in this percentage of 25 x 114 foot lot can capture carbon.

The City has the ability to require design of smaller units, based on historic San Francisco floor plans in flats that include hallways, functioning kitchens and reasonably sized bedrooms which are suitable for families and will be more affordable.

The City is developing a policy to preserve sound housing from demolition while creating additional units and working to expand the Small Sites Program.

San Francisco is a unique residential city....a very urban residential city and therefore it needs special consideration. The citizens and decision makers of San Francisco can do things that Sacramento cannot.

P. Ikezoe

March 14, 2019 Hearing on SB 50 - SF Planning Commission

Public Comment by Carolyn Kenady - Dolores Heights Improvement Club

Good Afternoon. I'm Carolyn Kenady, chair of the Dolores Heights neighborhood association.

Thank you Planning Commissioners for this hearing. And a big thank you to staff for your thorough analysis of SB 50.

In San Francisco, we have an AFFORDABLE housing crisis.

We do not enough housing for our moderate- and lower-income community. This includes many of our teachers, firefighters, police, young families, and seniors. We need to do much more to maintain existing affordable housing and encourage new affordable development.

SB 50 has been proposed by Scott Wiener in Sacramento to address this issue.

Unfortunately, it is not the solution. Instead:

- SB 50 incentivizes developers to make vast profits by demolishing housing to build dense luxury apartment blocks
- And SB 50 does not require a higher percentage of affordable housing than what our city laws mandate
- SB 50 takes away our current residential zoning. Developers can build bigger luxury buildings -- up to 85 feet high -- on any residential parcel. And yesterday's changes to the bill allow development up to 55 feet high with NO affordable units

required. The revised SB 50's intent is clear: the politicians in Sacramento want to open up all of San Francisco to more luxury development

- More luxury apartments will result in even more traffic congestion, less use of public transit, and no more affordable housing than our current laws require. It's a bad deal for San Francisco and yesterday's changes to the bill make it even worse. But it will make some developers very wealthy.

To the Sacramento politicians, I say: "Keep your hands off of San Francisco. If you want to help, then send us the money to fund affordable housing instead of passing bills to enrich your real estate developer friends."

I'm here to stand up for San Francisco. I call on you, Commissioners, to oppose SB 50 and to ask our Board of Supervisors and our Mayor to oppose this destructive bill.

SB 50 does not address our housing problems. It just gives a windfall to developers. All of us in the neighborhoods will be watching how our elected officials vote.

Thank you.

Current Projected Transportation Deficit State, Regional and Local: \$210B

Project	Cost	Identified Funding	Current Projected Deficit
Bullet Train Complete	\$77.3B	\$12.7B	\$64.5B
Regions Needs to 2040	\$428B	\$309B	\$119B
MUNI Needs to 2045	\$31B	\$10B	\$21B
Caltrain to Transbay	\$6B	0	\$6B

Sources: Bullet Train, State Auditor Report 2018-108, November 2018; Regional Need, Plan Bay Area 2040, July 2017; MUNI, SF Transportation 2045 Task Force Report, Jan. 2018; Caltrain, SF Chronicle, Aug 9, 2018

Additional Cost Overruns and Finding Delays

1. "Structural Transit Operator staffing deficit" of 411 operators or 17.8% of operators needed (Budget and Legislative Analyst, December 5, 2018)
2. The \$1.6 B Central Subway project is late and over budget with major disputes between the City and the primary contractor Tutor Perini over various issues totaling \$136 million and will not be in service for the opening of the Warriors facility in 2019, with the contractor saying the job won't be done until 2021. (SF Chronicle, 6 Dec. 2017). In April, 2018 SFMTA demanded that Tutor Perini replace 3.2 miles of track adding further delays (SF Chronicle, 10 May 2018)
3. The re-opening of the \$2.2 B Transbay Transit Center has been delayed as the City's Transportation Authority has withheld some \$9.7m in funding and the general contractor has demanded a \$150 m payment to compensate for "faulty design documents" which it claimed delayed construction and added to costs. (SF Chronicle, 23 October, 2018)

3/14/19 Public Comment re: Senate Bill 50
Anastasia Yovanopoulos, Noe Valley Tenant

Edited:

Although SB 50 extends protection to tenants by exempting buildings that are not or have not been tenant occupied, from qualifying for the program, the 63% of San Francisco residents who rent, including 14% renting single family homes are not protected at all, because our city does not have a sure way of knowing whether a building is or has been tenant occupied. There is no tenant data base or registry of tenant occupancy. How can the city be expected to implement SB 50 unless all the elements to ensure that tenant protections are in place?

Should Senate Bill 50 pass, Commissioners, I ask that the city proclaim a moratorium on implementing this legislation until the city has complete information regarding past and present tenant occupancy.

Received at CPC Hearing 3/14/19
P. Hezue



February 28, 2019

President Melgar, Vice-President Koppel & Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: Senate Bill 50 ("SB-50") <Wiener>
"Planning & Zoning: Housing Development: Equitable Communities Incentive"

The Coalition for San Francisco Neighborhoods (CSFN) opposes Senate Bill 50 ("SB-50") <Wiener>.

Concerns include the following:

1. SB-50 up-zones all parcels in San Francisco
2. SB-50 will result in the loss of residential areas
3. SB-50 will result in developers making zoning decisions (deregulates local zoning)
4. SB-50 does *not* create affordability:
 - a. No "trickle-down" effect
(Less housing will be built due costs for labor, land, materials, e.g.)
 - b. No "fee-out" for affordable housing
(Process creates entitlements to raise property values without certainty of buildings getting built.)

CSFN's understanding is that a public hearing before the Planning Commission would occur on SB-50. Please advise when as SB-50 is on the fast track in Sacramento.

Thank you.

Sincerely,
/s

Rose Hillson
Chair, Land Use & Transportation Committee
As authorized by CSFN General Assembly

Cc: Corey Teague, Zoning Administrator; John Rahaim, Director of Planning; Jonas P. Ionin, Director of Commission Affairs; Commission Affairs; Board of Supervisors; Mayor Breed

P. Ikegami

MAYOR HAS STATED SHE WILL WORK WITH SENATOR WIENER TO CREATE "MORE HOUSING OPPORTUNITIES NEAR TRANSIT, WHILE MAINTAINING STRONG RENTER PROTECTIONS AND DEMOLITION RESTRICTIONS SO WE ARE FOCUSING DEVELOPMENT ON EMPTY LOTS AND UNDERUTILIZED COMMERCIAL SPACES."

MAYOR: **"MORE HOUSING NEAR TRANSIT"**

"MAINTAIN STRONG RENTER PROTECTIONS"

"DEMOLITION RESTRICTIONS"

"FOCUS..EMPTY LOTS..UNDERUTILIZED COMMERCIAL SPACES"



Received at CPC Hearing

3/14/19

Minutes

- TRANSIT CAN CHANGE/FREQUENCY → UNCERTAINTY
- "JOBS RICH" AREAS → REGIONAL METRIC BASIS OVER LOCAL ALLOWED
- HEIGHT LIMITS UNENFORCEABLE; PROJECTS MUST MEET MINIMUM FLOOR-AREA-RATIOS (e.g. 2.5 -3.25 FAR) – METRIC NOT APPLIED TO RESIDENTIAL TODAY
- ON-SITE INCLUSIONARY: "AFFORDABLE" UNCLEAR
- INCENTIVIZE DEVELOPERS INVOKE HOUSING ACCOUNTABILITY ACT (HAA) → INCREASED HEIGHTS/DENSITY/FARS IN LOWER-DENSITY AREAS
- CAN'T REJECT ADDITIONS /DEMOLITIONS OF UNITS VS. "HOME-SF"
- SF LACKS CLEAR OBJECTIVE PLANNING/BUILDING DEMOLITION CRITERIA → HAA/SB-50 INCREASE DEMOLITIONS/EXPANSIONS → MISSING "DEMOLITION RESTRICTIONS" → IMPACT > "UNDERUTILIZED SPACES"/"EMPTY LOTS" INCLUDING AFFORDABLE HOUSING
- WEAK TENANT PROTECTION LOOK-BACK W/O RENTAL REGISTRY
- "RENTERS"=LONG TERM → SHORT-TERM RENTALS ↑ IN NEW UNITS DEFEATS RESIDENTS' HOUSING STOCK
- 55-FT HEIGHT REMOVED W/ CRITERIA WITHOUT AFFORDABLE HOUSING
- SB-50 RH-1s →9 UNITS; AB-68 <TING> CARVES OUT RH-1s WITH NEW FORMULA SO = 3 UNITS WHILE RH-2/RH-3s REMAINS 6-8+UNITS/LOT; RMs/NCs MORE

STATEMENT ON SB 50. ACT-LA is a coalition of community based organizations working to create just, equitable, and sustainable transit systems and neighborhoods for ALL people, placing the interests of low-income communities & communities of color first. ACT-LA has advanced successful community-centered land use policies such as Measure JJJ and the Transit Oriented Communities (TOC) Program in Los Angeles.

Since October 2018 ACT-LA has been consistently elevating equity principles necessary for any statewide zoning legislation with Senator Wiener's office. In partnership with other equity, affordable housing & community organizations across the state, we offered detailed policy solutions to advance these principles. **Unfortunately, the current version of SB 50 falls significantly short (as detailed below). We hope these concerns can be addressed prior to any hearing on SB 50.**

PRINCIPLE	ACT-LA POSITION	CONCERNS WITH SB 50*
Contribute meaningful & deeply affordable housing	<p>Use Value Capture – the more density/value created, the more affordability required.</p> <p>Don't reinvent the wheel – build off existing state density bonus law (DBL) sliding scale formula, but simplify to 3 tiers of density increases.</p> <p>Require ELI units in addition to VLI or LI to create housing for those most at risk of homelessness.</p> <p>Always exceed local inclusionary zoning.</p> <p>See ACT-LA's full affordability proposal here.</p>	<p>NO value capture – affordability isn't tied to density increase (but rather total units), leaving significant affordability on the table.</p> <p>Undermines density bonus – in many cases SB 50 would give triple the density (or more) for the same affordability as DBL. Also unclear if density bonus is added to SB 50 for even greater density <i>without</i> AH.</p> <p>ELI units optional & much lower overall affordable set-asides.</p> <p>No guarantee SB 50 would exceed inclusionary.</p>
Create inclusive new development	<p>On-site affordable housing for 10+ unit projects.</p> <p>Affordable housing fee for smaller projects.</p>	<p>Major loophole – fee option allows <u>any</u> development to avoid onsite affordability, creating delays in new affordable housing, less affordability near transit, more pollution, & more segregated communities.</p> <p>No affordability contribution at all for projects under 10 units.</p>
Protect communities at risk of displacement	<p>Low-income communities & communities of color participate in creating "sensitive community" maps.</p> <p>Application of SB 50 automatically deferred in sensitive communities to allow local plans for growth that will support rather than displace them.</p> <p>Local plans that meet minimum equity standards will take precedence in sensitive communities.</p>	<p>Definition of "Sensitive Communities" does not include appropriate indicators of displacement and does not include communities in the mapping process.</p> <p>No equity standards for community planning process in Sensitive Communities.</p>
Avoid direct displacement	<p>Sites ineligible if tenant occupied in prior 7 years <u>OR</u> Ellis Act eviction in prior 15 years.</p>	<p>ACT-LA supports current ineligibility language in SB 50, but details still needed on enforcement.</p>
Protect effective local programs	<p>Ensure effective local incentive programs, like TOC program & community plans, are not undermined.</p>	<p>No details provided in the current version of the bill.</p>
Close major loopholes	<p>Require affordable housing for zone changes that increase density.</p>	<p>Major loophole - allows projects to bypass incentive and gain density <i>without</i> affordability through a zone change.</p>

*March 12, 2019. Analysis based on SB 50 as amended March 11, 2019.

8/10/86 J.D.M.

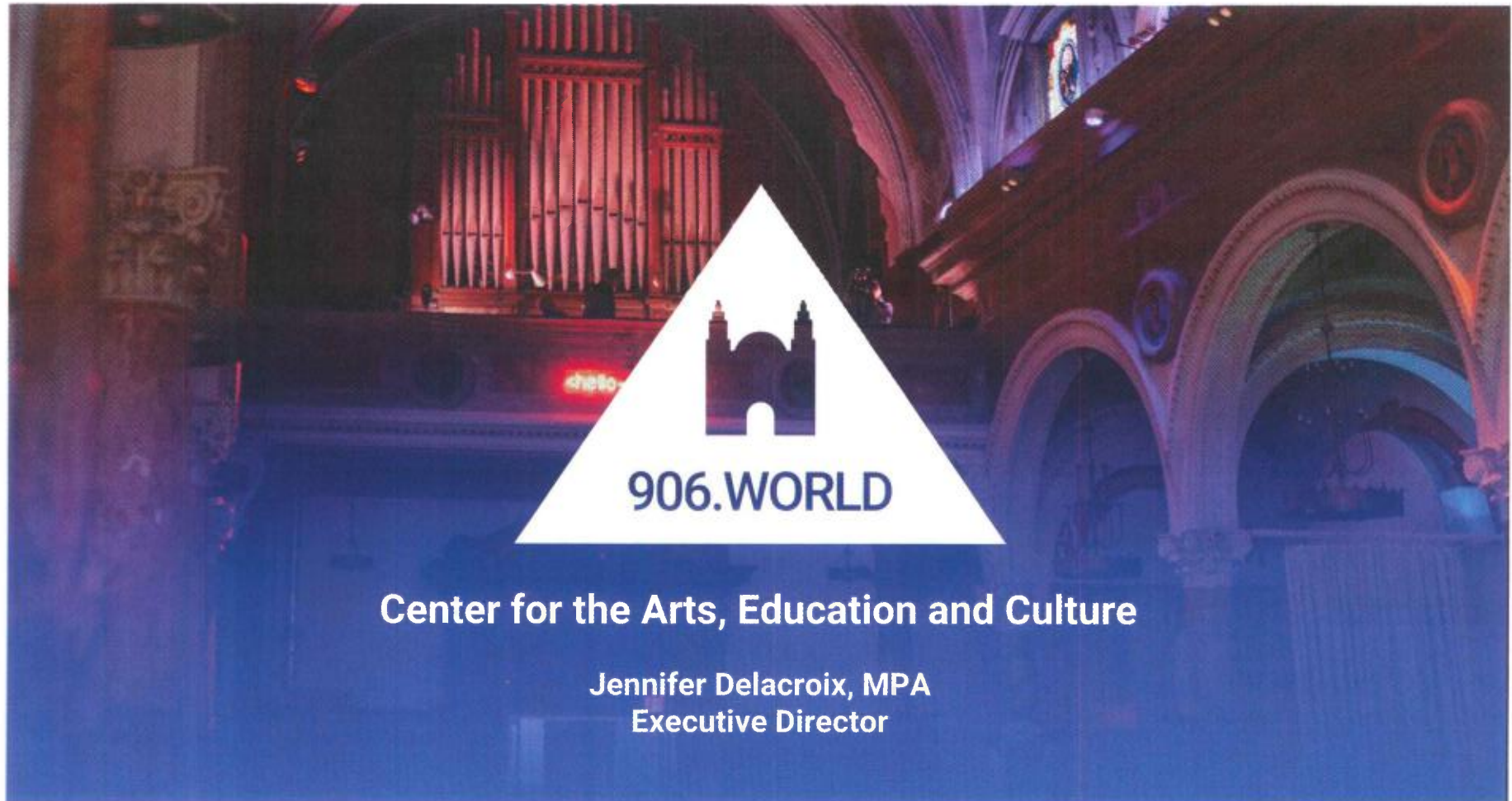
SUBMISSION BY KENNETH D. MACRAE, Ph.D.
RELATING TO SMOKELESS TOBACCO AS A CAUSE OF
CANCER UNDER THE SAFE DRINKING WATER AND
TOXIC ENFORCEMENT ACT OF 1986

I am Dr. Kenneth D. MacRae, a medical statistician, and am currently Reader in Medical Statistics at the Charing Cross and Westminster Medical School of the University of London, England. I completed my undergraduate and postgraduate studies at the University of Aberdeen in Scotland, receiving my Ph.D. in Statistical Decisions in 1970. From 1969 to 1976 I was Lecturer in Medical Statistics at the Queen's University of Belfast. From 1976 to 1984 I was Senior Lecturer in Medical Statistics at the Charing Cross Hospital Medical School of the University of London, England, until I assumed my current position.

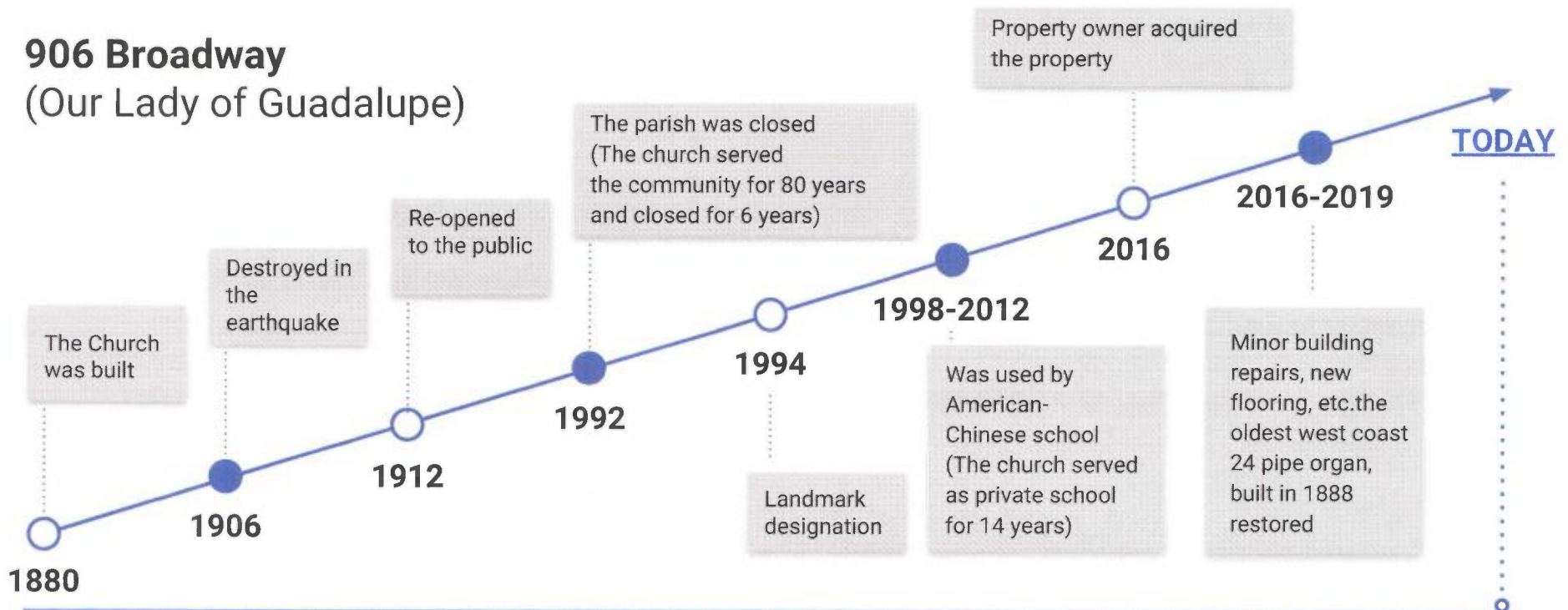
I have been the statistician responsible for the design and analysis of several multi-centre trials in the field of cancer therapy, all of which have received external funding, mainly from the British Cancer Research Campaign, but including one trial funded by the N.C.I. I have had a particular interest in the validity of epidemiological research and on specific issues arising out of epidemiological studies. My full curriculum vitae and list of publications are attached.

I have been asked by the Smokeless Tobacco Council to assist you in your consideration of the statistical data as to the issue of whether smokeless tobacco can be classified as a "chemical known to the state to cause cancer" within the meaning of the Safe Drinking Water and Toxic Enforcement Act of

J.D.M.



906 Broadway (Our Lady of Guadalupe)



- No community centers nearby where neighbors meet other neighbors and become friends
- Furthermore, serving these 3 diverse neighborhoods: North Beach, Chinatown and Russian Hill
- Churches have always provided a safe place for community to gather and worship; despite congregations on the decline
- Our Lady of Guadalupe Church is a 15,012 square-foot space. A large and beautiful space, waiting to open her doors.

906.World Cultural Center for the Arts, Education and Culture

Mission

To use this historical church building to unite the diverse community through art, education, and culture.

906.World is dedicated to increasing the quality of life for our community through professional development and personal wellness.

Vision

- A historic landmark is reactivated and open to the public
- Neighbors enjoy this building, participate, interact, share, learn, grow
- An attractive multipurpose center adjusts to the changing needs of the community
- Increase the quality of life for neighbors, local businesses and the neighborhoods

Programming

Professional Development

- Starting New Business
- Marketing & Public Relations
- Organization and Leadership
- Art and Technology

We plan to use 906 Broadway as a Community and Instructional Services facility.

We would like to host: community meetings and other activities that promotes healthy way of living, art & creativity classes, networking events, seminars, lectures, and educational initiatives.

Personal Wellness

- Healing Arts
- Sound Meditation
- Open Mics
- Yoga Classes
- Conscience Collaboration

Program Format

ACTIVITY TYPES

10 Weeks course

1-2 times/week

1 Day workshop /events

Friday, Saturday,
Sunday

2 Hours lectures /classes

Monday - Friday

Health & Wellness Classes

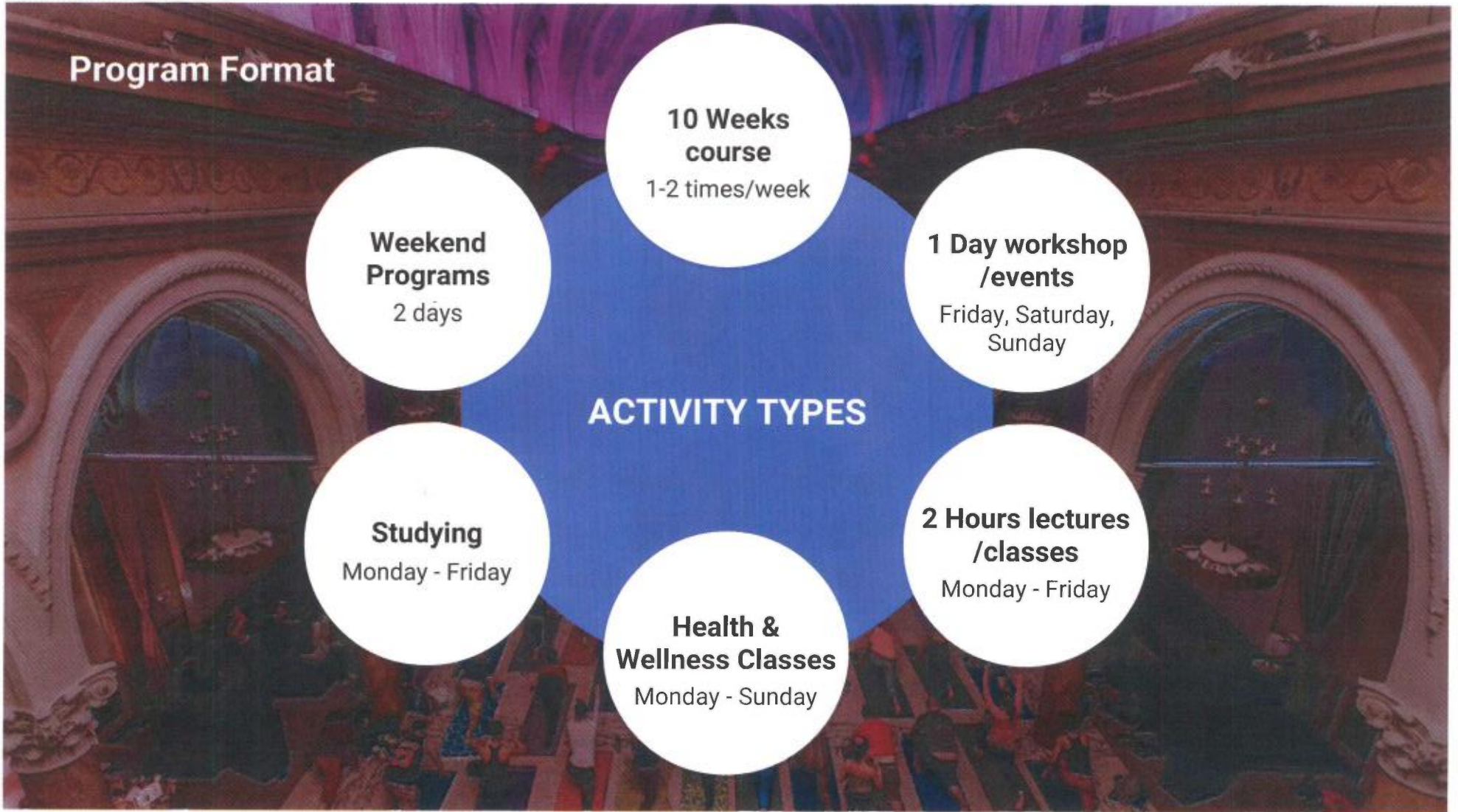
Monday - Sunday

Weekend Programs

2 days

Studying

Monday - Friday



Sample Schedule

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Main Hall	2-4 Chinese Culture Class for Kids	1-2 History Tour	9-5 Community Day	6-8 Environmental Awareness Panel	6-8 Women's Career Development Seminar	8-9:30 Sound Meditation	2-4 Laughing Yoga and Compassionate Communication
Classrooms (opening in Fall)	10am-12 Career Navigation 1-4pm Resumes, Cover Letters	1-4pm Creative Writing	1-4pm Leadership and Emotional Intelligence	1-4pm Intro to Business and Financial Planning	1-4pm Multimedia Studies	1-4pm Art & Expression	10am-12 Graphic Design 1-4pm Networking and Growth Opportunities

Local Educators



Mike Radke

Founder and
Executive Director at
The Ubuntu Lab

"The Ubuntu Lab is reimagining how we learn about ourselves, others, and the world we share. We help people across the globe get ready to live and work together in a diverse, interdependent world by designing and hosting engaging learning experiences that help people better understand themselves, others, and the society they share."



Loriel Starr

Wellness and
Resiliency Coach,
Sound Meditation
Instructor

"All the services and classes that I offer have a common theme of supporting resilience, self-discovery and self-empowerment. Healing could be described as returning home to our inherent sense of resiliency, vitality and well-being. I would be honored to work with you and support your own unique journey home to yourself."



Rennie Saunders

Founder and Executive
Director of Shut Up &
Write and Writing
Partners

Shut Up & Write! is an international writing community providing the resources, accountability, and opportunities writers need to get their writing done and published.

"As we've evolved into a non-profit, I feel even more strongly that people telling their stories to a receptive audience is a pathway to cultural and societal growth."

Project Support | 48 letters of support

- Michaelangelo Molina, Mexican Community
- Daniel Dock, Former North Beach resident
- Larry Brewster, Former Russian Hill resident
- Aurelio Pérez & Jessica Moy Founders and Operators, Enter the Café, Local Business
- Silvestre Santillan, Mexican Community
- Josh Bradshaw, Volunteer Guardian for 1888 Hook and Hastings Pipe Organ
- Megan Gallagher, Owner Mega Aerials Entertainment, Local Business
- Maxie McCoy, Russian Hill resident
- Aida Mendoza, Russian Hill former resident
- Eric Leung, Principal of Jean Parker School
- The Rev. Dr. Joshua, Ng Priest in-charge
- Vas Kiniris, Executive Director Fillmore Merchants Association
- Gloria Diana Ramos, Former President of the Latino Heritage and Landmark Preservation Foundation, Mexican Community
- Simona Asinovski, Founder of Sound Meditation SF
- Molly Goodson, Co-Founder and CEO of The Assembly
- Judy Irving, Telegraph Hill Dwellers
- Lorie Starr, Sound Meditation Guru
- Dan Macchiarina, President of North Beach Business Association
- Henri Karnilowicz, President of San Francisco Council of District Merchants Associations
- Isabell Alzate, Russian Hill Resident
- Jacquelyn N. Reyes, Mexican Community
- Ksenia Shulzhenko, Program Director at The Center SF
- Patrick Chammas, Russian Hill resident

- Mark Amador Moreno, Co-Executive Director Market/Van Ness Neighborhood Association
- Rachel Ball, San Francisco resident
- Peter Donohue, Russian Hill resident
- Sylvia Wu, Russian Hill resident
- Ulvi Rashid, Russian Hill resident
- Sara Blumenfrucht, Sr. Human Resources Manager, Education Outside
- Jim Shein, Shein & Shein Antique & Map, Northbeach resident
- Samara P. Landers, San Francisco resident
- David Van Aken, San Francisco Resident
- Ben Bartlett, Councilmember
- Chana Greene, San Francisco resident
- Cynthia Alexander, San Francisco resident
- Andreas Karelis, Founder and Executive Director of RE-volv
- Lily (XiHua) Hu, Chinatown resident
- Amanda Kavanagh, Bay Area artist
- Alex Vallejo Luce, Mexican Community
- Daria Mashenkova, North Beach resident
- Zarka Popovic, St. Anthony Foundation
- Bruce Eng, Russian Hill resident
- Will Pemble, CEO of Goal Boss
- Rennie Saunders, Founder/CEO Shut Up and Write! and Writing Partners
- Lino A. Ribeiro, Local Artist
- Michael Radke, Co-Founder and Executive Director of The Ubuntu Lab
- Josh Meadow, Director of Operations at Consciousness Hacking
- Kiri Fisher, Owner of The Cheese School of San Francisco
- Sunil Joseph, Certified Laughter Yoga Instructor

Community Outreach Neighbors & Organizations

January
2017

- Official neighborhood meeting

May
2018

- The 130-year anniversary of the Organ

July
2018

- Neighborhood BBQ social

Dec
2018

- Las Mananitas Celebration

09/2018
- present

- Onwards Meet & Greet every Friday

1. North Beach Neighbors
2. Russian Hill Neighbors, Joyce Kucharvy
3. Self Help for the Elderly
4. North Beach Business Association
5. Volunteering at St. Paul's with Mark Bruno
6. Telegraph Hill Dwellers (tour)
7. District Supervisor, Aaron Peskin (meeting)
8. Jean Parker School
9. SF Merchants Association, Henry Karnilowicz
10. Fillmore Merchants Association, Vas Kiniris
11. True Sunshine Church
12. Telegraph Hill Neighborhood Organization
13. Market/Van Ness, Mark Amador Moreno
14. Neighborhood Association
15. SF Beautiful: Darcy Brown, Executive Director
16. FANS de Guadalupe, Gloria Ramos
17. San Francisco Heritage, Mike Buhler
18. RENEW SF, North Beach Citizens, Claudine Cheng
19. North Beach Neighbors: Danny Sauter, President
20. North Beach Business Association: Mike Zwiefelhof

Project Support | Highlights



Jim Schein

Schein & Schein
Antique Map & Prints

As an Upper Grant ave. merchant and 40 year resident of North Beach, I would like to express my unlimited and unwavering support for the stated goals of the group creating new use for 906 Broadway. The need for privately operated neighborhood facilities is an essential cultural support mechanism , for all peoples within the 3 or 4 markedly different neighborhoods surrounding the center within a mile, any direction.



Isabell Alzate

Russian Hill Neighbor

I've been a Russian Hill resident for over three years now, and can say wholeheartedly this would have an incredible impact on our quality of life and become a valuable asset for the community. There is simply nothing else like it at the moment.



Reverend Dr. Joshua Ng

Priest in Charge, Trus
Sunshine Church, Chinatown

Currently as what I observed the neighborhoods of Chinatown lack opportunities that would bring communities together for cultural events or educational classes. For this reason, True Sunshine is expecting and looking forward to see the cultural center to become a valuable asset for the community.

Good Neighbor Measures



Transportation

- Encourage: use public transit, biking and walking
- Potential approval condition: apply for loading zone



Noise

- Follow neighborhood noise regulations
- Scheduling won't start earlier than 10 AM and go later than 10 PM



Garbage

- Janitorial staff will clean inside and on the street
- Non-smoking facility



Liaison

- Staff member at all scheduled classes and gatherings
- Open door policy for neighbours and residents 24/7
- Staff contact info provided to all neighbours

Community Benefits



Landmark

Restoration of a significant landmark in San Francisco

Free History Tours



Gatherings

Quality Time, free Family programming on a bi-weekly basis

Bi-annual celebration of local businesses



Discounts

Discounts for immediate neighbours and nonprofits



Honouring Routes

Annual Community Gatherings on December 12th for the Feast of the Virgin



Education

Professional development and personal wellness classes accessible to all, discounts to direct neighbors



N. Tran

Broadway at Taylor street
San Francisco, CA

March 14, 2018

Planning Commission

Re: Record #: 2018-003593CUA Conditional Use permit. Proposal to establish community facility and instructional services in historical building at 906 Broadway.

Dear Commission Members:

We are writing to express concern around your proposal to change the use of the church at 906 Broadway. While we support the establishment of a community space, many local residents share my concerns that the parameters in the proposed change of use are vague and do not sufficiently limit the scope of what the space will be used for. So far, there have been community events hosted there, as well as technology-focused conferences (which do not align the idea of a community space). As it is given in the proposal, the phrase "retail education" is far too broad to ensure that the neighborhood and community are best served. Unforeseen use of this space could 1) take away from general livability and already-scarce parking availability of the surrounding neighborhood, 2) reduce the availability of said space for other uses not related to technology and retail education, and 3) severely erode the residential character and charm of this neighborhood.

The Community whom this space is meant to serve must have more say in how this space is designated and how it is used. A so called 'community' "pre-application" meeting was held without notification to residents on the very same block as the church.

Training local people in technology is a valid pursuit, but not at the expense of the livability of the Russian Hill local residential neighborhood.

I propose the following:

- 1) Stricter explicit controls on allowed usage of the space, including approvals of events by members of the neighborhood.

-
- 2) Periodic evaluation of the space and its usage history preceding any reinstatement of permitting, including a MINIMUM of ten (10) residents of the neighborhood present at any such hearing
 - 3) Provisional permit to move forward with the applicant's proposed plan for usage, which provides community members the opportunity to see how Startup Temple, Inc. will actually be using the space. Before reinstatement of permitting, community members must have the opportunity to evaluate if Startup Temple/906World's events are in alignment with the proposal or to revise the use if there are unforeseen negative impacts to the community.

Our sole aim is to preserve quality of life for local residents. Technology is ubiquitous, but we must also maintain degrees of separation between it and the families and children of our neighborhood.

Sincerely,

Neighborhood Residents of Broadway & Taylor streets

3/14/19

L. Ajello



A PROFESSIONAL LAW CORPORATION

500 Sutter Street, Suite 300
San Francisco, CA 94102
T: 415.398.8308
F: 415.236.6063
www.ccdlaws.com

JOHN CHOW, ESQ.
jchow@ccdlaws.com

March 13, 2019

Laura Ajello, Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
laura.ajello@sfgov.org

RE: Building Permit Application Number: 201805159092
Issue Date: May 15, 2018
Permit Holder: Chick Chuen Wong
Subject Property: 754 35th Avenue, San Francisco

Dear Ms. Ajello,

I write as a follow-up to my voicemail to you earlier today. As you know, the permit holder, through his architect Jeremy Schaub, and I, on behalf of the concerned neighborhood, have been meeting and conferring since the Planning Commission hearing was continued from February 28, 2019 to March 14, 2019. Please forward this letter to the Planning Commission in preparation for this March 14th hearing.

I recognize that this is a long letter with many attachments. However, it is imperative for the Planning Commission to be comprehensively well-informed in order to make a fair and just decision. There are many neighbors appealing/protesting this building permit for good reason (please refer to my prior submittal to the Planning Commission on February 13, 2019 in preparation for the originally scheduled February 28, 2019 hearing, which included 10 letters from members of the community who live in close proximity to the Subject Property). The permit holder should also be held accountable by their intentional misconduct in ignoring neighbors' concerns and attempts to circumvent the permitting process by performing work beyond the scope of permits under the guise of other permits.

It is also important for the Planning Commission to understand what has transpired since we were first advised of this continuance on February 15, 2019:

- February 20, 2019: I advised Mr. Schaub that my clients would be amenable to meeting with him and the permit holder after they provide substantive responses to our 14 items of concern (Exhibit A).

- February 25, 2019: Mr. Schaub provided non-substantive responses to my clients' 14 items of concern (Exhibit B).
- March 5, 2019: I provided Mr. Schaub with further clarification from the community, synthesizing all of their concerns, in a good faith effort to promote understanding (Exhibit C).
- March 6, 2019: Mr. Schaub provided me with no responses to my March 5, 2019 letter. Instead, he proposed to meet March 11 to March 13, 2019 (Exhibit D).
- March 7, 2019: I proposed meeting with Mr. Schaub at his office (Exhibit E).
- March 11, 2019: I met with Mr. Schaub and permit holder's son Rick Wong at Mr. Schaub's office.

On March 11, 2019 meeting, the parties went over each of the below 14 items of concerns stated in my March 5, 2019 letter.

1. Design of front building

Permit holder's views:

Design was developed and approved with and by Planning staff through an extensive review process. We prefer a modern aesthetic expression and will not propose changes to the design of the front of the building.

Community input:

Please consider this thought – regardless of your preference for a modern aesthetic expression, you do not and will not be occupying this residence, so we reiterate:

Due to the topographical rise on our street, the proposed front building will tower over the existing two-story and three-story homes down the hill. The proposed front building's significant height and new-age contemporary design shows little attempt to "join" the neighborhood and contrasts strikingly to the existing homes that are lovingly maintained and a desirable destination for foot traffic.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

2. Height and length of front building

Permit holder's views:

The neighborhood has 4 story structures sprinkled throughout the area.

Community input:

The "sprinkling" of four story structures in this neighborhood is an average of one (1) per every two (2) blocks and most occur on side streets or at corners. On our street from Balboa to Cabrillo Streets on 35th Avenue, there is only one 4-story structure and it is questionable whether it was done with a permit. If this proposed front building is allowed, this will set a dangerous precedent for this block that other developers can follow and will forever alter the character of the neighborhood.

Permit holder's views:

We are now proposing a reduction of 1'-6" from the total building height.

Community input:

Regarding the overall height of the proposed front building, the scale of the building relative to its neighbors, is not only overbearing and out of character for the neighborhood, but will also negatively impacts the sunlight on the block. Also, the extra ten (10) feet will obfuscate ocean views from neighbors on 34th Avenue.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

3. Reduced sunlight

Permit holder's views:

The proposed building only shades our yard and that of 750 35th Avenue.
We are still developing the shadow model, but hope to have it for our meeting.

Community input:

Due to its overall size, the proposed front building shades not only the space between the proposed front building and the existing rear building, but also shades the adjacent buildings and backyard to the north, backyard to the east, and front building on the west-side of 35th Avenue.

Post-meeting conclusion:

The permit holder conceded that there would be reduced sunlight for 760 35th Avenue. The permit holder is unwilling to make any changes.

4. Roof access stair and 4th floor deck

Permit holder's views:

The unoccupied roof is accessed for maintenance purposes by an open stair. The stair is a building code requirement. No stair penthouse is provided.
4th floor deck conforms to latest Planning Commission standards for roof decks, which reduces the extent of what was previously allowed.

Community input:

The southern side of proposed 4th floor deck creates a privacy issue with compromising bedroom privacy in the adjacent 760 35th Avenue building. To mitigate privacy concern, we ask the 4th floor deck to be set back at least 10'-0" from the side property line. We also wish to confirm that the permit holder will not install any railing on the unoccupied roof.

Post-meeting conclusion:

The permit holder is not willing to set the 4th floor deck back, but did confirm that there will be no railing on the roof.

5. Windows placement

Permit holder's views:

Newly proposed windows facing our neighbors are obscured.

Windows at rear cottage at property line can be altered, subject to study.

Community input:

There are 5 windows in the proposed front building (1 window on the 4th floor, 2 windows on the 3rd floor, and 2 windows in the 2nd floor) that invade the bedroom privacy in the adjacent 760 35th Avenue building. Even with obscure glass, the opening and closing of the windows will create unwanted viewing of residents in the adjacent 760 35th Avenue building and thus removing bedroom privacy. Request permit holder and architect add skylights, in place of these proposed 5 windows.

Post-meeting conclusion:

The permit holder will not consider adding skylights, in place of these proposed 5 windows.

In the spirit of compromise, in place of the 5 proposed windows facing 760 35th Avenue that compromise bedroom privacy, we propose that the permit holder strategically place a light well. Within the light well, the permit holder could add windows that face east or west that avoid a direct line of vision to the next door neighbor's bedrooms.

6. Privacy concerns

Permit holder's views:

The space between buildings is primarily visible and usable by building occupants. We will consider increasing landscaping for screening at property line of adjacent neighbors. We will consider providing some planters along the front of the deck for screening purposes. The deck is set back 5-0" from the side property line.

Community input:

See previous "community input," in numbers 4 and 5.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

7. Variance and CU requests

Permit holder's views:

Exposure variance is response to technical planning code for exposure. No expanded entitlement results from this variance. Planning staff supports.

CU is to allow additional units on a larger lot. This is fully Code compliant, but does require a CU. Expansion of housing stock is a city wide goal. Planning staff supports.

Community input:

While expansion of house stock is a "city wide goal," it should not be done in a manner that is detrimental to the neighborhood, as a whole. The proposed front building creates a number of concerns for the neighborhood, including parking congestion, privacy, reduced sunlight, aesthetics, fire safety, and structural building damages.

Residential neighborhoods like ours are home to many elderly and disabled residents, who need street parking for themselves and their caretakers. Creating a combined total of eleven (11)

bedrooms in both the front and rear buildings will increase the number of cars to an already over impacted neighborhood. We do not suppose future residents of 754 will be any different. Three (3) units suggest at least six (6) cars and your drawings provide parking effectively for two (2) cars.

The lack of parking in our neighborhood, and the Richmond District, affects quality of life and without a thoughtful plan could contribute to animosity for residents and further frustration for visitors to Balboa Street who use our block to park.

Without demanding a long-term, viable parking plan in buildings on properties in our neighborhood, and the Richmond District, current and future developers will erode the livability of our neighborhood.

Setting such a precedent would encourage more developers to ignore neighborhood parking congestion in their building proposals. Many people in our neighborhood are car dependent for their lives and livelihood.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

8. Combined total number of bedrooms in both front and rear buildings

Permit holder's views:

Additional dwelling units and family sized units are city wide goals.

Community input:

After reviewing your latest drawings, it would appear that there will be a combined total of 11 bedrooms. The neighborhood feels that this will set a dangerous precedent. As other developers follow your example, we feel that over time, this will destroy our family-oriented neighborhood that many of us have treasured over the many years and lovingly refer to as "our home."

Post-meeting conclusion:

We believe the permit holder has always intended to have a combined total of 11 bedrooms, but now states that there will be a combined total of 10 bedrooms, with the existing garage in the rear building being converted into a 432 sq ft family room, instead of a bedroom. Given the history of the permit holder strategically and methodically effecting change over time, we believe an 11th bedroom will ultimately be partitioned from this 432 sq ft family room.

9. Amount of parking

Permit holder's views:

Comments reference 2 parking spaces, but in actuality 3 spaces are provided. Planning staff supports this parking count.

Community input:

Although the drawings show three (3) parking spaces, the dimensions used in the drawings demonstrate that one cannot open a car door to get out of any of the parked cars. The three cars will only fit in the garage, only if people stay in the cars and do not plan on opening the doors.

Also, there is not enough parking for the expected number of residents for a property lot containing eleven (11) bedrooms. There would greatly exacerbate the already challenging street parking situation in the neighborhood. Although this is a residential neighborhood, we are greatly impacted from businesses on Balboa Street; shopper and diners often park on our 35th Avenue block for several hours, preferring our unmetered parking spaces.

Post-meeting conclusion:

The garage is very tight for 3 cars; people will have difficulty opening car doors, when all 3 cars are parked in the garage. The plan to eliminate the existing garage in the rear building will remove what would have been a much needed parking space.

10. Preservation of existing driveway

Permit holder's views:

We studied this idea in the beginning, but it is much less space efficient. Planning staff only supports 1 parking space per unit.

Community input:

Less space efficient for whom? The neighborhood is already struggling with parking.

To help mitigate parking congestion, we feel that the current driveway from the street to the existing rear building should be preserved. The driveway can add useful additional parking for the future occupants in both the proposed front building and the existing rear building.

In the event of a fire, fire safety personnel will have direct access from the streets to respond to residents and put out fires originating from the existing rear building, only if the existing driveway is preserved.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

11. Preservation of rear building garage

Permit holder's views:

We studied this idea in the beginning, but it is much less space efficient. Planning staff only supports 1 parking space per unit.

Community input:

Less space efficient for whom? The neighborhood is already struggling with parking.

The preservation of the rear building garage will provide an additional parking space, which is especially important, given the expected number of occupants in the property lot.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

12. Fire safety of rear building

Permit holder's views:

The rear building is currently being upgraded, and will fully comply with the building code.

Community input:

There has been no exterior drywall applied between the 754 & 760 35th Avenue buildings.

In the event of a fire or emergency, fire safety personnel will have direct access from the streets to evacuate residents and to put out fires originating from the existing rear building, only if the existing driveway is preserved.

Since the existing rear building is physically connected to the adjacent 760 35th Avenue building, the preservation of the existing driveway is also critical in giving fire safety personnel access to put out fires in the adjacent 760 35th Avenue building that were caused by fires in the existing rear building.

Our concern is not the existing condition of the rear building, but access for fire safety personnel. Our neighborhood would be in jeopardy if the access to the rear building is limited to only through the front building, i.e. three residences, the number of people, potential fire or emergency, etc.

Post-meeting conclusion:

The permit holder is unwilling to make any changes.

13. Structural engineering

Permit holder's views:

Licensed structural engineer will be used for addenda and structural design will be reviewed by DBI structural engineers.

See movement mitigation below.

Community input:

During this past May and June in 2018 major work was done to the existing rear building. During this time, the neighbors living at the 760 35th Ave building experienced ground-shaking construction vibrations that shook and damaged their home. Many cubic yards of dirt in the backyard were removed. The entire existing foundation of the existing rear building was demolished and removed. Neighbors have recorded evidence which captured the use of heavy machinery including a bulldozer and multiple dump trucks carrying extremely heavy loads of dirt and construction debris along the existing driveway. Unfortunately, these activities caused both extensive exterior and interior damages to their property.

Therefore, we feel that a comprehensive structural engineering report is needed:

- (1) to assess the structural integrity of all adjacent properties;
- (2) to recommend remedial actions to repair and fix building damages and other structures, as a result of work done to the existing rear building in recent months;
- (3) to assess the likelihood of property damage to nearby buildings from the construction work needed to erect the proposed front building; and

(4) to recommend appropriate seismic upgrades to protect all adjacent properties from construction work needed to erect the proposed front building

Post-meeting conclusion:

The permit holder will consider, but will not commit to retaining a structural engineer. The permit holder does not acknowledge that any of its construction activities to the existing rear building caused damages to the 760 35th Avenue building. The permit holder may decide to accept responsibility for damages to the 760 35th Avenue building, if the owners of the 760 35th Avenue building can substantiate damages sustained as a direct effect of the permit holder's construction activities to the existing rear building.

The 760 35th Avenue building was purchased by its current owners on December 1, 2015. Below are a number of facts that attest to the condition of the 760 35th Avenue building.

(1) When this property was listed on October 2, 2015 on MLS, the building was marketed as having "Recently repainted interior & exterior" (Exhibit F – for sale flyer).

(2) In the Wood Destroying Pests and Organisms Inspection Report on October 1, 2015, the inspector noted that building had "No cracks, stains or other conditions were noted on exterior surfaces at this time" (Exhibit G – page 4).

(3) In the General Contractors Inspection Service Property (GCIS) Inspection Report on October 2, 2015, the inspector noted the following:

Foundation (Exhibit H – page 6)

Alterations/repairs evident: None observed

Foundation cracks observed: None observed

Surface spalling: None observed

Concrete crumbling: None observed

Interior/Walls/Floors/Doors (Exhibit H – page 8)

Floors deteriorated/damaged: None observed

Ceiling/Wall/Door damage: None observed

Roofing and Waterproofing (Exhibit H – page 15)

Skylight leakage/damage observed: None observed

Ceiling leakage observed: None observed

Wall leakage observed: None observed

Roof defects: None observed

Window reglazing/caulking/flashing needed: No

Grounds/Pavement (Exhibit H – page 16)

Sidewalk/driveway damage: None observed

In addition, the GCIS Inspection Report did review the condition of the exterior siding. All the exterior siding was inspected. The only noted problem was on the exterior east side, there is a hole in the upper level mineral shingle siding. There is no mention of cracks in any exterior siding. There is also no mention of any displaced, loose siding panels.

Furthermore, the exterior windows, doors, and garage door were inspected as well. There is no mention of cracks.

(4) Besides the 17 photos illustrating building damages already submitted to the Planning Commission, the owners of the 760 35th Avenue building would like to submit an additional 9 photos for the Planning Commission to review (Exhibit I).

The permit holder has a history of intentionally disregarding the neighbor's concerns related to construction activities performed at 754 35th Avenue

On May 6, 2018, early into the permit holder's construction activities to the existing rear property, the owners of 760 35th Avenue expressed their concerns about damages caused by the construction activities at 754 35th Avenue to Mr. Schaub (Exhibit J). On May 7, 2018, Mr. Schaub responded with "I will forward your concerns to the owners". On June 22, 2018, I sent the permit holder and Mr. Schaub a letter expressing my client's concerns. (Exhibit K). Mr. Schaub responded by email that same day stating "My firm is working with the Wong family on the construction of the new building, and we're not familiar with the scope of work for the existing building" (Exhibit L). On June 25, 2018, I asked Mr. Schaub for clarification on when and how did he forward my client's concerns to the permit holder (Exhibit M, page 2). Because I did not receive any response, I sent Mr. Schaub a follow-up email on June 27, 2018, to which he responded, "For the third time, we are not involved in the construction at the rear. I did inform the owners about your clients' concerns, which I believe you've also communicated. We additionally had a dialog with Rachel and Philip at our neighborhood meeting on May 14th, as that issue is best discussed between the property owners" (Exhibit M, page 1). My clients informed me that their concerns were not addressed at the May 14th meeting, which was only a pre-application meeting related to the front building.

Because my client's concerns were ignored on May 14, 2018, the owners of the 760 35th Avenue building filed a complaint regarding the activities occurring at the existing rear building with Department of Building Inspection reporting "potential building collapse due to nature of work done" (Exhibit N). The owners met with Inspector Chan, who said that the permit holder has the permits to do work in the existing rear building. Any damages to the 760 35th Avenue building as a result of the activities occurring at the existing rear building is a civil matter that Inspector Chan has no jurisdiction over.

Given all that has occurred, the owners of the 760 35th Avenue request that a structural engineer be retained to make a formal assessment of their entire building, to recommend remedial action to repair and fix all building damages, and to recommend appropriate seismic upgrades to protect the 760 35th Avenue building from the construction work needed to erect the proposed front building.

14. Adjacent property damages and impacts

Permit holder's views:

We will consider offering to repair cracks and paint neighbor's wall directly adjacent for walls that continue to be exposed.

We request the opportunity to develop a photographic record of the exterior and interior of adjacent houses as documentation of existing conditions.

We will consider installing survey monuments at adjacent houses to document any movement

Community input:

The damages caused by recent work to the existing rear building this past May and June in 2018 goes far beyond the adjacent neighbors' wall of the 760 35th Avenue building. The demolition and removal of the entire existing foundation of the existing rear building, along with heavy loaded pile driving, generated ground-shaking construction vibrations, which caused extensive exterior and interior damages to multiple walls throughout the house. Besides the extensive exterior and interior wall damages, there are skylight frame damages, window frame damages, door frame damages, cracked siding panels, displaced siding panels and trims, exterior wall stucco damages, foundation wall damages, support column damages, concrete driveway damages, concrete curb damages, and garage door damages.

Therefore, the neighbors at the 760 35th Ave building request that the permit holder retain a structural engineer to prepare a comprehensive structural engineering report:

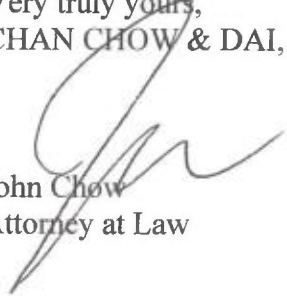
- (1) to assess the structural integrity of all adjacent properties;
- (2) to recommend remedial actions to repair and fix building damages and other structures, as a result of work done to the existing rear building in recent months, which will be performed by a contractor of the neighbors' choosing;
- (3) to assess the likelihood of property damage to nearby buildings from the construction work needed to erect the proposed front building; and
- (4) to recommend appropriate seismic upgrades to protect all adjacent properties from construction work needed to erect the proposed front building, which will be performed by a contractor of the neighbors' choosing

Post-meeting conclusion:

See previous "post-meeting conclusion," in number 13.

Thank you for your attention to this matter. We look forward to the Planning Commission appreciating and addressing our concerns at the March 14th hearing.

Very truly yours,
CHAN CHOW & DAI, P.C.



John Chow
Attorney at Law

Enclosures: As described.

EXHIBIT A

From: **John Chow** jchow@ccdlaws.com
Subject: Re: 754 35th Ave - Letter to Neighbors
Date: February 20, 2019 at 6:37 PM
To: Jeremy Schaub jeremy@slasf.com
Cc: Ajello, Laura (CPC) laura.ajello@sfgov.org, Wong Construction wongconstructioninc@gmail.com, My My Ly mymy@slasf.com, Man Yip Li manyip@slasf.com, Mei Lam mei@gabrielngarchitects.com, Gabriel Ng gabriel@gabrielngarchitects.com, Danny Lee danny@slasf.com

Dear Mr. Schaub,

I write in response to your February 14, 2019 letter in relation to the above-referenced matter.

In prior correspondence, my clients have already explained in much detail and at great lengths what their concerns are. My clients are amenable to meeting with you and the permit holder. However, before doing so, they would like to know how the permit holder intends to address their many concerns:

1. Design of front building
2. Height and length of front building
3. Reduced sunlight
4. Roof access stair and 4th floor deck
5. Windows placement
6. Privacy concerns
7. Variance and CU requests
8. Combined total number of bedrooms in both front and rear buildings
9. Amount of parking
10. Preservation of existing driveway
11. Preservation of rear building garage
12. Fire safety of rear building
13. Structural engineering
14. Adjacent property damages and impacts

After receiving substantive responses to each of these items, we would be happy to schedule a time to meet at the subject property. It is important to receive the permit holder's proposed resolutions prior to meeting, so that we could make the meeting more productive.

I look forward to your prompt response.

JOHN CHOW | Partner
CHAN CHOW & DAI, P.C. | Attorneys at Law

500 Sutter Street, Suite 300
San Francisco, CA 94102
T. 415.398.8308 | F. 415.236.6063
jchow@ccdlaws.com
www.ccdlaws.com

San Francisco • Oakland • San Jose

Please consider the environment before printing this email.

On Feb 14, 2019, at 4:57 PM, Jeremy Schaub <jeremy@slasf.com> wrote:

Mr. Chow-

Please review our attached letter and let us know when you might be able to meet. Thanks for your attention to this.

Jeremy Schaub, Principal Architect
Schaub | Ly | Architects, Inc.

Formerly Gabriel Ng + Architects, Inc.

1360 9th Avenue, Suite 210 | San Francisco, CA 94122

| 415.682.8060 x 103 | www.slast.com

| <754 35th Ave - 2-14-19 Letter to Neighbors.pdf>

EXHIBIT B

From: **Jeremy Schaub** jeremy@slasf.com
Subject: Re: 754 35th Ave - Letter to Neighbors
Date: February 25, 2019 at 8:30 PM
To: John Chow jchow@ccdlaws.com
Cc: Ajello, Laura (CPC) laura.ajello@sfgov.org, Wong Construction wongconstructioninc@gmail.com, My My Ly mymy@slasf.com, Man Yip Li manyip@slasf.com, Mei Lam mei@gabrielngarchitects.com, Gabriel Ng gabriel@gabrielngarchitects.com, Danny Lee danny@slasf.com

Mr. Chow-

We have been evaluating your comments and questions, and hope that we can have a good dialogue going forward. It is my sincere hope that we can get together and discuss these items and more. I've also included a revised PDF, so that we are sure to be discussing the same set of drawings. Please note that this features a height reduction of 1'-6". As noted in my earlier letter, we have continued the Planning Commission hearing to March 14th. The neighbors should receive a new notification to that effect.

Below are my responses in red:

1. Design of front building
 - Design was developed and approved with and by Planning staff through an extensive review process.
 - We prefer a modern aesthetic expression and will not propose changes to the design of the front of the building.
2. Height and length of front building
 - The neighborhood has 4 story structures sprinkled throughout the area.
 - We are now proposing a reduction of 1'-6" from the total building height.
3. Reduced sunlight
 - The proposed building only shades our yard and that of 750 35th Avenue.
 - We are still developing the shadow model, but hope to have it for our meeting.
4. Roof access stair and 4th floor deck
 - The unoccupied roof is accessed for maintenance purposes by an open stair. The stair is a building code requirement. No stair penthouse is provided.
 - 4th floor deck conforms to latest Planning Commission standards for roof decks, which reduces the extent of what was previously allowed.
5. Windows placement
 - Newly proposed windows facing our neighbors are obscured.
 - Windows at rear cottage at property line can be altered, subject to study.
6. Privacy concerns
 - The space between buildings is primarily visible and usable by building occupants. We will consider increasing landscaping for screening at property line of adjacent neighbors.
 - We will consider providing some planters along the front of the deck for screening purposes. The deck is set back 5'-0" from the side property line.
7. Variance and CU requests
 - Exposure variance is response to technical planning code for exposure. No expanded entitlement results from this variance. Planning staff supports.
 - CU is to allow additional units on a larger lot. This is fully Code compliant, but does require a CU. Expansion of housing stock is a city wide goal. Planning staff supports.
8. Combined total number of bedrooms in both front and rear buildings
 - Additional dwelling units and family sized units are city wide goals.
9. Amount of parking
 - Comments reference 2 parking spaces, but in actuality 3 spaces are provided. Planning staff supports this parking count.

10. Preservation of existing driveway

- We studied this idea in the beginning, but it is much less space efficient.

Planning staff only supports 1 parking space per unit.

11. Preservation of rear building garage

- We studied this idea in the beginning, but it is much less space efficient.

Planning staff only supports 1 parking space per unit.

12. Fire safety of rear building

- The rear building is currently being upgraded, and will fully comply with the building code.

13. Structural engineering

- Licensed structural engineer will be used for addenda and structural design will be reviewed by DBI structural engineers.
- See movement mitigation below.

14. Adjacent property damages and impacts

- We will consider offering to repair cracks and paint neighbor's wall directly adjacent for walls that continue to be exposed.
- We request the opportunity to develop a photographic record of the exterior and interior of adjacent houses as documentation of existing conditions.
- We will consider installing survey monuments at adjacent houses to document any movement

Jeremy Schaub, Principal Architect

Schaub | Ly | Architects, Inc.

Formerly Gabriel Ng + Architects, Inc.

1360 9th Avenue, Suite 210 | San Francisco, CA 94122

415.682.8060 x 103 | www.slasf.com

On Wed, Feb 20, 2019 at 6:37 PM John Chow <jchow@ccdlaws.com> wrote:

Dear Mr. Schaub,

I write in response to your February 14, 2019 letter in relation to the above-referenced matter.

In prior correspondence, my clients have already explained in much detail and at great lengths what their concerns are. My clients are amenable to meeting with you and the permit holder. However, before doing so, they would like to know how the permit holder intends to address their many concerns:

1. Design of front building
2. Height and length of front building
3. Reduced sunlight
4. Roof access stair and 4th floor deck
5. Windows placement
6. Privacy concerns
7. Variance and CU requests
8. Combined total number of bedrooms in both front and rear buildings
9. Amount of parking
10. Preservation of existing driveway
11. Preservation of rear building garage
12. Fire safety of rear building
13. Structural engineering
14. Adjacent property damages and impacts

After receiving substantive responses to each of these items, we would be happy to schedule a time to meet at the subject property. It is important to receive the permit holder's proposed resolutions prior to meeting, so that we could make the meeting more productive.

I look forward to your prompt response.

JOHN CHOW | Partner
CHAN CHOW & DAI, P.C. | Attorneys at Law

500 Sutter Street, Suite 300
San Francisco, CA 94102
T. 415.398.8308 | F. 415.236.6063
jchow@ccdlaws.com
www.ccdlaws.com

San Francisco • Oakland • San Jose
Please consider the environment before printing this email.

On Feb 14, 2019, at 4:57 PM, Jeremy Schaub <jeremy@slasf.com> wrote:

Mr. Chow-

Please review our attached letter and let us know when you might be able to meet. Thanks for your attention to this.

Jeremy Schaub, Principal Architect
Schaub | Ly | Architects, Inc.

Formerly Gabriel Ng + Architects, Inc.

1360 9th Avenue, Suite 210 | San Francisco, CA 94122

415.682.8060 x 103 | www.slasf.com

| <754 35th Ave - 2-14-19 Letter to Neighbors.pdf>



754 35th Ave - Permit
Set 2-25-19.pdf

EXHIBIT C



A PROFESSIONAL LAW CORPORATION

500 Sutter Street, Suite 300
San Francisco, CA 94102
T: 415.398.8308
F: 415.236.6063
www.ccdlaws.com

JOHN CHOW, ESQ.
jchow@ccdlaws.com

March 5, 2019

VIA PRIORITY MAIL
FOLLOWED BY EMAIL

Jeremy Schaub
Schaub Ly Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
jeremy@slasf.com

RE: Building Permit Application Number: 201805159092
Issue Date: May 15, 2018
Permit Holder: Chick Chuen Wong
Subject Property: 754 35th Avenue, San Francisco

Dear Mr. Schaub,

We provide our responses below to the views you and the permit holder have expressed in your February 25, 2019 email. We are open to meeting with you and the permit holder prior to the March 14, 2019 Planning Commission hearing, after receiving your proposed resolutions to our responses below. However before sharing our responses, the neighborhood would like to point out the following:

First, the architectural drawings attached to your February 25, 2019 email is inaccurate or is otherwise not current for the existing rear building. Although the drawings refer to a "crawl space" in the rear building, we believe that this space has already been dug out and converted into a remodeled living space. While plans were submitted for the front building in May 15, 2018, two permits were pulled beforehand that greatly altered the existing rear building, in the months after. Specifically, in February 6, 2018, a permit for the existing rear building was pulled to interior remodel the 1st and 2nd floor, to relocate the kitchen, and to add one bath. Then on May 2, 2018, a permit for the existing rear building was pulled to interior remodel at garage level to include one bedroom and a full bath as well as to replace existing foundation.

Second, this lack of transparency appears intentional and strategic to hide the substantial amount of construction done to the existing rear building, while the front building proposal was being reviewed by the Planning Department. In addition, we believe the garage is being readied for an additional dwelling unit, since there is new excavation and a patio pour six feet below grade at the existing garage level.

Third, we are not opposed to change, but we are hoping for change that makes sense for this neighborhood. Accordingly, we ask the Permit Holder to abandon the request for the 20-foot space between the proposed front building and existing rear building. We also request that the proposed number of residences in the front building be reduced, from two (2) to one (1). Both the existing driveway and existing garage in the rear building should remain to accommodate parking for the

inhabitants in both the proposed front building and the existing rear building. Thus, both the front and rear buildings would have adequate parking as well as sufficient access for fire safety personnel.

Below are comments from the neighborhood community, in response to the views you and the permit holder have expressed related to the topics:

1. Design of front building

Permit holder's views:

Design was developed and approved with and by Planning staff through an extensive review process. We prefer a modern aesthetic expression and will not propose changes to the design of the front of the building.

Community input:

Please consider this thought – regardless of your preference for a modern aesthetic expression, you do not and will not be occupying this residence, so we reiterate:

Due to the topographical rise on our street, the proposed front building will tower over the existing two-story and three-story homes down the hill. The proposed front building's significant height and new-age contemporary design shows little attempt to "join" the neighborhood and contrasts strikingly to the existing homes that are lovingly maintained and a desirable destination for foot traffic.

2. Height and length of front building

Permit holder's views:

The neighborhood has 4 story structures sprinkled throughout the area.

Community input:

The "sprinkling" of four story structures in this neighborhood is an average of one (1) per every two (2) blocks and most occur on side streets or at corners. On our street from Balboa to Cabrillo Streets on 35th Avenue, there is only one 4-story structure and it is questionable whether it was done with a permit. If this proposed front building is allowed, this will set a dangerous precedent for this block that other developers can follow and will forever alter the character of the neighborhood.

Permit holder's views:

We are now proposing a reduction of 1'-6" from the total building height.

Community input:

Regarding the overall height of the proposed front building, the scale of the building relative to its neighbors, is not only overbearing and out of character for the neighborhood, but will also negatively impacts the sunlight on the block. Also, the extra ten (10) feet will obfuscate ocean views from neighbors on 34th Avenue.

3. Reduced sunlight

Permit holder's views:

The proposed building only shades our yard and that of 750 35th Avenue. We are still developing the shadow model, but hope to have it for our meeting.

Community input:

Due to its overall size, the proposed front building shades not only the space between the proposed front building and the existing rear building, but also shades the adjacent buildings and backyard to the north, backyard to the east, and front building on the west-side of 35th Avenue.

4. Roof access stair and 4th floor deck

Permit holder's views:

The unoccupied roof is accessed for maintenance purposes by an open stair. The stair is a building code requirement. No stair penthouse is provided.

4th floor deck conforms to latest Planning Commission standards for roof decks, which reduces the extent of what was previously allowed.

Community input:

The southern side of proposed 4th floor deck creates a privacy issue with compromising bedroom privacy in the adjacent 760 35th Avenue building. To mitigate privacy concern, we ask the 4th floor deck to be set back at least 10'-0" from the side property line. We also wish to confirm that the permit holder will not install any railing on the unoccupied roof.

5. Windows placement

Permit holder's views:

Newly proposed windows facing our neighbors are obscured.

Windows at rear cottage at property line can be altered, subject to study.

Community input:

There are 5 windows in the proposed front building (1 window on the 4th floor, 2 windows on the 3rd floor, and 2 windows in the 2nd floor) that invade the bedroom privacy in the adjacent 760 35th Avenue building. Even with obscure glass, the opening and closing of the windows will create unwanted viewing of residents in the adjacent 760 35th Avenue building and thus removing bedroom privacy. Request permit holder and architect add skylights, in place of these proposed 5 windows.

6. Privacy concerns

Permit holder's views:

The space between buildings is primarily visible and usable by building occupants. We will consider increasing landscaping for screening at property line of adjacent neighbors.

We will consider providing some planters along the front of the deck for screening purposes. The deck is set back 5'-0" from the side property line.

Community input:

See previous "community input," in numbers 4 and 5.

7. Variance and CU requests

Permit holder's views:

Exposure variance is response to technical planning code for exposure. No expanded entitlement results from this variance. Planning staff supports.

CU is to allow additional units on a larger lot. This is fully Code compliant, but does require a CU.

Expansion of housing stock is a city wide goal. Planning staff supports.

Community input:

While expansion of house stock is a "city wide goal," it should not be done in a manner that is detrimental to the neighborhood, as a whole. The proposed front building creates a number of concerns for the neighborhood, including parking congestion, privacy, reduced sunlight, aesthetics, fire safety, and structural building damages.

Residential neighborhoods like ours are home to many elderly and disabled residents, who need street parking for themselves and their caretakers. Creating a combined total of eleven (11) bedrooms in both

the front and rear buildings will increase the number of cars to an already over impacted neighborhood. We do not suppose future residents of 754 will be any different. Three (3) units suggest at least six (6) cars and your drawings provide parking effectively for two (2) cars.

The lack of parking in our neighborhood, and the Richmond District, affects quality of life and without a thoughtful plan could contribute to animosity for residents and further frustration for visitors to Balboa Street who use our block to park.

Without demanding a long-term, viable parking plan in buildings on properties in our neighborhood, and the Richmond District, current and future developers will erode the livability of our neighborhood.

Setting such a precedent would encourage more developers to ignore neighborhood parking congestion in their building proposals. Many people in our neighborhood are car dependent for their lives and livelihood.

8. Combined total number of bedrooms in both front and rear buildings

Permit holder's views:

Additional dwelling units and family sized units are city wide goals.

Community input:

After reviewing your latest drawings, it would appear that there will be a combined total of 11 bedrooms. The neighborhood feels that this will set a dangerous precedent. As other developers follow your example, we feel that over time, this will destroy our family-oriented neighborhood that many of us have treasured over the many years and lovingly refer to as "our home."

9. Amount of parking

Permit holder's views:

Comments reference 2 parking spaces, but in actuality 3 spaces are provided. Planning staff supports this parking count.

Community input:

Although the drawings show three (3) parking spaces, the dimensions used in the drawings demonstrate that one cannot open a car door to get out of any of the parked cars. The three cars will only fit in the garage, only if people stay in the cars and do not plan on opening the doors.

Also, there is not enough parking for the expected number of residents for a property lot containing eleven (11) bedrooms. There would greatly exacerbate the already challenging street parking situation in the neighborhood. Although this is a residential neighborhood, we are greatly impacted from businesses on Balboa Street; shopper and diners often park on our 35th Avenue block for several hours, preferring our unmetered parking spaces.

10. Preservation of existing driveway

Permit holder's views:

We studied this idea in the beginning, but it is much less space efficient. Planning staff only supports 1 parking space per unit.

Community input:

Less space efficient for whom? The neighborhood is already struggling with parking.

To help mitigate parking congestion, we feel that the current driveway from the street to the existing rear building should be preserved. The driveway can add useful additional parking for the future occupants in both the proposed front building and the existing rear building.

In the event of a fire, fire safety personnel will have direct access from the streets to respond to residents and put out fires originating from the existing rear building, only if the existing driveway is preserved.

11. Preservation of rear building garage

Permit holder's views:

We studied this idea in the beginning, but it is much less space efficient. Planning staff only supports 1 parking space per unit.

Community input:

Less space efficient for whom? The neighborhood is already struggling with parking.

The preservation of the rear building garage will provide an additional parking space, which is especially important, given the expected number of occupants in the property lot.

12. Fire safety of rear building

Permit holder's views:

The rear building is currently being upgraded, and will fully comply with the building code.

Community input:

There has been no exterior drywall applied between the 754 & 760 35th Avenue buildings.

In the event of a fire or emergency, fire safety personnel will have direct access from the streets to evacuate residents and to put out fires originating from the existing rear building, only if the existing driveway is preserved.

Since the existing rear building is physically connected to the adjacent 760 35th Avenue building, the preservation of the existing driveway is also critical in giving fire safety personnel access to put out fires in the adjacent 760 35th Avenue building that were caused by fires in the existing rear building.

Our concern is not the existing condition of the rear building, but access for fire safety personnel. Our neighborhood would be in jeopardy if the access to the rear building is limited to only through the front building, i.e. three residences, the number of people, potential fire or emergency, etc.

13. Structural engineering

Permit holder's views:

Licensed structural engineer will be used for addenda and structural design will be reviewed by DBI structural engineers.

See movement mitigation below.

Community input:

During this past May and June in 2018 major work was done to the existing rear building. During this time, the neighbors living at the 760 35th Ave building experienced ground-shaking construction vibrations that shook and damaged their home. Many cubic yards of dirt in the backyard were removed. The entire existing foundation of the existing rear building was demolished and removed. Neighbors have recorded evidence which captured the use of heavy machinery including a bulldozer and multiple dump trucks carrying extremely heavy loads of dirt and construction debris along the existing driveway. Unfortunately, these activities caused both extensive exterior and interior damages to their property.

Therefore we feel that a comprehensive structural engineering report is needed:

- (1) to assess the structural integrity of all adjacent properties;
- (2) to recommend remedial actions to repair and fix building damages and other structures, as a result of work done to the existing rear building in recent months;
- (3) to assess the likelihood of property damage to nearby buildings from the construction work needed to erect the proposed front building; and
- (4) to recommend appropriate seismic upgrades to protect all adjacent properties from construction work needed to erect the proposed front building

14. Adjacent property damages and impacts

Permit holder's views:

We will consider offering to repair cracks and paint neighbor's wall directly adjacent for walls that continue to be exposed.

We request the opportunity to develop a photographic record of the exterior and interior of adjacent houses as documentation of existing conditions.

We will consider installing survey monuments at adjacent houses to document any movement

Community input:

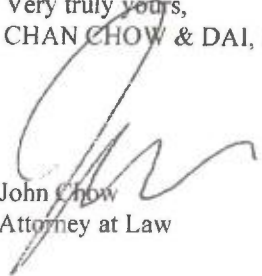
The damages caused by recent work to the existing rear building this past May and June in 2018 goes far beyond the adjacent neighbors' wall of the 760 35th Avenue building. The demolition and removal of the entire existing foundation of the existing rear building, along with heavy loaded pile driving, generated ground-shaking construction vibrations, which caused extensive exterior and interior damages to multiple walls throughout the house. Besides the extensive exterior and interior wall damages, there are skylight frame damages, window frame damages, door frame damages, cracked siding panels, displaced siding panels and trims, exterior wall stucco damages, foundation wall damages, support column damages, concrete driveway damages, concrete curb damages, and garage door damages.

Therefore, the neighbors at the 760 35th Ave building request that the permit holder retain a structural engineer to prepare a comprehensive structural engineering report:

- (1) to assess the structural integrity of all adjacent properties;
- (2) to recommend remedial actions to repair and fix building damages and other structures, as a result of work done to the existing rear building in recent months, which will be performed by a contractor of the neighbors' choosing;
- (3) to assess the likelihood of property damage to nearby buildings from the construction work needed to erect the proposed front building; and
- (4) to recommend appropriate seismic upgrades to protect all adjacent properties from construction work needed to erect the proposed front building, which will be performed by a contractor of the neighbors' choosing

Thank you for your attention to this matter. We look forward to your prompt response.

Very truly yours,
CHAN CHOW & DAI, P.C.



John Chow
Attorney at Law

EXHIBIT D

March 6th, 2019

John Chow
Chan, Chow & Dai
500 Sutter Street, Suite 300
San Francisco, CA 94102



Re: 754 35th Avenue
Application #2018-0515-9092
Case # 2018-007204

Sir,

We received your letter to Laura Ajello of City Planning dated February 5th, 2019 and the follow-up letters dated February 13th, 2019. I responded on February 14th, 2019 that we were happy to meet to discuss the issues you had raised. In order to hold such a meeting, we continued our Planning Commission hearing for two weeks to March 14th, 2019. Your response to that invite was another letter dated February 20th, 2019 with an expanded list of concerns. I responded on February 25th, 2019 to the extended list, along with a proposal to lower our building by 18". We sent this as a good faith gesture, made to establish a framework for a meeting.

Your subsequent letter of March 5th, 2019 yet again added more prerequisites before meeting face to face. It now appears that your clients would like the project to be completely redesigned, and that our proposed changes were not sufficient. We are not prepared to completely overhaul the Planning Department reviewed layout without first having a chance to clarify with you and your clients. We remain open to meeting any time next Monday to Wednesday (3/11-3/13) at my office, at your firm, or at the project site. If we are not able to discuss and to come to a compromise, then we will await the final actions of the Planning Commission next week.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "J. Schaub", is written over a light blue horizontal line.

Jeremy Schaub
Principal Architect

Cc via Email: Chick Wong
Laura Ajello

EXHIBIT E



A PROFESSIONAL LAW CORPORATION

500 Sutter Street, Suite 300
San Francisco, CA 94102
T: 415.398.8308
F: 415.236.6063
www.ccdlaws.com

JOHN CHOW, ESQ.
jchow@ccdlaws.com

March 7, 2019

VIA PRIORITY MAIL
FOLLOWED BY EMAIL

Jeremy Schaub
Schaub Ly Architects, Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
jeremy@slasf.com

RE: Building Permit Application Number: 201805159092
Issue Date: May 15, 2018
Permit Holder: Chick Chuen Wong
Subject Property: 754 35th Avenue, San Francisco

Dear Mr. Schaub,

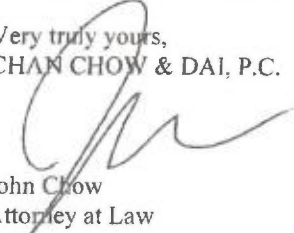
I write in response to your March 6, 2019 letter. I am quite surprised by your letter because it mischaracterizes what has transpired during our "meet and confer" process. Specifically, on February 20, 2019, I stated that my clients would be amenable to meeting with you and the permit holder after you provide substantive responses to their 14 items of concern. On February 25, 2019, you provided non-substantive responses to my clients' 14 items of concern. My clients and I were very disappointed by these responses, which you are now calling "a good faith gesture."

As you know from the follow-up letters that were part of my Planning Commission submittal on February 13, 2019, there were ten (10) letters signed by 15 neighbors in appeal/protest to Building Permit Application Number: 201805159092. Since then, more neighbors have joined the community efforts to protect the neighborhood. Over 20 neighbors plan to attend the March 14, 2019 Planning Commission hearing to voice their concerns.

Since I have many clients involved in this case, it was a heavy undertaking to synthesize all of their concerns. In good faith, in an effort to promote understanding, I provided you with their unified responses in my March 5, 2019 letter, detailing their many concerns and the reasons behind them. Your March 6, 2019 letter is non-responsive to their concerns, which demonstrates your client's continued lack of transparency and concern for the views expressed by the neighborhood. My clients simply want to know how your client intends to address their 14 items of concern.

I would be happy to meet so that you may clarify your responses to my clients' 14 items of concern. Please confirm that we can meet in your office on Monday (March 11th) at 9:30AM.

Very truly yours,
CHAN CHOW & DAI, P.C.

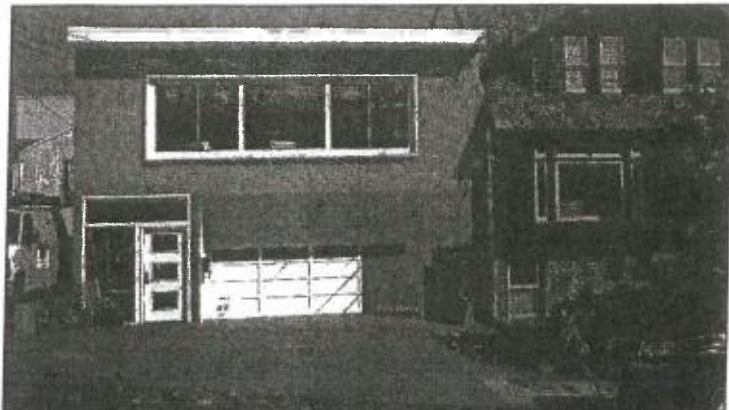


John Chow
Attorney at Law

EXHIBIT F

**NEW LISTING! – Incredible Opportunity! – Recently renovated -
Huge property/large lot – Legal Duplex – Multiple Possibilities.**

760-762 35th AVENUE, SAN FRANCISCO, CA 94121



Offered at \$1,560,000

Wonderful large home two blocks from GG Park. Legal Duplex but can be used as a single family home for large family or possibly convert to TIC then eligible fast track condo conversion.



Upper Unit: 6 bedrooms, 3 ½ baths, 8 skylights.

Lower Unit: 2 bedrooms, 1 bath.

Recently repainted interior & exterior, new stainless steel kitchen appliances, new bath fixtures.

Trust Sale, sold as-is, no warranties, expressed or implied. Buyer to pay transfer tax.

Garden with lemon tree.



3905 sf per Floorplan Visuals, differs from tax records. Lot size = 3598 sf per tax records.

Offered by:



Jacqueline M. Phillips, Principal Broker


Mobile: 415.595.8956 - Email: [jp@jphillipsbroker.com](mailto:jphillipsbroker.com)

MLS #438381/438383

EXHIBIT G

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 760	Street 35th Avenue	City San Francisco	Zip 94121	Date of Inspection 10/1/15	Number of Pages 4	DS P. Markoff
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	MARKOFF STRUCTURAL PEST CONTROL COMPANY 6018 MISSION STREET DALY CITY, CALIFORNIA 94014 TEL: (650) 992-8900 FAX: (650) 992-4404 EMAIL: markofftermite@aol.com	
	REGISTRATION NO. PR0347	COMPANY REPORT # 15569

Ordered by: Dan Sheldon Trust 760 35th Avenue San Francisco, CA 94121	Property Owner and/or Party of Interest: Same	Report Sent to: Same
--	--	-------------------------

COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>

General Description: Two Story Stucco Frame Residence - Vacant	Inspection Tag Posted: Electric Panel
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites <input type="checkbox"/>	Drywood Termites <input type="checkbox"/>	Fungus/Dryrot <input type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input type="checkbox"/>
--	---	--	--	---

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

SUBSTRUCTURE: SEE NOTES	OTHER INTERIOR: SEE NOTE
FOUNDATION: CONCRETE	OTHER EXTERIOR: SEE NOTE
STEPS/DECKS: SEE NOTE	OTHER: SEE NOTES

PLEASE READ THIS DOCUMENT CAREFULLY.

**INQUIRES REGARDING THE CONTENT, ACCURACY,
AND RECOMMENDATIONS SHOULD BE
IMMEDIATELY REFERRED TO THE INSPECTOR.**

Inspected by: PAUL MARKOFFState License No: OPR4739Signature: Paul Markoff

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, Ca 95825-3204.

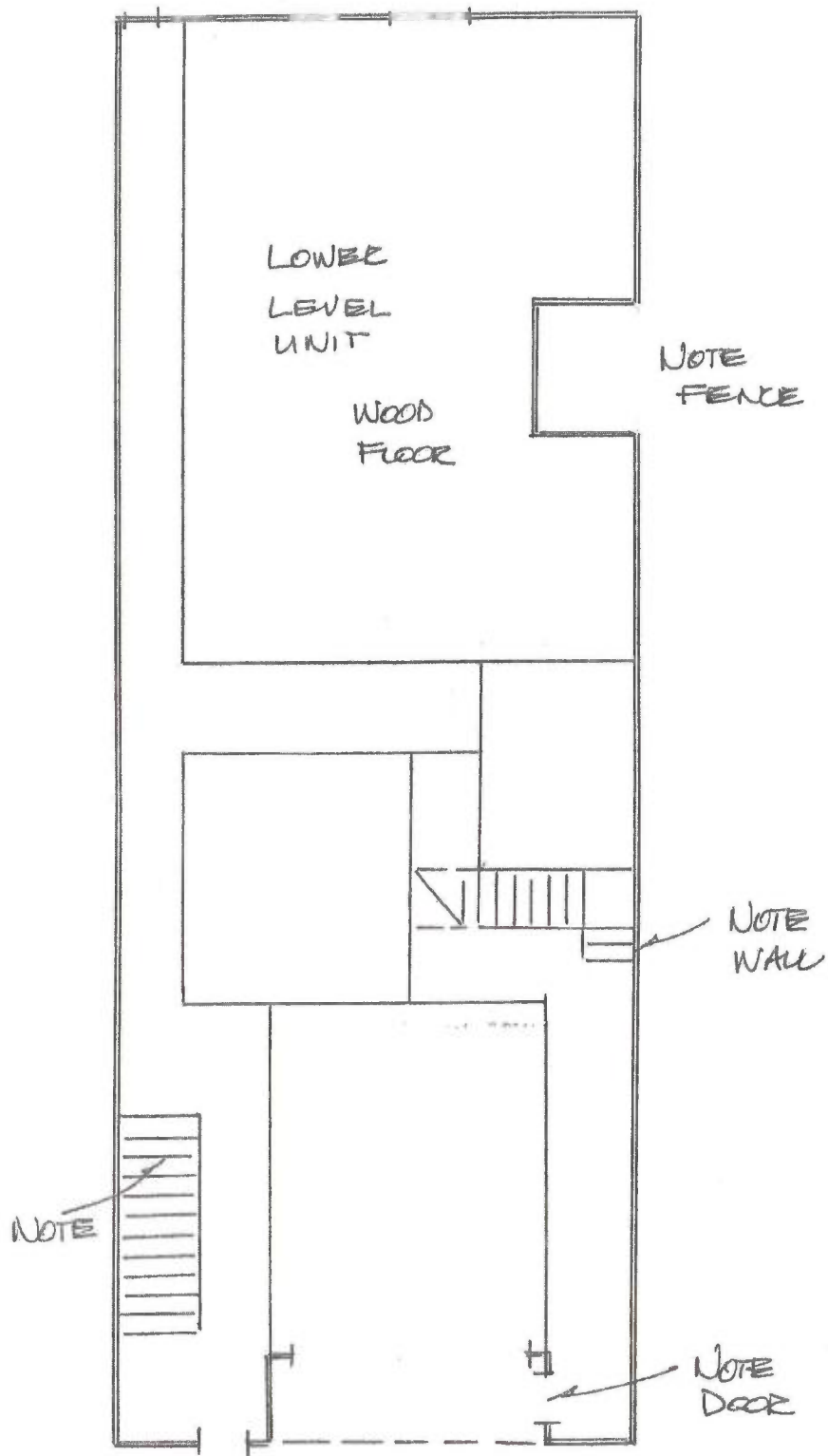
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8708, (800)737-8188 or www.pestboard.ca.gov

43M-41 (REV. 06/03)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 760 35th Avenue San Francisco CA 94121

DATE OF INSPECTION 10/1/15 CO. REPORT NO. 15569



FRONT
NOT TO SCALE

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 760 35th Avenue San Francisco 94121Date of Inspection: 10/1/15 Co. Report No: 15569**READ THIS DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS
OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD
DESTROYING PEST AND ORGANISM INSPECTION REPORT.**

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest and Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a Wood Destroying Pest and Organism Inspection Report.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about these areas, a further inspection may be performed upon request and at additional cost.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Areas subject to moisture, such as, but not limited to roofs, gutters, windows, shower enclosures, and plumbing fixtures, are to be maintained by homeowners. This Company assumes no liability for these areas.

If work, as outlined in this report, is performed by others, we will reinspect the property upon authorization and payment of standard inspection fee, within a four month period.

Recommendations, as outlined in this report, are subject to the approval of the local building department officials. Additional alterations, drawings and/or calculations as may be required by said officials will be performed upon specific authorization and at additional expense to the ordering party.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

CHEMICAL MATERIAL TO BE USED:DRAGNET (Active ingredient – Permethrin) ☐COPPER NAPHTHENATE (Active ingredient – Copper Salts of Naphthenic Acids) ☐TIM-BOR (Active ingredient – Disodium Octaborate Tetrahydrate) ☐OTHER _____ ☐NONE ☐

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 760 35th Avenue San Francisco 94121
Date of Inspection: 10/1/15 Co. Report No: 15569

OTHER:

Note: Water damage and deterioration noted to the right front breezeway door. Owners are advised to arrange for replacement on an as needed basis.

Note: Interior framing at the stucco wall near the right side egress stairway is inaccessible to inspection due to lack of access. No cracks, stains or other conditions were noted on exterior surfaces at this time. Further inspection will require test openings and will only be performed upon request, authorization and at additional expense.

Note: Attached fences present no hazard to the structure. No recommendation will be made.

Note: Substructure framing under wood floor(s) and framing behind finished walls in basement room(s) are inaccessible to inspection. Because we find no visible evidence of any infestations in the accessible areas, further inspection will not be recommended unless specifically requested and at additional expense.

Note: Garage/Basement framing is finished and sealed. Framing is inaccessible to inspection. Further inspection would entail removal of finished materials. This will only be done upon request, authorization, and at additional expense.

Note: Area below the front entry stair assembly is inaccessible to inspection due to lack of access. Inspection of this area will require installation of access opening and will only be performed upon request, authorization, and at additional expense.

Note: Basement level stall shower was not water tested at this time. Framing members below are inaccessible to inspection. No further representations are made.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON 10/1/15, IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS.



MARKOFF STRUCTURAL PEST CONTROL COMPANY

6018 Mission Street Daly City, CA 94014

Tel. (650) 992-8900 Fax (650) 992-4404

Email: markofftermite@aol.com Lic#4739

INVOICE

DUE DATE: NET 10

SERVICE ADDRESS: 760 35th Avenue
San Francisco, CA 94121

BILLING ADDRESS: Dan Sheldon Trust
c/o The Millharbour Group
San Francisco, CA

Date 10/1/15

Report # 15569

ATTN: Jacqueline Phillips 415 595-8956

PM

Date	Description	Cost	Total
10/1/15	Inspection Report for 760 35th Avenue		\$550.00
	Paid by Credit Card - Thank you!		-\$550.00
TOTAL			\$0.00

FOR YOUR CONVENIENCE, WE ARE NOW ACCEPTING CREDIT CARDS
Convenience fees apply.

Thank for using Markoff Structural Pest Control Company. Please contact our office for any questions regarding this invoice.

EXHIBIT H

General Contractors Inspection Service



Further Inspection LLC dba GCIS

1630A Taraval Street
San Francisco, CA 94116
www.gcisnow.com
p: 415-822-9090



General Contractors Inspection Service
Property Inspection Report

Inspectors:

Leo Bragagnolo
Roger Drosd
Peter Goodman
Ken Johnson
Burk Karr
Mark Nolfi
John Casasanto

Property address: 760 35th Avenue
San Francisco

Date of inspection: 2015/10/02

Prepared for: The Dan Sheldon Trust

Inspector: Burk Karr

760 35th Avenue, San Francisco 2015/10/02

The following pages include a GCIS Property Inspection Report and our Contract, which describes the scope of the report and the limits of our liability. This report has been prepared for the exclusive use of the client named within.

In addition to this report, we have attached a Glossary and Supplement Page that provide additional information regarding our findings during our inspection.

GCIS reserves all rights regarding distribution, reproduction and use of this report. If you have any questions regarding the content of these documents or the conditions of their authorized use, please call us at 415-822-9090.

Abbreviations used in this report:

I/A = inaccessible
N/A = not applicable

F/I = further inspection needed
SPCR = Structural Pest Control Report

PCO = Pest Control Operator (termite inspector)
Termite Report = Structural Pest Control Report

General Contractors Inspection Service

Further Inspection LLC dba GCIS

1630A Taraval Street
San Francisco, CA 94116
www.gcisnow.com
p: 415-822-9090



Inspection Contract

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by General Contractors Inspection Service (GCIS) in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The PURPOSE OF THE INSPECTION IS TO IDENTIFY AND DISCLOSE TO THE CLIENT MAJOR DEFICIENCIES AND DEFECTS OF THE SYSTEMS AND COMPONENTS of the subject premises that are visually observable at the time of the inspection. Unless indicated otherwise, the following major systems will be included:

FOUNDATION: Examined to determine its type, general condition, evidence of excessive settlement and damage.
STRUCTURE: Wall, floor and roof structures will be identified and evaluated for damage and abnormal wear.
ELECTRICAL: The electrical system capacity and condition will be evaluated with an emphasis on safety issues.
PLUMBING: Water supply and drainage systems will be examined to determine age, condition and serviceability.
HEATING: Heating systems will be evaluated for type, age, general condition and serviceability.
ROOFING: Roofing materials will be identified and evaluated for evidence of leakage and serviceability.
OTHER: Miscellaneous items will be inspected and evaluated where applicable.

The Inspection and Inspection Report are intended to provide the Client with a better understanding of the property conditions as observed at the time of the inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The Inspection Report may contain information that was not discussed by the inspector during the inspection. It is agreed that no claim shall be made against GCIS for any oral representations, which are perceived to be inconsistent with the written report. The scope of the inspection is limited to the items listed within the report pages.

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. The inspection is not technically exhaustive, and it does not include destructive testing. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is not to be considered part of this inspection. Low crawlspaces and any area judged by the inspector as potentially hazardous will not be entered. Weather limitations may affect the extent to which the inspector can access and inspect the property or operate heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its systems or components. An exhaustive inspection that includes a guarantee of the conditions of the property for which GCIS would be held responsible would require the services of a number of experts in different fields, and it would cost 3% of the property's fair market value. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are specifically excluded from this inspection:

- 1) Building code compliance and zoning violations
- 2) Hidden or latent defects
- 3) Geological stability and soils condition
- 4) Structural stability and engineering analysis
- 5) Termites, pests or other wood destroying organisms
- 6) Asbestos, radon, formaldehyde, lead, water or air quality, mold, electromagnetic fields, underground fuel tanks or other environmental hazards
- 7) Building value appraisal or cost estimates for repairs and remodeling
- 8) Cosmetic conditions. Conditions of the surrounding neighborhood and properties as they may affect the subject property or its desirability
- 9) Detached buildings or structures, unless specifically included
- 10) Pools, exterior spas/hot-tubs, saunas, steam baths, or similar fixtures with enclosed equipment, underground piping, sprinkler systems
- 11) Specific components noted as being excluded in the context of the report
- 12) Kitchen or other appliances not specifically addressed in the report, including but not limited to ranges, dishwashers, laundry equipment, microwave ovens
- 13) Appliances may be checked for connections, but not for functionality and suitability. We do not perform research for product recalls.
- 14) Private water or private sewage (septic) systems, water softener / purifier systems
- 15) Radio-controlled devices, automatic gates, elevators, car-lifts, dumbwaiters and thermostatic controls, timers, security alarms
- 16) Photovoltaic (solar) power systems, solar water-heating systems, geo-thermal heating/cooling systems
- 17) Furnace heat exchangers are not accessible without disassembly, and they are excluded.
- 18) Interiors of fireplace flues or chimneys
- 19) Adequacy, efficiency or prediction of the life expectancy of any system or component

(continued on next page)



Inspection Contract (page 2)

1630A Taraval Street
San Francisco, CA 94116

LIMITATION OF LIABILITY: Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither GCIS, nor its agents, principals, and employees, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the inspection. The liability of GCIS for errors and omissions in the inspection and report is limited to a refund to the client of double the fee paid for the inspection and report. Refund of the fee shall be accepted by the client as full settlement of all claims, and GCIS shall thereupon be generally released. The undersigned waives all rights under Section 1542 of the California Civil Code, which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known to them must have materially affected their settlement with debtor."

ADDITIONAL INSPECTIONS: Any recommendation made by GCIS to engage the services of specialty contractors or engineers for more detailed inspection, evaluation or repair of a specific system, component, and/or structure of the subject property, shall relieve GCIS from any liability to Client for the inspection and report of those components, systems, or structures. Any such additional inspections or repairs are to be made by contractors, consultants or other professionals who are duly licensed and qualified in the appropriate field or trade.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the appointed Arbitrator shall be final and binding, and judgment on the Award may be entered in any Court of competent jurisdiction.

CONFIDENTIAL REPORT: The report is the property of GCIS. It is prepared for Client's own information and may not be relied upon by any other person without compensation for, and expressed written permission of GCIS. Client agrees to maintain the confidentiality of the inspection report in accordance with these terms. This report is not a complete product without a signed contract and attendance of the client at the inspection. It is a summary of information presented and discussed during the inspection, and reliance upon this report without benefit of attendance is wholly at the risk of the Client or any other party. Client may distribute copies of the inspection report to authorized agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold GCIS harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

NOTICE REQUIREMENTS: Client agrees that any claim alleging GCIS's failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to GCIS within ten (10) business days of discovery. Client further agrees that, with the exception of emergency repairs, neither Client, nor anyone acting on Client's behalf, will make alterations, modifications, or repairs to the subject of the claim prior to a re-inspection by GCIS within a reasonable time period. Client further agrees and understands that any failure to notify the Inspector as set forth above shall constitute a waiver of any and all claims for said failure to accurately report the condition.

ATTORNEY'S FEES: In the event that Client files suit in any civil court alleging claims arising out of this agreement or the services performed hereunder, Client agrees to pay to GCIS, all costs, expenses, and attorneys' fees incurred by GCIS, its agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by Client is without merit and the Client has been given written notice of the claim's lack of merit prior to the proceedings.

SEVERABILITY: Client and GCIS agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

I (Client) hereby request a limited visual inspection of the structure at the address named below, to be conducted by GCIS, for my sole use and benefit. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Property address: 760 35th Avenue

City: San Francisco

Fee: \$900

Payment type: Credit card

Signed: No

Date:

Signed:

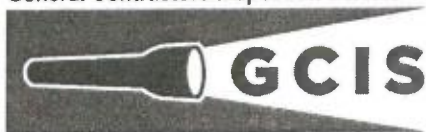
Date:

Signed:

Date:

2015/10/02
760 35th Avenue, San Francisco

General Contractors Inspection Service



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**INSPECTION REPORT****Client & Agent information**

DATE: October 2 2015 Inspector: Burk Karr
 PROPERTY ADDRESS: 760 35th Avenue
 CITY: San Francisco
 FEE: \$900 Payment type: Credit card
 SIGNED CONTRACT: No Present ☐
 CLIENT: The Dan Sheldon Trust ☐
 CLIENT: ☐
 BUYER'S AGENT: ☐
 LISTING AGENT: Jacqueline M. Phillips ☒
 OTHER: ☐

Section 1: Building Description & General Information

1.1 Number of units Two
 1.2 Property type
 1.3 Square footage (per disclosure)
 1.4 Type of structure Wood framed
 1.5 Estimated year built 1965*
 1.6 Floors of occupancy in bldg. Two
 1.7 Building orientation Front faces west
 1.8 Time of day 9:30 Am
 1.9 Weather Clear
 1.10 SPCR (termite report) reviewed No
 1.11 Disclosure statement reviewed No
 1.12 Other documents reviewed No

1.5 Due to the age of this structure, hazardous materials (such as lead paint and asbestos) may be present. Identification and evaluation of hazardous materials is beyond the scope of this inspection; any notes in this report identifying potential sources of hazardous substances are provided as a courtesy, and should not be considered all-inclusive.. Refer to S.F. Dept. of Environmental Health (554-2770) or a hazardous materials contractor for further information.

1.6 This building consists of two levels and two units. The lower level consists of a parking garage at the front, a furnace room in the middle, and Unit 2 at the back. The upper level is Unit 1. (This section continued on next page.)

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**Section 1 continued:
Additional comments:**

760 35th Avenue, San Francisco

2015/10/02

Sec 1 Addl Note (1): Notes in this report may refer to 'The Homeowner's Guide to Earthquake Safety', published by the California Seismic Safety Commission. This guide can be reviewed and printed free of charge at http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf

Sec 1 Addl Note (2): Any cost-estimates provided by the inspector are strictly 'ballpark estimates'. They are not based on measurements or specifications of any sort. They should be considered as rough guidelines only, provided as a courtesy to our client. They are also not to be considered as solicitations for any work by GCIS. Any reliance on these figures as projections of actual remodeling or repair costs is wholly at the risk of the user. For more accurate cost estimates, competitive bids by a remodeling contractor or specialty contractors should be procured by interested parties.

Sec 1 Addl Note (3): This report has been prepared for the exclusive use of the Seller of the property. It is not a substitute for a Real Estate Transfer Disclosure Statement, nor does it take the place of an independent inspection for the prospective Buyer. An on-site independent consultation with the Inspector to answer questions regarding this report can be arranged for a reduced fee.

Sec 1 Addl Note (4): GCIS does not measure or verify property lines, easements, encroachments, and agreements between properties. The following items were noted: On the exterior back south side of this building, there are copper pipes for vine growth secured to this building that appear to be maintained by the occupants of the neighboring building. At the back yard north side, there is a large piece of trim wood and vines from the neighboring building hanging by cables over this back yard. See Note 1.11.

Sec 1 Addl Note (5): The units were in the process of being staged at the time of the inspection.



Section 2: Foundation & Substructure:

760 35th Avenue, San Francisco

2015/10/02

2.0 Foundation

2.1 Subarea access	Yes
2.2 Foundation covered/obscured	Partially*
2.3 Perimeter foundation type	Concrete
2.4 Post & pier supports	Intermediate supports
2.5 Alterations/repairs evident	None observed
2.6 Foundation cracks observed	None observed
2.7 Surface spalling	None observed
2.8 Concrete crumbling	None observed
2.9 Below-grade foundation	None observed
2.10 General condition ¹	Good

2.20 Substructure / Framing

2.21 Earth/wood contact	None observed
2.22 Cellulose debris in subarea	Yes*
2.23 Settlement/deflection evident	Typical for age
2.24 Mudsill deterioration visible	None observed
2.25 Framing damage visible	None observed
2.26 Structural alterations evident	No

2.30 Seismic bracing features

2.31 Anchor bolts visible	Yes
2.32 Framing connectors visible	None observed
2.33 Substructure wall bracing visible	None observed
2.34 Garage door opening braced	Inaccessible
2.40 Drainage/Moisture/Insulation	
2.41 Surface drainage adequate	See below*
2.42 Efflorescence/water stains	Yes
2.43 Subarea may be seasonally wet	Yes
2.44 Sump pump present	Yes*
2.45 Subarea ventilation	Limited
2.46 Slab/ratproofing present	Yes
2.47 Vapor barrier/retarder present	Inaccessible
2.48 Subarea insulation present	No

Notes and Recommendations:

2.1 The lower level consists of a parking garage at the front, a furnace room in the middle, and crawlspace at the back. The access to the crawlspace is located at the bottom of the back south lightwell. Recommend replacing the window screen at the access way with a door; refer to a handyperson.

2.2 Portions of the interior sides of the foundation were viewed in the garage, east crawlspace, and middle furnace room, and portions of the exterior sides were observed at the middle south and east sides. Portions of the interior and exterior sides of the foundation are inaccessible for observation due to finished surfaces and adjacent properties.

2.10 The accessible portions of the foundation exhibit normal wear for its age, and appear to be in good condition.

2.22 Clear the cellulose debris from the crawlspace..

2.23 The moderate unevenness of some floors is likely from settlement this is typical in older structures.

2.24, 2.25 Many of the sills and framing were inaccessible due to finished interiors.

2.30 Buildings of this era typically were constructed with limited seismic elements. Elements such as foundation-sill anchor bolts, post & framing connectors, wall braces, and garage door braces improve the seismic resistance qualities of a building when installed correctly. Anchor bolts were found in the back crawlspace, but the other elements were not. The bolts are outdated (smaller and spaced wider apart than modern bolts). Seismic upgrades are recommended. Refer to 'The Homeowner's Guide to Earthquake Safety' (see Sec 1 Addl Note (1)), for general information and recommendations, and to a structural engineer for information regarding the benefits and limitations of the current seismic elements, as well as information on upgrades. (This section continued on next page.)

1) Evaluation of the internal conditions or stabilities of soils, concrete footings and foundations, or the effectiveness of site drainage, is beyond the scope of this inspection. Evidence of foundation cracking or structural settlement such as out-of-plumb walls, doors, or sloping floors may indicate the possibility of soils or drainage problems. We recommend contacting a structural or civil engineer for further information if these conditions are noted in our report. Refer to the Glossary for more information regarding foundation types and conditions.



Section 2 continued:
Foundation and Substructure:

760 35th Avenue, San Francisco

2015/10/02

2.40 Drainage / Moisture / Insulation

1. Keep any interior and exterior surface drains clear of debris for drainage.
2. The white mineral deposits / efflorescence on the interior side of the foundation in the crawlspace is an indication that the area has been moist. Test the sump pump to verify that it is operable.
3. A sump pump is present in the bottom of the back south lightwell. The sump pump was not tested for operation. See Note 4.32. Refer to a general contractor for testing and improvements.
4. Typical of a house this age, no insulation was observed in the crawlspace ceiling between the floor joists. Installation of insulation would help improve the energy efficiency of the building.



Section 3: Structure Interior/Exterior:

760 35th Avenue, San Francisco

2015/10/02

3.0 Exterior/Stairs/Decks/Doors/Windows

3.1 Type of structure	Wood framed
3.2 Siding materials	Stucco, wood, mineral shingle
3.3 Siding deterioration	See below*
3.4 Ornamentation needs repair	No
3.5 Window/door damage	Yes*
3.6 Windows broken/fogged	No
3.7 Attached invasive foliage	See below*
3.8 Deck/balcony needs repair	See below*
3.9 Stair/landing needs repair	See below*
3.10 Railings damaged/missing	See below*

3.20 Interior/Walls/Floors/Doors/Attic

3.21 Railings/stairs damaged/missing	See below*
3.22 Floors deteriorated/damaged	None observed
3.23 Ceiling / wall / door damage	None observed
3.24 Emergency exit from bedroom	See below*
3.25 Fire-door w/closer at garage	See below*
3.26 Fire-wall / ceiling at garage	See below*
3.27 Attic access	Inaccessible, see below*
3.28 Roof sheathing type	Inaccessible
3.29 Roof framing dimensions	Inaccessible
3.30 Ceiling framing dimensions	Inaccessible
3.31 Attic insulation	Inaccessible
3.32 Attic ventilation	Inaccessible

Notes and Recommendations:

3.3 Siding

- At the stucco soffit vents under the west edge of the main roof, clear the holes of paint for optimal ventilation to reduce the potential for wood deterioration.
- On the exterior back south side, most of the siding is not accessible for full inspection, recommend gaining access to the neighbor's yard for further inspection. See Note 3.7.
- On the exterior east side, there is a hole in the upper level mineral shingle siding. Recommend waterproofing the hole / repairing the shingle. Shingles may contain asbestos; see Note 1.5.

3.5, 3.6 Windows, doors, glass

- Most of the windows consist of single pane aluminum units which are old and worn. Replacement of the track wheels may help with operation of these windows. Maintain the waterproofing along the exteriors of the windows. A Unit 1 dining room window could not be opened. Replacement with modern, insulated glass windows should be considered to improve comfort/ insulation and operation; refer to a window specialist.
- Replace the damaged rubber foot pad at the bottom of the garage door to help keep rodents out.
- The Units 1 and 2 back sliding glass doors have thumb latches that do not lock. These doors are old and worn, and they do not slide smoothly (replacement of the track wheels at the bottom of the doors may help with operation). The tempered safety glass symbol was not found on the Unit 1 door. Refer to a door specialist for improvements to the Unit 2 door, and replacement of the Unit 1 door with a safety glass door.
- At the bottom of various Unit 1 skylight wells there are glass plates; no tempered / safety glass label was found on these plates. We recommend that the untempered glass be removed.

3.7 At the exterior back south side, the neighbor has copper pipes attached to this building to encourage vine growth. We recommend that vines, or any other type of vegetation, not be allowed to grow against the building as vegetative growth promotes deterioration of siding boards. See Note 3.3.

3.8, 3.9, 3.10, 3.21 Decks, stairs, railings

- Be aware that the Unit 1 east side metal stairs was designed as a fire escape, and should not be used for casual use (the railings are outdated).
- A stairway is located on the exterior middle south side. The stairs are old and therefore some design details are outdated by modern safety standards (such as the narrow winding treads). Some of the railings are outdated. By modern standards, the guardrails have wide openings, and the handrails have open ends which clothing can get caught on. Refer to a general contractor with qualified stair experience for repairs and safety improvements.
- The railings at the interior stairs to Unit 1 are outdated. By modern standards, the guardrails have wide openings. The handrails have open ends which clothing can get caught on. Refer to a general contractor with qualified stairs experience for railing upgrades. (This section continued on next page.)

**Section 3 continued:
Structure Interior/Exterior:****760 35th Avenue, San Francisco****2015/10/02**

3.24 This is an old building that was built to the standards of the time. Over time safety standards have changed, and current standards for bedroom emergency escape and rescue call for an operable window that opens out to a public way or equivalent, is within 44 inches of the floor, and has a minimum opening of 20 in. wide. Some of the rooms that may be used as bedrooms have windows that do not meet this standard due to size and openings into lightwells. Refer to an architect for design of improvements if these rooms are to be used as bedrooms.

3.25, 3.26 Buildings this age typically were not built with fire separation between the garage and the living spaces. For fire safety, improvements can be made to separate the garage from living spaces, such as installation of a self-closing fire-rated door, fire-rated ceilings & walls, and modern heating ducts with fire dampers. To upgrade to modern standards, refer to a general contractor for improvements.

3.27 There are attic access hatches at the Unit 2 hallway near the kitchen, and the Unit 1 middle room closet. The hatches could not be opened; they seem to be fastened closed from the attic interior. Open the hatches to inspect further.


**Section 4:
Electrical:**

760 35th Avenue, San Francisco

2015/10/02

4.0 Service Type/Description

4.1 Electricity on	Yes
4.2 Shutoff location	Ground level SW hall
4.3 Service entry type	Overhead
4.4 Panel weatherproofed	Yes
4.5 Service size (amps)	see below*
4.6 240-volt service	Yes
4.7 Service ground visible	Not observed
4.8 Panel deadfront present	Yes
4.9 Cover removed for inspection	No
4.10 Fuses	No
4.11 Circuit breakers	Yes
4.12 Wire types observed: Cable	Yes
Knob & tube	None observed
4.13 Service upgrade recommended	No

4.20 GFCI (ground fault circuit interrupters)

4.21 GFCI in kitchen	No*
4.22 GFCI in bathroom	Yes
4.23 GFCI in exterior outlets	None observed
4.24 GFCI in garage/basement	Not all
4.30 Defects observed	
4.31 Service entry damage	See below*
4.32 Open boxes/exposed splices	Yes*
4.33 Unprotected cables	Yes*
4.34 Loose/broken fixtures/devices	Yes*
4.35 Inoperative lights/outlets	See below*
4.36 Extension cords used for wiring	No
4.37 Insufficient outlets	No
4.38 Bonding missing at water heater	See below*
4.39 Non-grounded 3-prong outlets	None observed
4.40 Other defects/hazards observed	No

4.50 Service/Distribution Panels

Panel #1 House Panel	Panel #2 Panel for Unit 2	Panel #3 Panel for Unit 2	Panel #4 Panel for Unit 1
Ground level SW hall	Ground level SW hall	Unit 2 middle closet	Unit 1 foyer
50/60-amp/240v: 1 / 0	50/60-amp/240v:	50/60-amp/240v: 1 / 0	50/60-amp/240v: 1 / 0
40-amp/240v:	40-amp/240v:	40-amp/240v:	40-amp/240v:
30-amp/240v: 1	30-amp/240v:	30-amp/240v:	30-amp/240v:
20-amp/240v:	20-amp/240v:	20-amp/240v: 1	20-amp/240v: 1
15-amp/240v:	15-amp/240v:	15-amp/240v:	15-amp/240v:
30-amp/120v:	30-amp/120v:	30-amp/120v:	30-amp/120v:
20-amp/120v: 3	20-amp/120v: 2	20-amp/120v: 2	20-amp/120v: 2
15-amp/120v: 3	15-amp/120v:	15-amp/120v: 4	15-amp/120v: 10

Notes and Recommendations:

4.2 The main electrical shutoffs are located at the ground level southwest hallway. The service sizes are as follows: Unit 1 : 100 amps ; Unit 2 : 100 amps ; House: 50 amps.

4.9, 4.11 All panels contain Federal-Pacific brand circuit breakers. This type of breaker has been known for inadequate overcurrent protection due to jamming. The faceplate was not removed by the inspector because this type of panel has a history of breakers popping out. Refer to an electrical contractor for inspection and replacement.

4.20 We recommend that all electrical outlets near water sources, and the exterior, have GFCI (Ground Fault Circuit Interrupter) receptacles. GFCIs were not found in outlets at the kitchens. Not all garage outlets are GFCI. Refer to an electrician for installation of operable GFCIs where needed.

(This section continued on next page.)



Section 4 continued:
Electrical:

760 35th Avenue, San Francisco

2015/10/02

4.30 Refer to an electrician for further investigation, and modification / correction of items where needed, including the items listed below.

- 4.31 The connections between the electrical service drop and the service entrance conductors are wrapped in tape. While this configuration is not uncommon for electrical main connections in San Francisco, it is not considered to be a permanent connection, and is not consistent with final connections made by the local utility company. Refer to PG&E for further evaluation.
- 4.32 There are some open junction boxes (such as in the garage, and Unit 2 back closet) that need faceplates.
- 4.32 In the bottom of the back south lightwell, there are exposed capped wire connections at the sump pump power cord. Capped wire connections should be enclosed in junction boxes.
- 4.33 At the garage southwest corner, there are old electrical cables that are exposed to collision damage. Recommend upgrading to modern conduit wiring.
- 4.34 In the garage there is a broken outlet that needs replacement.
- 4.35 A ceiling light was being repaired in the hallway of Unit 1 at the time of the inspection.
- 4.38 At the water heaters, install an appropriate conductive cable between the gas and water pipes to insure a continuous bond.



Section 5: Water supply/Drains/Fixtures:

760 35th Avenue, San Francisco

2015/10/02

5.0 Water Supply

5.1 Water service on	Yes
5.2 Water shutoff location	Garage SW corner
5.3 Pressure checked	90 psi*
5.4 Pressure regulator present	No
5.5 Supply lines galvanized	None observed
5.6 Supply lines copper	Yes
5.7 Supply lines plastic	No
5.8 Dielectric unions	Yes
5.9 Local shutoff valves	Yes
5.10 Leakage from supply lines	None observed
5.11 Water flow restricted	No

5.20 Drain/Waste/Vent (DWV)

5.21 Types of piping observed: ¹	Cast iron	Yes	Galvanized	
	Copper	Yes	Plastic	Yes
5.22 Ejection pump present	No			
5.23 Drains slow/clogged	see note 5.33			
5.24 Trap leakage observed	None observed			
5.25 Drain pipe leakage	See below*			
5.26 Toilet seal loose/leaking	No			
5.27 Non-vented drains evident	No			
5.30 Fixtures/Cabinets ²				
5.31 Cabinet/countertop damage	No			
5.32 Fixtures damaged/loose	No			
5.33 Tub/shower deterioration ³	Yes			

Notes and Recommendations:

5.3, 5.4 The water pressure was tested and found to be over 80 psi, which is over the standard. Install a pressure regulator at the main shutoff, and set it to approximately 65-psi. Also, install an expansion tank to protect the system from excessive pressure buildup from thermal expansion.

5.9 There are vinyl water supply connectors below one of the Unit 1 water closet sinks. Replacement with stainless-steel clad hoses with built-in check valves is recommended to reduce chance of bursting or leaking.

5.25 Drain lines

- At the crawlspace there are corroded drain pipes with stains from leakage. Refer to a plumber for review.
- At the exterior north side lightwells, there are ABS (plastic) drain pipes. Plastic drain pipes are susceptible to sunlight damage, and are typically not allowed in San Francisco (see Note 1.11); removal may be required as a part of any future construction performed with permits.
- See Note " 1 " at the bottom of the first page of Section 5.

5.33 Tub / shower

- In the Unit 2 bathroom, repair cracked / worn grout / caulk at the shower enclosure joints. The shower head points towards the door opening which is unconventional, and prone to leakage. Refer to a bathroom specialist for improvements.
- At the Unit 1 northwest bathroom, the tub/shower water controls are old and worn. The shower diverter valve leaks water. The tub stopper does not function. Refer to a bathroom specialist for repairs.
- At the Unit 1 southeast bathroom, there are hairline cracks at some of the shower tiles. The tub/shower water controls are old and worn. The shower diverter valve does not transfer water to the shower. The tub stopper does not function. Refer to a bathroom specialist for repairs.

1) Underground sewer laterals are inaccessible by GCIS for inspection. Video inspection by a plumbing contractor is recommended for buildings more than 50 years old.
 2) Appliances may be operated during the inspection to check for connections. However, we do not check temperature settings, timers, run cycles etc.
 3) Shower pans may leak, regardless of the outward appearance of the shower enclosure. Refer to the Pest Control inspector to test pans for leakage, where applicable.


**Section 6:
Gas/Water Heater/HVAC:**

760 35th Avenue, San Francisco

2015/10/02

6.0 Gas supply

6.1 Gas service on ¹	Yes
6.2 Meter/shutoff location	Front of ground level
6.3 Shutoff wrench at meter	Keep a wrench nearby for emergencies
6.4 Seismic shutoff valve	No
6.5 Local shutoff valves	Yes

6.10 Water heater

6.11 Water heater location	Ground level middle room behind garage
6.12 Water heater type	Storage tank
6.13 Fuel type	Gas
6.14 Size (gallons)	40 and 75
6.15 Estimated age	2006 and 2004
6.16 Recirculation system	Yes and see below*
6.17 Temp/press relief (TPR)	Yes, see below*
6.18 Earthquake bracing	Yes, see below*
6.19 Flexible gas connector	Yes
6.20 Vented	Yes, see Note 6.36
6.21 Combustion air adequate	Yes
6.22 Elevated in garage	N/A

6.30 Heating/Cooling Systems

6.31 Heater location	Ground level middle room behind garage
6.32 Heating system type ²	Unit 1: forced air / Unit 2: forced air
6.33 Fuel type	Gas
6.34 Estimated age	Very old* / 2004
6.35 Combustion air adequate	Yes
6.36 Furnace/boiler vented	Yes
6.37 Filter needs replacement	See below*
6.38 Ducts insulated	See below*
6.39 Damaged ducts evident	See below*
6.40 Air-conditioning installed	No
6.41 Condensate drain/pump	N/A
6.42 Condensate neutralizer	N/A
6.43 Heating system operated	Yes, but Unit 2 furnace did not operate.
6.44 Heat to upper levels ³	Yes
6.45 Radiator valve leakage	N/A
6.46 Steam heat local control	N/A

Notes and Recommendations:

6.3 Keep a gas meter wrench near the gas meter for emergency shutoffs.

6.5 For each unit, there is no flexible gas connector between the furnace and the gas line. Recommend installation of a flexible gas line connector. No portions of the flexible connector should pass through the furnace cabinet wall. Refer to a plumber.

6.11 Label the water heaters to identify which unit each serves.

6.17 For safety, install a pipe extension to the ground from the 40 gallon water heater temperature/ pressure relief valves. Refer to the manufacturer's manual for pipe extension details, and a handyperson for installation.

6.18 For earthquake resistance, install secure blocking to fill the gaps between the 75 gallon water heater and the wall. Refer to <http://www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing.pdf> and http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf for general information and recommendations.

(This section continued on next page.)

- 1) We do not perform a pressure test of the gas supply lines to check for leaks. Older gas lines may leak small amounts of gas without any obvious indications. If faulty gas lines are revealed during future testing, it may be necessary to replace large sections of the gas pipe system.
- 2) Evaluation of heat exchangers in forced-air and gravity heaters requires partial disassembly of the unit and is beyond the scope of this inspection. We recommend that older heating systems be inspected by a heating contractor for a comprehensive evaluation of interior components.
- 3) Heat output to upper levels and remote rooms can vary considerably. Client should verify that heat output to each room meets expectations.



**Section 6 continued:
Gas/Water Heater/HVAC:**

760 35th Avenue, San Francisco

2015/10/02

6.34 The Unit 1 furnace is old and has exceeded its design life. Due to the age and condition of the furnace, we recommend that a heating specialist conduct a safety review, and determine the condition of the heat exchanger. See Note 2 at the bottom margin of the first page of Section 6. Expect the need to replace the furnace in the near future.

6.37 For each unit, for improved flow and quality of heating air, periodically replace the furnace filter. Refer to the furnace manufacturer's manual for recommendations

6.38, 6.38 As seen at the ground level, portions of the heat ducts, and furnace vents, are wrapped / taped with an obsolete insulation material that typically contains asbestos. See Note 1.5. Refer to a heating specialist for review and recommendations.

6.39 For energy efficiency, cap the heat duct at the garage ceiling that has an exposed damper.

6.43 The Unit 2 heating system could not be tested for operation because it did not turn on when the thermostat was operated. This inspector could not determine if all rooms will be adequately served by the heating system once it is operational. Test the heating system when possible, and inspect each heating register in the unit for sufficient heat flow. Refer to a heating specialist for review and any needed improvements (see Note 6.34).


**Section 7:
Roofing and Waterproofing:**

760 35th Avenue, San Francisco

2015/10/02

7.1 Roof type and location

Location	Material	Overall condition	Comments
Main	built up w/ capsheet	Serviceable	
north lightwells	built up w/ capsheet	Serviceable	

Roof access

7.2 Means of access/ Access limitations 12 ft ladder set onto exterior SE corner fire escape landing

7.30 Evidence of water intrusion ¹

7.31 Ceiling leakage observed None observed

7.32 Skylight leakage/damage observed None observed

7.33 Wall leakage observed None observed

7.34 Other leakage/stains observed None observed

7.40 Roof Conditions/Defects

7.41 Surface damage None observed

7.42 Flashing damaged/missing None observed

7.43 Counter-flashing damaged/missing None observed

7.44 Chimney/vent flashing damaged/missing None observed

7.45 Rain caps damaged/missing None observed

7.46 Patching/repairs/alterations observed None observed

7.47 Gutters/downspouts damaged/missing None observed

7.50 Painting/Waterproofing

7.51 Exterior painting/sealing needed See 3.3 notes

7.52 Window reglazing/caulking/flashing needed No

Notes and Recommendations:

1) Our findings pertain to the general condition of the roof, and we cannot guarantee against leakage. Any visible stains or evidence of recent repairs to the interior ceilings or the roof itself should be regarded as possible indications of leakage. It is also generally not possible to estimate the age of stains by their appearance, and unless there has been substantial recent rainfall, use of a moisture meter to check for dampness does not provide reliable data.


Section 8:
Miscellaneous/Other:

760 35th Avenue, San Francisco

2015/10/02

8.0 Fireplace

8.1 Location/type ¹	No
8.2 Gas jet/log-lighter present	N/A
8.3 Damper present	N/A
8.4 Damage observed	N/A
8.5 Flue cleaning needed	N/A
8.6 Evidence of smoking	N/A
8.7 Settlement/leaning visible	N/A
8.8 Flue bracing present	N/A
8.9 Spark arrestor/cap present	N/A

8.20 Grounds/Pavement

8.21 Sidewalk/driveway damage	None observed
8.22 Patio/walkway damage	Some cracks and settling concrete
8.23 Retaining wall present ²	Upper side of 4 ft wall at back south side, lower side of 4 to 5 ft walls at back north side
Type of wall	Concrete and cobblestone masonry
Leaning/damage visible	North side cobble stone wall is cracked; expect the need to replace someday; monitor
8.24 Fencing damaged	Old fences, typical wear

8.30 Additional safety items

8.31 Garage door auto-reverse	No, see below*
8.32 Smoke alarm	See below*
8.33 CO alarm	For safety, verify that CO alarms with fresh batteries are installed per manufacturer's instructions
8.34 Fire sprinklers present	
8.35 Deadbolts on doors	Yes

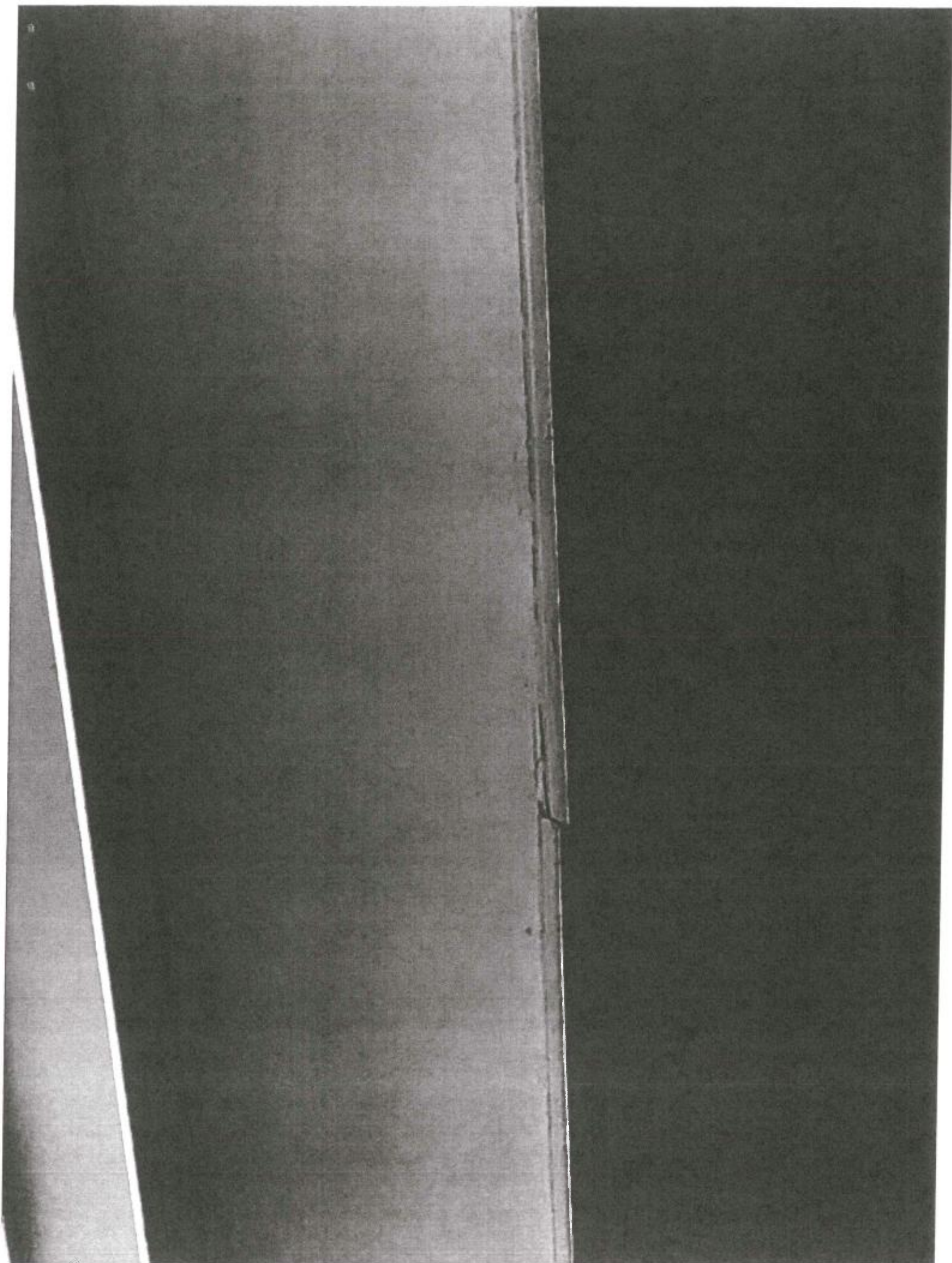
Notes and Recommendations:

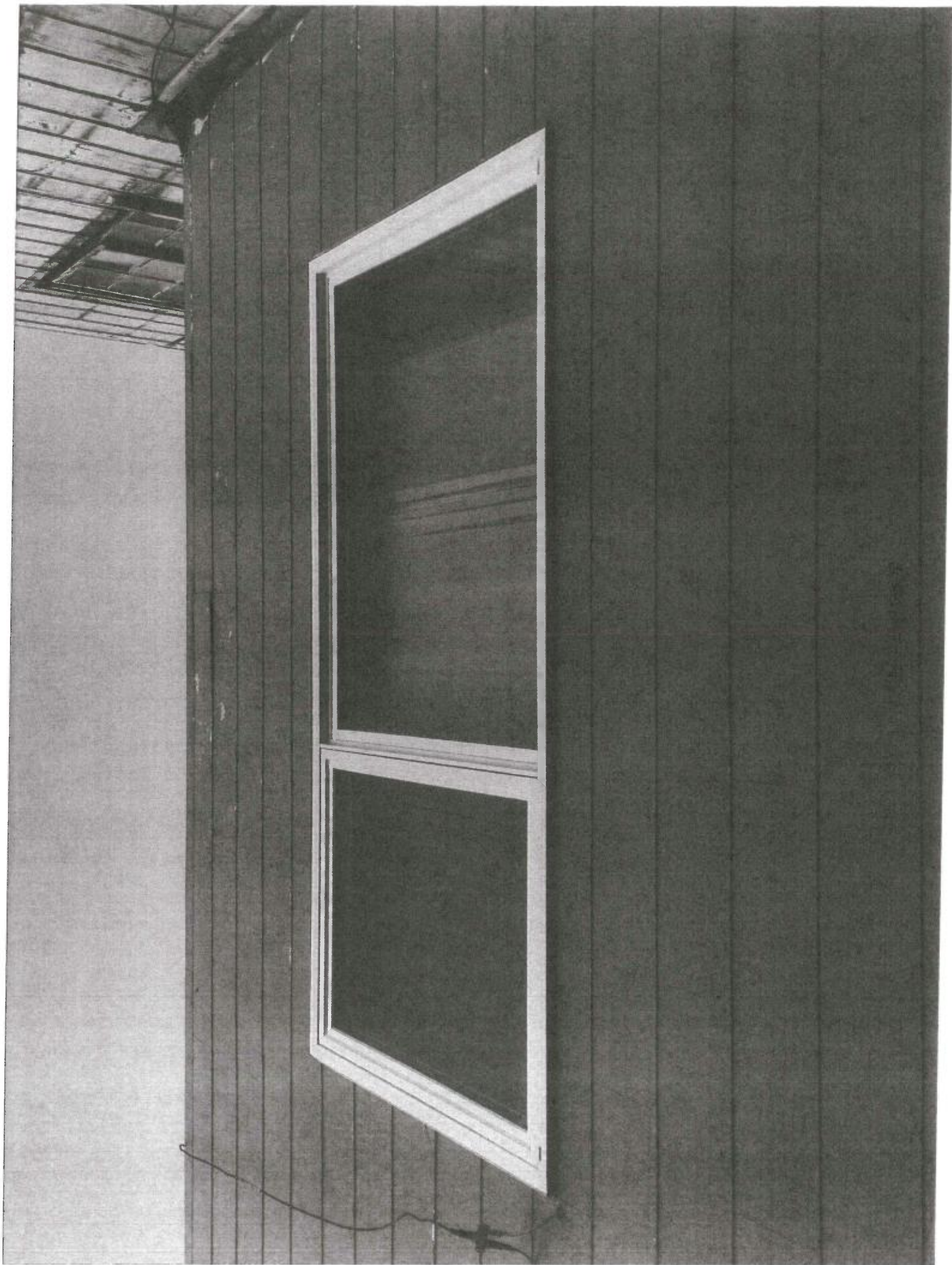
8.31 The garage door opener did not reverse under reasonable pressure of a stationary object. The door opener is of an older design that likely has no adjustable pressure sensitivity screw for child safety. Replace the door opener if it can not be adjusted. Also, for additional safety, install a light beam sensor 4 to 6 inches from the garage floor.

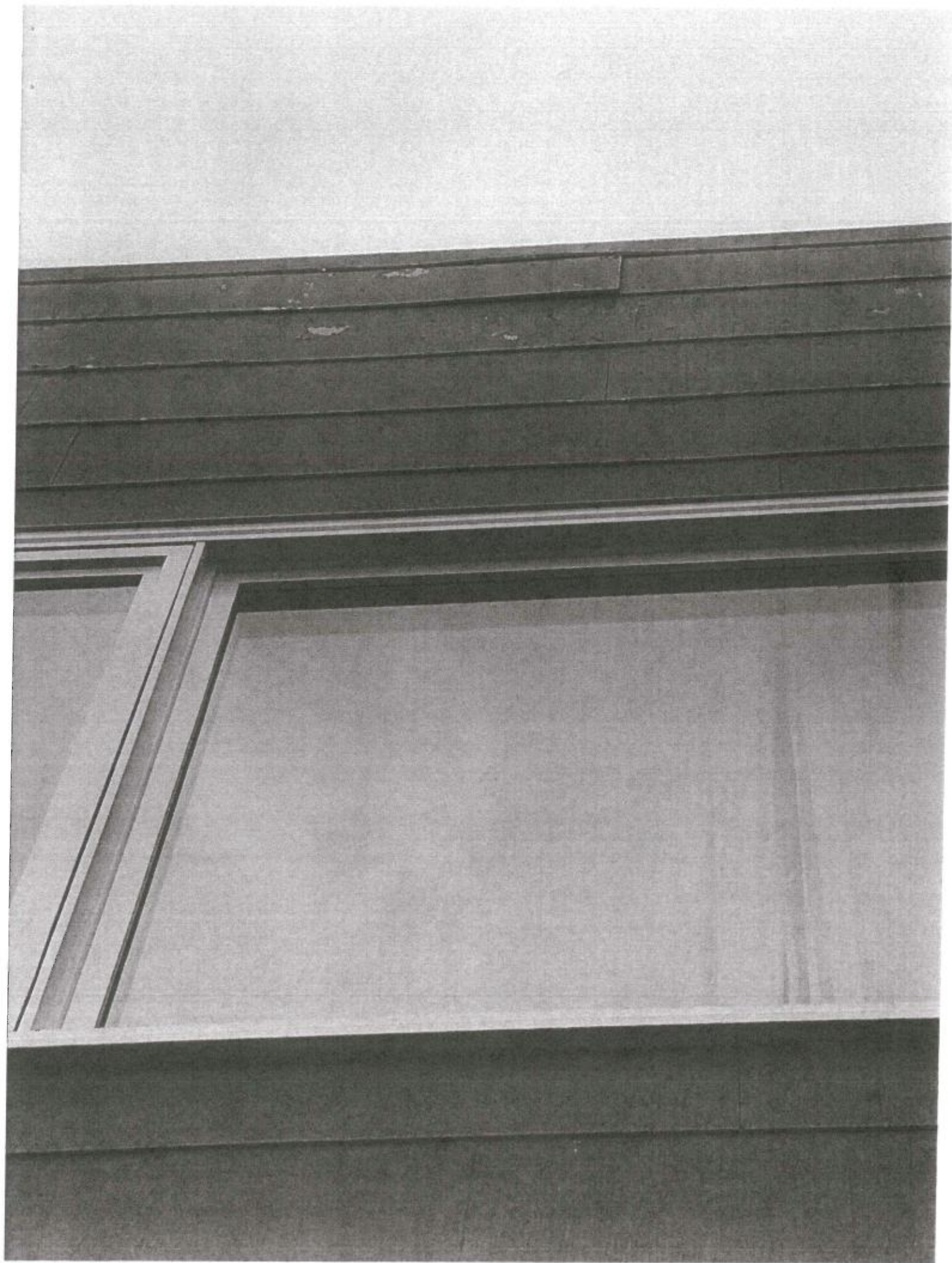
8.32 Test all smoke alarms now and periodically. Verify that operational, battery-operated, alarms are installed per the manufacturer's specifications in all bedrooms and adjacent hallway, and at least one on every level. Replace / install as needed.

1) We perform a Level 1 inspection of the fireplace, which is limited to its readily accessible interior and exterior portions. Much (or most) of the flue interior may be inaccessible for inspection without special equipment. If it has not been inspected by a Certified Chimney Sweep within the past year, further evaluation is recommended.
 2) Evaluation of the adequacy of retaining walls requires the services of a structural or civil engineer and is beyond the scope of this inspection.

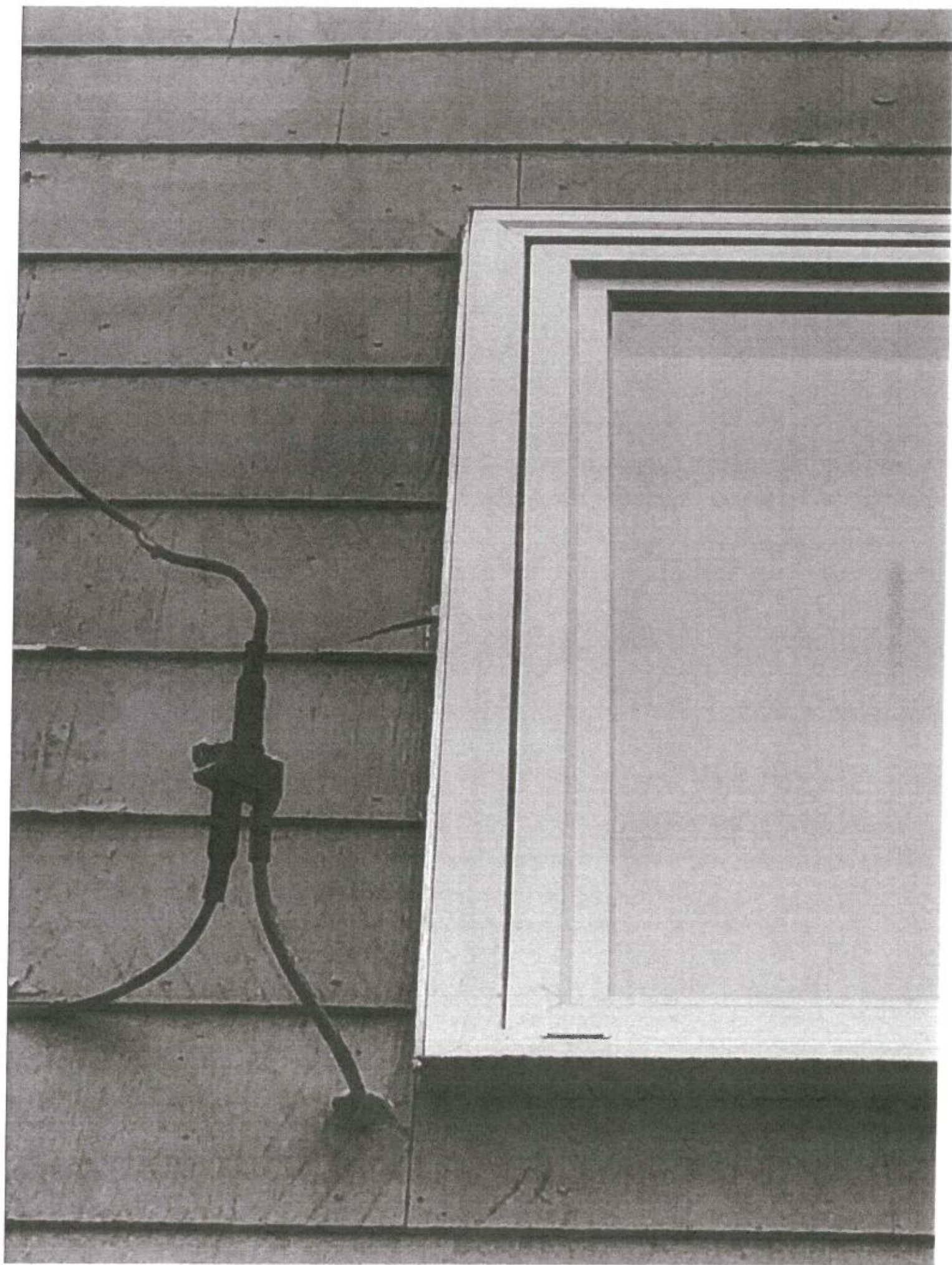
EXHIBIT I













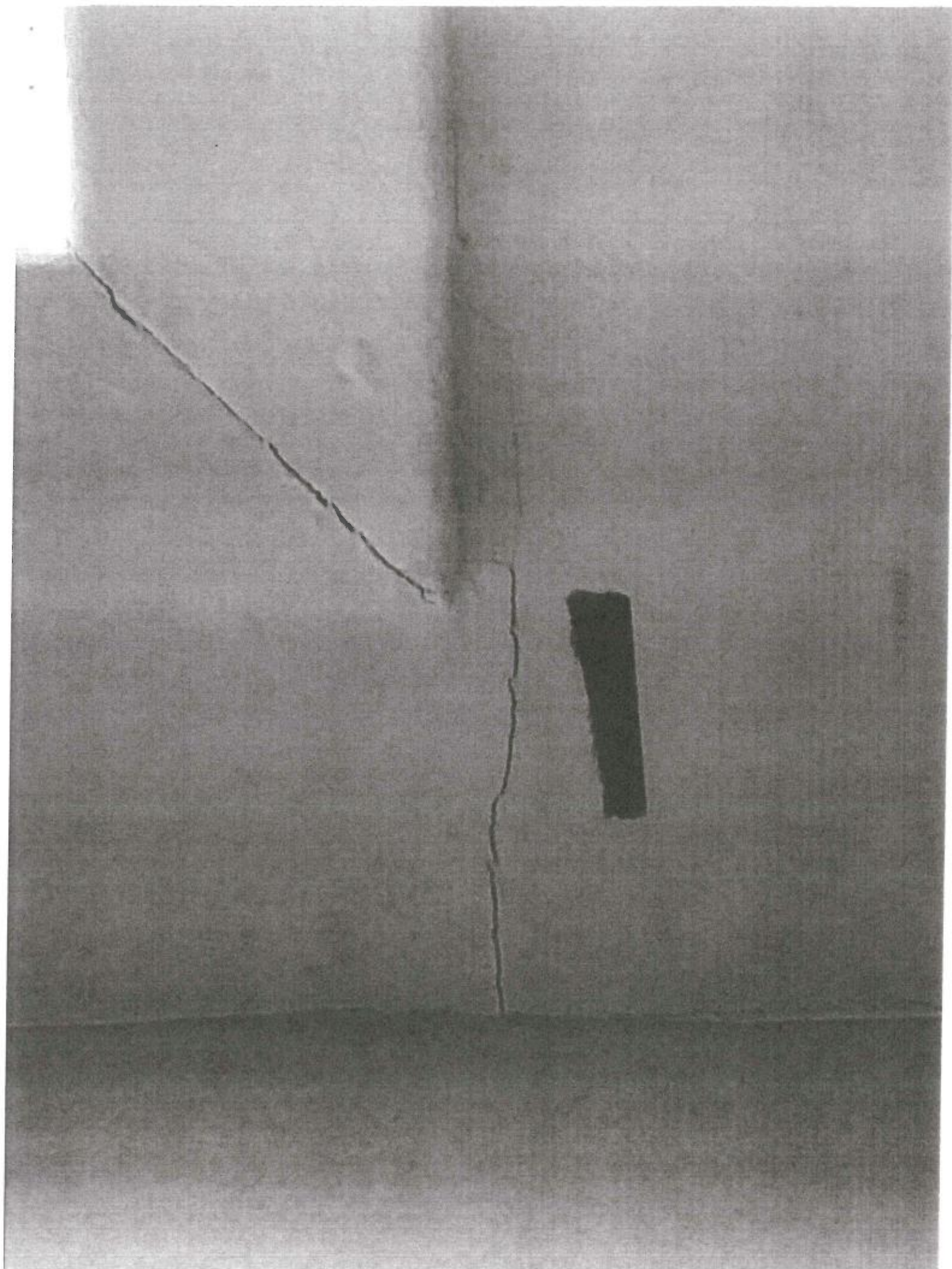






EXHIBIT J

Re: Pre-Application Meeting for 754 35th Avenue

From: Jeremy Schaub (jeremy@slasf.com)
To: philipchow@yahoo.com
Cc: mymy@slasf.com; gabriel@gabrielngarchitects.com
Date: Monday, May 7, 2018, 1:54 PM PDT

Philip-

Thank you for your interest in our project. At this time we're still working on the final touches to the plans, and will be presenting them at the meeting next week. I'd be happy to email you a pdf of the drawings at that time as well. I can let you know that we are not proposing a large window on the southern facade, and this project should not shade your skylights. We have also shaped the building around your lightwell.

The existing house in the back is being remodeled, and will stay as a single family house. I'm sorry that you're being affected by the renovation, and I will forward your concerns to the owners.

If you wanted to expand your property, you would be able to add two more stories. We could provide a quick illustration of what that might look like if you're interested.

I look forward to meeting you in person soon.

Jeremy Schaub

Schaub | Ly | Architects Inc.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

415-682-8060 ext. 103

slasf.com

On Sun, May 6, 2018 at 7:02 AM, philip chow <philipchow@yahoo.com> wrote:

Dear Mr. Jeremy Schaub,

I received the notice of pre-application meeting. My name is Philip Chow. I am the owner of 760 35th Avenue, which is the property that is next to 754 35th Avenue. I have a number of questions regarding the proposed project:

First, I would like to look at the proposed blue prints for the construction of the new 4 story two family dwelling in front of the existing single family home as well as the plans for the existing single family home. I have a friend who is an architect who wishes to be anonymous who can review all the material sent and can offer suggestions and recommendations on how best to move forward.

Second, my family values our privacy and treasures the 10 skylights that are installed on our property. I am concerned with possible windows that may peer into our property. I am concerned with shadows that may block the sunlight to my 10 skylights and the windows in my 2 light wells facing 754 35th Avenue.

Third, I noticed the major work being done in the backyard and wants to know what is being planned.

Fourth, during the recent remodeling activities, my property felt many vibrations, which felt like earthquakes. Given the age of my home, I have some concerns that my property has or will have damages as a result of the

current and future remodeling/construction activities.

Fifth, one day, I may decide to sell my current property. The new owner may decide to add one or two stories on top of my current property. Given what will happen to 754 35th Avenue, what are your recommendation for this future owner in terms of construction? Can you provide a basic rendering on how this would look like?

Sincerely,
Phillip Chow

EXHIBIT K



A PROFESSIONAL LAW CORPORATION

500 SUTTER STREET, SUITE 300
SAN FRANCISCO, CA 94102
T: 415.398.8308
F: 415.236.6063

WWW.CCDLAWS.COM

JOHN CHOW, ESQ.
jchow@ccdlaws.com

REQUEST TO STOP ALL CONSTRUCTION IMMEDIATELY
AT 754 35TH AVENUE, SAN FRANCISCO

VIA U.S. MAIL
FOLLOWED BY E-MAIL

June 22, 2018

Chick Chuen Wong Rick Wong Wong Construction Inc. 380 Vallejo Drive #130 Millbrae, CA 94030 (415) 370-2335 wongconstructioninc@gmail.com	Jeremy Schaub, My My Ly, Gabriel Ng Schaub Ly Architects Inc. 1360 9 th Avenue, Suite 210 San Francisco, CA 94122 (415) 682-8060 Jeremy@slasf.com ; mymy@slasf.com ; Gabriel@gabrieln architects.com
---	--

Re: Construction work performed at 754 35th Avenue causing damage to
760 35th Avenue

Dear All,

I write as follow-up to my conversations with Mr. Chick Chuen Wong and Mr. Rick Wong, as well as my voicemails to Mr. Schaub, Ms. Ly and Mr. Ng, earlier today.

This law firm has been retained by the owners of 760 35th Avenue, San Francisco ("Property"). My Clients have just discovered that there are now many, many cracks on their Property. The cracks are located including but not limited to, along the interior Northern wall as well as the exterior Northern wall of their Property. Attached are photographs showing some of

the cracks. These cracks have unequivocally been caused by the construction work performed at 754 35th Avenue, which is adjacent to their Property. There are numerous interior and exterior wall cracks that they have never seen before. They have also discovered that their foundation is cracking. My Clients are greatly concerned about the structural integrity of their building where their family resides, and that it may collapse at any moment.

Below is a timeline of pertinent events:

Sometime between April 11 to 28, 2018:
Digging began in the backyard at 754 35th Avenue.

Before May 6, 2018:

Digging in the backyard and ground floor occurring at 754 35th Avenue. The backyard which used to be an elevation was completely dug out. A mini bulldozer was shoveling dirt and transporting dirt multiple times a day from the backyard of the 754 35th Avenue house to the front of the street where the bulldozer would dump the dirt into a dump truck.

May 6, 2018:

My Clients sent an email to the architect firm for the construction of 754 35th Avenue expressing their concerns about the daily vibrations felt at their home. The architect responded and said they would relay our concerns to the owner. There was no response from the owner.

May 7, 2018:

DBI issued permit for Wong Construction Inc. for the interior remodel of 754 35th Avenue.

May 14, 2018:

My Clients raised concerns about the integrity to their side wall and the vibrations were again expressed at the pre-application meeting to the architect and owners, for which they did not give a response.

May 14 to middle of June 2018:

My Clients noticed constant earthquake-like shaking and vibration to the entire house as construction was occurring next door with the mini bulldozers along with multiple regular trucks and also large dump trucks pulling in and out of the entire length of the next door's driveway.

My Clients intermittently inspected the exterior of the Northern wall of their property. There was no damage to the exterior wall on last inspection in early June 2018.

Week of June 11th, my Clients started to notice cracks on the interior of the Northern wall of their property.

June 22, 2018:

My Clients noticed multiple short and long cracks along the interior of the Northern wall of their property.

June 23, 2018:

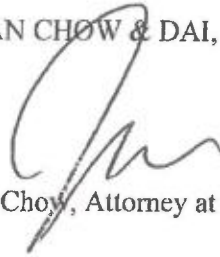
My Clients inspected the entire length of the exposed exterior northern wall of their property and noticed multiple long and short cracks of various width and depth.

As discussed with Wong Construction Inc. this morning, we will be meeting with them at the Property at 5:30PM tomorrow (June 23, 2018) to analyze and inspect all of these cracks. In the meantime, all work must stop. I have also notified DBI's Inspector Chan about these cracks as well. Please refrain from any and all future communications with my Clients related to this matter. Instead, direct all questions or comments to me.

Thank you for your attention to this matter. See you tomorrow at 5:30PM.

Sincerely,

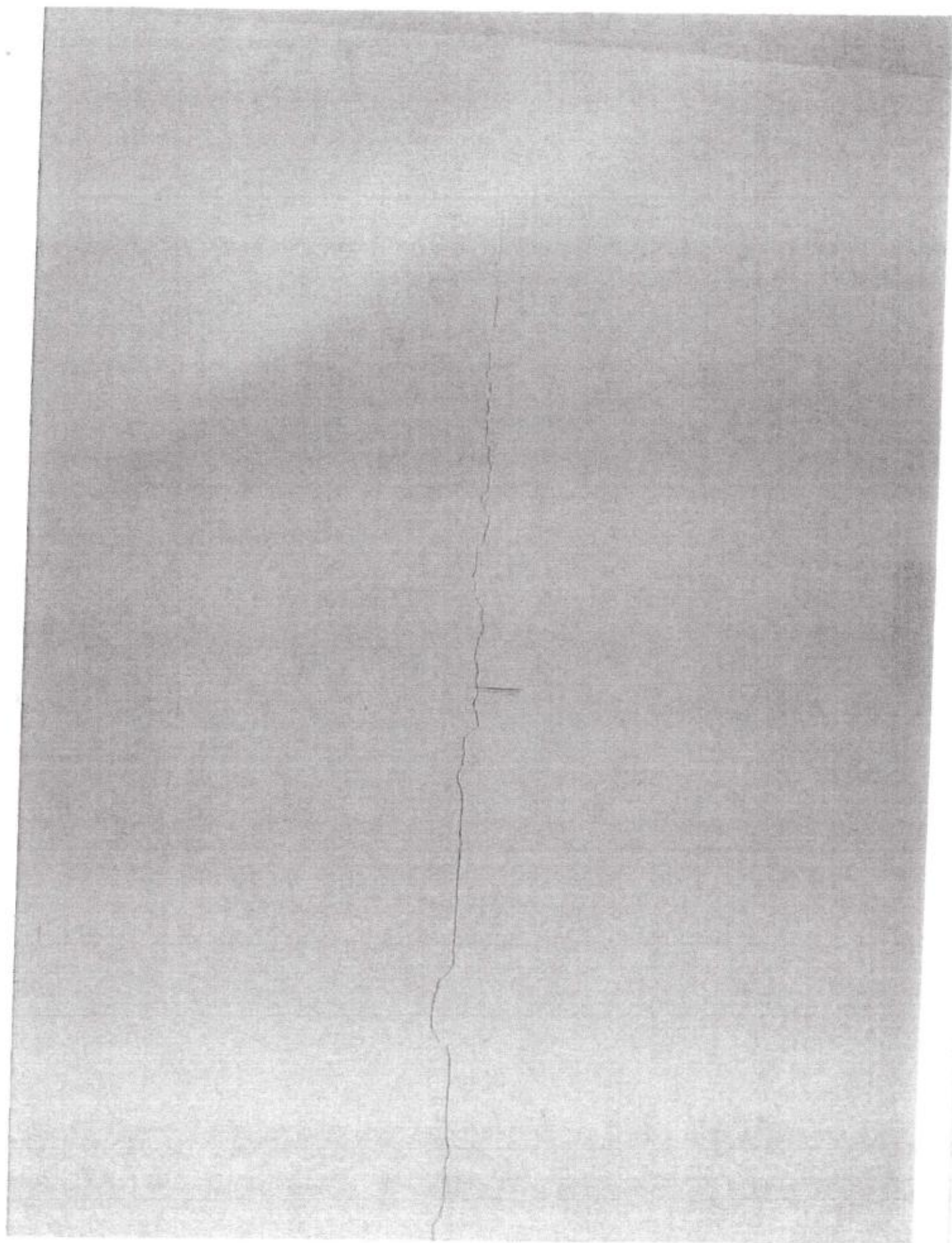
CHAN CHOW & DAI, P.C.

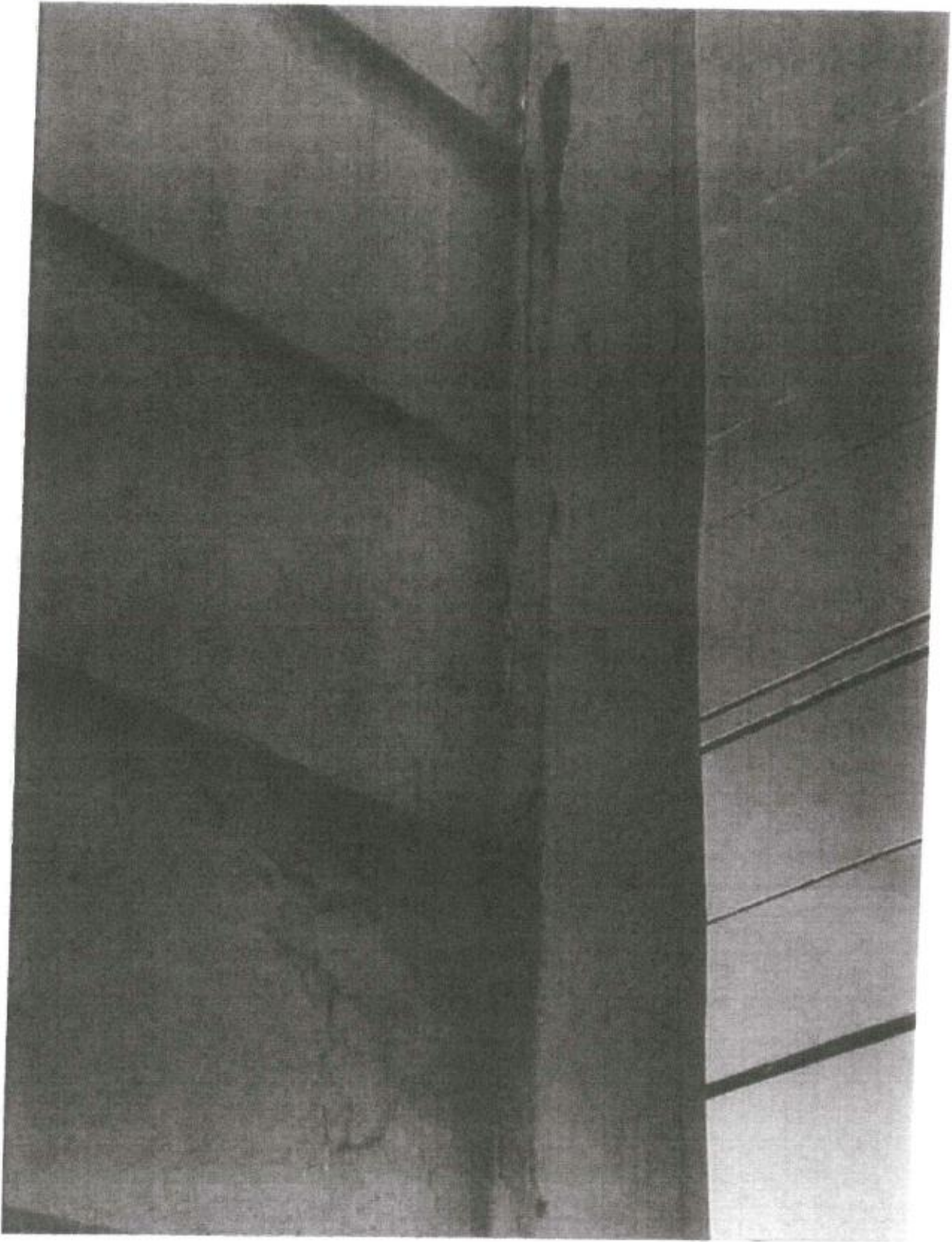
A handwritten signature in dark ink, appearing to be 'John Choy', written over the printed name.

John Choy, Attorney at Law

Enclosures: As described.







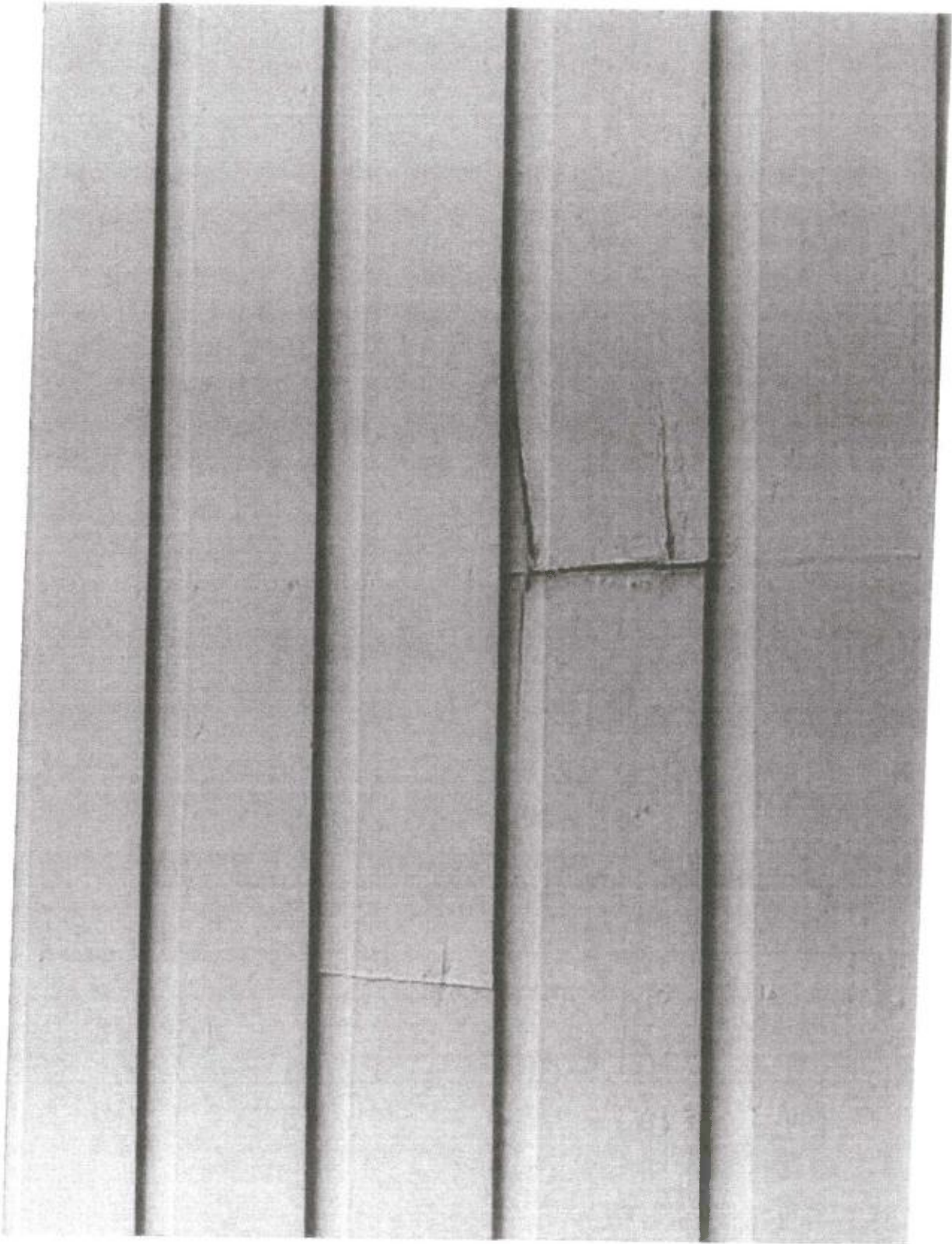






EXHIBIT L

From: **Jeremy Schaub** jeremy@slasf.com
Subject: Re: 754 - 35th Avenue, San Francisco, California 94121
Date: June 25, 2018 at 7:02 PM
To: John Chow jchow@ccdlaws.com
Cc: Henry Yu hyu@ccdlaws.com, Wong Construction wongconstructioninc@gmail.com, My My Ly mymy@slasf.com, Gabriel Ng gabriel@gabrielngarchitects.com, Mei Lam mei@gabrielngarchitects.com, Man Yip Li manyip@slasf.com

John-

Here is the email I sent you last Friday informing you that we have no involvement with the rear building.

Jeremy Schaub

Schaub | Ly | Architects Inc.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

415-682-8060 ext. 103

slasf.com

On Fri, Jun 22, 2018 at 4:39 PM, Jeremy Schaub <jeremy@slasf.com> wrote:

John-

Thank you for reaching out about this. My firm is working with the Wong family on the construction of the new building, and we're not familiar with the scope of work for the existing building. I hope that your meeting with them goes well tomorrow.

Jeremy Schaub

Schaub | Ly | Architects Inc.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

415-682-8060 ext. 103

slasf.com

On Fri, Jun 22, 2018 at 3:41 PM, Henry Yu <hyu@ccdlaws.com> wrote:

Dear All:

Please see attached.

--
HENRY YU | Legal Assistant

CHAN CHOW & DAI, P.C. | Attorneys at Law

500 Sutter Street, Suite 300

San Francisco, CA 94102

P: 415-398-8308 | F: 415-236-6063

hyu@ccdlaws.com

www.ccdlaws.com

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CHAN CHOW & DAI, P.C.

From: **Jeremy Schaub** jeremy@slasf.com
Subject: Re: 754 35th Avenue
Date: June 27, 2018 at 2:55 PM
To: John Chow jchow@ccdlaws.com
Cc: Henry Yu hyu@ccdlaws.com, Wong Construction wongconstructioninc@gmail.com, My My Ly mymy@slasf.com, Gabriel Ng gabriel@gabrielngarchitects.com, Mei Lam mei@gabrielngarchitects.com, Man Yip Li manyip@slasf.com

Mr. Chow-

For the third time, we are not involved in the construction at the rear. I did inform the owners about your clients' concerns, which I believe you've also communicated. We additionally had a dialog with Rachel and Philip at our neighborhood meeting on May 14th, as that issue is best discussed between the property owners.

I am attaching a copy of the latest permit set, which was submitted to SF Planning yesterday. The main revision is that we've set the building back an additional 2' to match your clients.

Jeremy Schaub

Schaub | Ly | Architects Inc.

1360 9th Avenue, Suite 210

San Francisco, CA 94122

415-682-8060 ext. 103

slasf.com

On Wed, Jun 27, 2018 at 2:25 PM, John Chow <jchow@ccdlaws.com> wrote:
Jeremy,

I am waiting for your response to my email below.

My Client had emailed you and expressed his concerns regarding the construction work that was causing earthquake-like vibrations to 760 35th Avenue. You had assured him that you would inform the owners. Did you ever voice my Client's concerns to the owners? If so, when did this occur and how did the owners respond? How did Mr. Chick Chuen Wong and Mr. Rick Wong react?

In addition, I hereby formally request a copy of the most recent drawings and plans for the front building which you are involved with. Have you done any impact study on how any of this work would affect the neighbors, particularly with regards to structural engineering? Are any of you aware that construction vibration damages can occur during construction?

Thank you for your attention to this matter. I look forward to your prompt response.

JOHN CHOW | Partner
CHAN CHOW & DAI, P.C. | Attorneys at Law

500 Sutter Street, Suite 300

San Francisco, CA 94102

T. 415.398.8308 | F. 415.236.6063

jchow@ccdlaws.com

www.ccdlaws.com

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EXHIBIT N

COMPLAINT DATA SHEET**Complaint Number:** 201864783

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location: 754 35TH AV

Block: 1610

Lot: 023

Site:

Rating:

Occupancy Code:

Received By: OHUANG

Division: BID

Complainant's

Phone:

Complaint

Source: WEB FORM

Assigned to

Division: BID

Description:

date last observed: 14-MAY-18; time last observed: 7:00PM; identity of person performing the work: Chick Chuen Wong (License Num; floor: Ground Lev; exact location: Main Bldg; building type: Residence/Dwelling WORK BEYOND SCOPE OF PERMIT; ILLEGAL CHANGE OF USE; STRUCTURAL PROBLEMS; WORK BEING DONE IN DANGEROUS MANNER; ; additional information: Rear exterior wall partially demolished; illegal elimination of garage, so that there will be no garage space after remodeling; potential building collapse due to nature of work done.;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CHAN	6321	5	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
05/15/18	CASE OPENED	BID	Chan	CASE RECEIVED	
05/16/18	OTHER BLDG/HOUSING VIOLATION	BID	Chan	CASE UPDATE	case reviewed, to be investigated by dsitric inspector. mh
05/17/18	OTHER BLDG/HOUSING VIOLATION	BID	Chan	CASE CONTINUED	active pa#201805027988 for ground level construction
05/31/18	OTHER BLDG/HOUSING VIOLATION	BID	Chan	CASE CLOSED	permit active ,

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.
Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

MO

Received at CPC Hearing 3/14/19
S. Adina

Thursday, February 28, 2019

Commission President Rich Hillis
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 657/667 Mission Street

Esteemed Commissioner Hillis,

I am writing in support of Align Real Estate's redevelopment of the two buildings on Mission Street. The project sponsor has made a significant effort to engage with members of the Yerba Buena community and the Yerba Buena Community Benefits District (YBCBD) of which I serve on the Board of Directors.

SFMOMA encourages Align Real Estate to continue to work with the San Francisco Planning Department and the YBCBD to incorporate public realm improvements into their project, particularly along Minna Street. We share the community's vision of Minna Street as a vibrant, active corridor connecting the new Transbay Terminal to the Yerba Buena Gardens. Minna Street is a one-way, single lane alley and increasingly popular connector for traffic between Third Street and New Montgomery. The street has become oversaturated with vehicle activity impacting The St. Regis valet and garage, SFMOMA's primary loading dock, SFMOMA Garage, and the Steinway and Sons loading dock. The design and use of both storefront and curb space along the street will certainly have substantial and lasting impacts on traffic, pedestrians, and the character of the street.

We defer to the San Francisco Planning Department and project sponsor to determine the optimal configuration of office and retail to support the community's vision. Our hope is that you fully consider the current state of the street and the district's vision for the future in making a final determination.

We look forward to continued dialog with the project sponsor and welcoming new community partners to the neighborhood upon successful completion of the project.

Sincerely,



Noah Bartlett
Director of Operations, Facilities, and Security

MA

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

March 12, 2019

SUBJECT: **ITEM 15**, CONDITIONAL USE PERMIT
2018-01267CUA

Dear San Francisco Planning Commissioners;

This letter is a request to reconsider approving the Conditional Use Permit to transfer ground floor retail space at 172 Minna Street, 170 Minna Street and 150 Minna Street to office space. These are the addresses on the Minna Street side of the 657 and 667 Mission Street buildings.

These addresses on Minna Street were home to retail art galleries for a combined total of thirty-two (32) years. The 170 Minna Street address was a gallery space and frame shop beginning in 1995 and operating continuously until August 2017 with a yearly revenue of \$500,000.

All three spaces were developed by art dealers from raw



March 13, 2019

Commission President Myrna Melgar
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 657/667 Mission Street Project

Dear Commissioner Melgar,

The Yerba Buena neighborhood continues to evolve and improve in ways that were difficult to imagine decades ago. Its transformation into the City's cultural, convention and visitor district, a model for improving urban areas, and a source of civic pride is due to the foresight of dedicated citizens and community leaders. Including uses in the neighborhood suited to residential, business and civic needs was a critical component then and remains essential today.

The proposed renovation of 657 and 667 Mission Street is another step forward in the continual evolution of this pioneering neighborhood and an opportunity to implement enhancements in line with the second edition of the Yerba Buena Street Life Plan. The Yerba Buena Community Benefit District encourages Align Real Estate, the project sponsor, to incorporate improvements to the public realm to add to the vibrancy and livability of the neighborhood for all. The YBCBD requests:

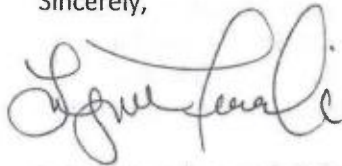
- *Improve Sidewalk Usability and Comfort on Minna Street* – Minna Street serves as an increasingly important connector between the Salesforce Transit Center, the San Francisco Museum of Modern Art, the St. Regis Hotel, and Yerba Buena Gardens. The number of pedestrians on Minna Street will likely increase in the years to come. Currently, its sidewalks are narrow and in disrepair, and the street lacks adequate lighting. We encourage the project sponsor to improve these conditions on Minna Street and make the street safer and more enjoyable for pedestrians.
- *Add Amenities such as Greening, Lighting and Street Furnishings* – We urge the project sponsor to fund improvements along both Mission and Minna Streets including lighting, landscaping, and street furnishings. Such amenities will serve employees, guests, and the general public.
- *Bike Safety and Parking* – We encourage the project sponsor to incorporate bicycle safety improvements and bike parking into the overall design changes.
- *Curbside Management* – The growth of transportation network companies and the increase in online shopping has added stress on our streets due to increased demands on the curb for passenger pick-ups and drop-offs and deliveries. We encourage the project sponsor to develop a plan to ensure pedestrian safety and smooth circulation on both Mission and Minna streets given these demands.
- *Retail Activation* – Several retail spaces have been lost as a result of the renovation of these properties. We support the proposed retail on Mission Street and encourage the project sponsor to consider retail or other active uses on Minna Street in order to activate both streets and invite more people into the space. This block of Minna has active restaurant/bar uses on the

east end near New Montgomery Street and historically housed a successful frame shop and art gallery in the two properties.


- *Public Art* – Encourage the project sponsor to infuse highly visible public art into the project that celebrates the neighborhoods culture, heritage, history. Special emphasis should be placed on art on Minna Street to improve safety and the pedestrian experience.
- *Transparency* – Add transparency to the lobby area designs on both Minna and Mission streets for visual connection, blurring of inside and outside, helping to add vibrancy to the street.

The YBCBD's requests will improve the 657/667 Mission Street Project and provide community benefits to the people who live, work and visit Yerba Buena. All development projects in the neighborhood provide an opportunity to improve the public realm. We look forward to working in partnership with you and the project sponsor to incorporate these recommendations.

Sincerely,



Lynn Farzaroli, Board Chair
YBCBD Board of Directors



Cathy Maupin, Executive Director
YBCBD

CC: Supervisor Matt Haney, Align Real Estate



Received at CPC Hearing 3/14/19
S. Adim

ST REGIS
SAN FRANCISCO
THE RESIDENCES

October 24, 2018

Commission President Rich Hillis
San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

RE: 657/667 Mission Street - Letter of Support

Dear Commission President,

We are appreciative that the Project Sponsor for the 657/667 Mission Street project has met with our team to walk us through the project's proposal, detailed construction logistics plans, and timeline. The plans to rehabilitate and revitalize these buildings on Mission Street are well received from our team and particularly the owners who have residency within the residential community in the building.

We have an active valet and garage on Minna Street that is critical to our business operations. Due to logistics we support the proposed plans with retail along Mission Street and would not like to see retail for this project on Minna Street as it would interfere with our active valet services for our hotel guests and resident owners.

We look forward to having a new tenant and landlord in the area and appreciate their open and consistent communication with our team. We support this project and urge you to please approve as proposed.

Sincerely,

James Gordon, CMCA, AMS
Director of Residences

SUE C. HESTOR

Attorney at Law

870 Market Street, Suite 1128 San Francisco, CA 94102

office (415) 362-2778 cell (415) 846-1021

hestor@earthlink.net

Received at CPC Hearing 3/14/19
S. Adina

Myrna Melgar, President
Planning Commission

657 - 667 Mission St
2018-012687 CUA
Planning Commission 3/14/19

I request that Commission condition its approval of Conditional Use that building owner install and permanently maintain adequate lighting of adjacent Mission and Minna Street sidewalks.

Project proposes no new lighting. Permanent exterior lighting - properly responsibility of building owner - is needed to make findings of compatibility with neighborhood (7.A) and that it will not be detrimental to people residing or working in vicinity (7.B).

657 Mission is located in C30(SD) district. 667 Mission is located in C30 District. Both districts require **active uses** at ground floor.

Requested Conditional Use allows conversion to office use of both basements and ground floors. The Conditional Use will "run with the land" until each building is demolished.

657 and 667 Mission front both Mission and Minna Streets - in the block east of 3rd Street. The St Regis Hotel abuts the west of this site. The Museum of the African Diaspora abuts the east of this site. Both extend from Mission to Minna.

On the south side of Minna Street is the SF Museum of Modern Art complex, with a loading dock opposite 667 Mission. There is a parking garage entrance opposite 657 Mission.

There is significant pedestrian traffic on Mission St sidewalks including to and from Muni stop on south side of Mission. The sidewalks along Minna Street are a path to both the hotel and SF MOMA. AND a path to the offices created at 657 and 667 Market.

The responsibility for installing and maintaining adequate lighting on adjacent sidewalks property belongs to building owner, not to tenants. The owner will be making property improvements to effect this conversion. This is the correct time to make such a requirement.

Requiring installation of and permanent responsibility for adequate exterior lighting should be added to Exhibit A to the Conditional Use.

Sue Hestor

3/14/19

S. Adina

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

March 13, 2019

SUBJECT: **ITEM 15**, CONDITIONAL USE PERMIT
2018-01267CUA

Dear San Francisco Planning Commissioners;

This letter is in response to the Planning Department's recommendation to approve the Conditional Use Permit to convert 15,000 square feet of existing ground floor retail space to office space at 667 and 657 Mission Streets and 150 Minna Street, 170 Minna Street and 172 Minna Street in downtown San Francisco.

Below are the reasons this permit should be denied.

It would permanently remove the retail uses of the spaces on Minna Street and Mission Street in violation of the City's Zoning Ordinance and of the Specific Plan for the area as outlined in the San Francisco Downtown Area Plan.

Policy 2.1

Encourage prime downtown office activities to grow **as long as the undesirable consequences of such growth can be controlled.**

Conversion of existing housing, retail and service commercial space to office space.

In order for economic and job growth resulting from office space development to continue these adverse effects **must be kept within acceptable limits.**

The current plan removes three existing ground floor retail art gallery spaces from Minna Street and replaces it with office space.

It removes two larger existing ground floor retail spaces from Mission Street and replaces it with tiny ground floor retail spaces

Objective 3

Improve Downtown San Francisco's position as the regions prime location for specialized retail trade.

Policy 3.1

Maintain high quality, specialty retail shopping facilities in the retail core

SF Dancewear was located in the 657 Mission Street building with their entrance on Mission Street. The store

was open seven (7) days a week continuously from 1990 through February of 2018. SF Dancewear provided shoes and dance wear to the SF Ballet Oakland Ballet and numerous private dance studios throughout the Bay Area. They carried a unique inventory of "pointe" shoes hand-made in Europe. They also carried specialized shoes for Ballroom, Flamenco, Jazz, Hip Hop, Salsa, Swing, Tango, Tap and Theatre/Stage dancers. They special ordered shoes from small international vendors for clients throughout the United States. They were the only store on the West Coast that carried many of these specialty brands

They employed professional dancers in their store to assist in fitting shoes for dancers from novice to professional. They had yearly revenues of one million dollars.

They were forced to close their store when the landlord declined to renew their lease and they were not able to find another location in the neighborhood.
sfdancewear.com

Executive Summary Findings Item 6

I disagree that the Street Frontage Requirements are met by the project. There was no existing office use space on Minna Street. There was temporary office use while the SFMOMA was under demolition and construction beginning in mid-2013.

The plans do not provide for "active space" on Minna

Street.

Executive Summary Findings Item 7

The proposed new uses are not in line with the City's Planning Policy 2.1 as they do not address the loss of three (3) retail gallery spaces on Minna and one retail specialty retail store on Mission. The findings are flawed. The proposed use does not develop the space in a way that is "desirable, and compatible with the neighborhood" which is the main Arts District of San Francisco.

The space is only vacant because the tenants were either not offered reasonable lease terms or no terms at all. The building was fully occupied with long term stable small businesses that had no choice but to move once they were placed on month to month leases.

The proposed retail use on Mission is a very tiny tiny tiny tiny footprint compared to what is being removed. A coffee shop on the **same block** where there is already a Peets, Grove Restaurant that has a coffee bar, 7-11 for discount coffee and a Nespresso is not a "desirable or compatible" use of the space.

The plans do not include public bathrooms in either of the proposed retail spaces on Mission. The three gallery spaces on Minna and the restaurant (former gallery) on Mission each had their own ADA compliant bathrooms.

The removal of public bathrooms is an "undesirable" consequence of replacing ground floor retail with private offices.

The removal of the retail gallery spaces removes the ability for visitors, residents, workers and students at the Academy of Art University in the area to see contemporary art in an easy to access ground floor location without having to pay a museum admission fee.

The spaces are located in the Yerba Buena Community Benefit District. The galleries were members of the Yerba Buena Alliance, one of its goals being promoting the arts and walkability of the area through two annual art walks. These "gallery walks" drew thousands of people from within the neighborhood and throughout the Bay Area and beyond beginning in 1995 and continuing today.

Executive Summary Findings Item 7

The building is vacant due to the wishes of the previous and current landlord to transition the tenants to month to month.

Maintaining the existing facade while upgrading the interior of the building provides benefits to the new tenants only. Removing the stucco front which is not part of the original building design and exposing the original brick facade would greatly improve the neighborhood and provide the public with an understanding of the history of

these buildings. As it is now, it is a "generic" ugly building set next to the Mario Botta and Snowhette designed SFMOMA and the SOM designed St Regis Hotel and Residences building.

Executive Summary Findings Item 7

The "proposed building will not be detrimental to the health, safety, convenience or general welfare of persons residing in the vicinity."

The removal of ground floor retail space allows black car drivers and limo busses and tour busses to park in front of these two buildings and idle their engines while waiting for their clients in the St Regis Hotel. This was a common practice here but deterred by the retail business owners on the ground floor of Minna. With no one to monitor this activity and the commercial parking spaces left as is this activity will return creating unhealthy air.

Numerous people will smoke and cape outside these two buildings on Minna unless there is someone to deter them. With no ground floor retail on Minna this will block the already narrow sidewalk and create an unpleasant environment. This has been an issue in the past that was mitigated by the retail gallery tenants.

The ground floor retail galleries provided revenue to the city, employed skilled artisans provided an opportunity for residents and visitors to view contemporary art but also acted a sort of "hall monitor" for this part of the block

similar to how the staff at the St Regis keep their portion of Minna a clean pleasant environment. They prevent unwanted activities that are detrimental to the residents, visitors and workers in the neighborhood.

Executive Summary Findings Item 8

The project does not diversify the neighborhood. It does the opposite by removing unique arts related retail space in an "arts district".

The project does propose "large office use". It does not activate the historic buildings on the outside. It retains the inappropriate and ugly exterior. It only restores the historic interior of the building.

Executive Summary Findings Item 9

It does not preserve or enhance the existing neighborhood-serving retail uses. It permanently removes four retail spaces. Three retail galleries on Minna and the SF Dancewear on Mission.

The tenants were displaced in preparation for the renovation of the building. They should be replaced at the end of the renovation with the same tenants offered leases or similar for profit arts related businesses.

The facade of the building should be replaced to provide a safer building. Information of the stability of the facade on

these two brick buildings should be provided by the developer.

Executive Summary Findings Item 10

It does not provide under Section 101.1 (B) any positive benefit to the character of the neighborhood as it does not address restoring the facade of the building.

Converting long time small businesses leases to month to month rather than offering term leases adds to the instability of the neighborhood not its stability

Conditions of Approval, Compliance, Monitoring and Reporting

Item 5 Conformity with Current Law

The developer have already completed major renovations to the ground floor retail to office space before receiving any permits to change it from retail to office. Therefore they are not in compliance with the current law.

The safety of the pedestrians on the Minna alley should be a concern to the city as noted by the developers. However, the removal of ground floor retail is not the driver for the pedestrian traffic on the alley Minna. The St Regis Hotel faces the alley. The back side of this 42 story building is on Mission. It is a driver of pedestrian traffic. The SFMOMA and its adjacent garage at 147 Minna is the other driver of pedestrian foot traffic because the pedestrian exit is on Minna.

There are two bar/restaurants on Minna on the same side on the same block as the buildings in the proposal. They are open from early in the morning to late in the evening seven days a week. This will continue to bring pedestrians to this block. In addition, the workers and residents in the neighborhood use Minna as cut through to New Montgomery in vehicles and on foot.

This proposal is in opposition to nearly all aspects of the 2.1 policy as written in the city of San Francisco's General Plan for the Downtown Area. The permits should be denied.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Susan I. Pitcher', with a long horizontal flourish extending to the right.

Susan I. Pitcher
Principal
Chandler Fine Art & Framing



March 14 2019

ST REGIS

BLDG
SITE
PERMIT
PROPOSED



March 14 2019

138 MINNA



MARCH 12 2019

170 MINNA STREET



MARCH 12 2019

170 MINNA STREET

INTERIOR STAIRCASE



**SAN FRANCISCO
PLANNING DEPARTMENT**

455 Mission Street, Suite 400 San Francisco, CA 94105 Tel: 415-355-3338

NOTICE OF PUBLIC HEARING

Hearing Date: Thursday, March 14, 2019
Time: Not before 1:00 PM
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400
Case Type: Conditional Use
Planning Study: Planning Commission

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	407 & 409 Mission Street	Applicant:	Sara Ghahramani
City District:	2nd and New Montgomery	Company:	Shawn, Scott & Company LLP
Project Name:	Shawn	Project Address:	407 Mission Street
	170-172 St	City District:	San Francisco, CA

PROJECT DESCRIPTION

The proposed project is a four-story building with a total floor area of approximately 100,000 square feet. The project is located at the intersection of Mission Street and New Montgomery Street. The project is a mixed-use development that includes retail, office, and residential space. The project is being developed by Shawn, Scott & Company LLP.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The architectural plans for the project are available for public review at the City Planning Department. The plans show the building's footprint, height, and setbacks. The plans also show the building's interior layout and the proposed use of the space.

FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING DEPARTMENT STAFF.
Project: Shawn
Telephone: 415-355-3338

MARCH 12 2019 170 MINNA STREET

Alison Rowe
2785 Green Street, Apt. 1
San Francisco, CA 94123

Received at CPC Hearing 3/14/19
D. Winslow

Permit Application 2017.1026.2312
Project 2552 Baker Street
Block 0955/021
Zoning RH-1/ 40-X
Record 2017-014420DRP

March 14, 2019

Introduction

- Thank you for your time. My name is Alison Rowe, I've lived at 2785 Green Street for 26 years.
- My understanding is that building codes exist for the *common good*. I am only asking that all of the codes to be applied to this project.
- The south side of my apartment looks out to 2552 Baker's yard.
[WINDOW PHOTO]
 - Large - 35" wide x 56" tall
 - The views show three angles, west, south and east.
- In 2014's pre-application meeting, I asked the homeowner to please maintain my tree foliage view and the privacy it provides.
- This November the construction plans arrived. They omitted all but one tree. [PHOTO-PLANS] It did not make sense that the ground currently filled with trees was designated as a pre-existing planter. [GOOGLE EARTH]
- I reached out to Cow Hollow Association whose Design Guidelines protect mid-block greenbelts, privacy, light and air. I highlighted the applicable guidelines in the DR.
- I emailed my concerns to the homeowner. Letters exchanged are attached.
 - In two emails I ask "What do you plan to do with each of the large trees that border my apartment?" Replies were "we will *likely* plan to have as much green as possible in the backyard" and "we *hope* to have as much green (ie. shrubs and trees) as possible."
 - *These are vague statements of possibilities with no clear and enforceable commitment.*
- The conversation only got serious once I filed this DR.
 - The homeowner then expressed his *intention* to preserve and/or replace the foliage, *IF that I dropped this hearing.*
- I no longer believe the homeowner would honor a handshake deal.

DR - 3 Issues Raised [PHOTO 1-WINDOW]

- 1. Mid-block greenbelt view and privacy
- 2. Proposed house depth. The proposed house would be 70'6". This is 4 feet longer than 2550 Baker Street next door.
 - o I do not understand why either house can exceed the city's stated 55% zoning limit, 55' in this case.
 - Did south neighbor expand under the same codes? Are those codes grandfathered to 2552 Baker?
- 3. My apartment neighbors will no longer see the mid-block greenbelt, they'll see a cement wall. **[PHOTO - ELEVATION]**

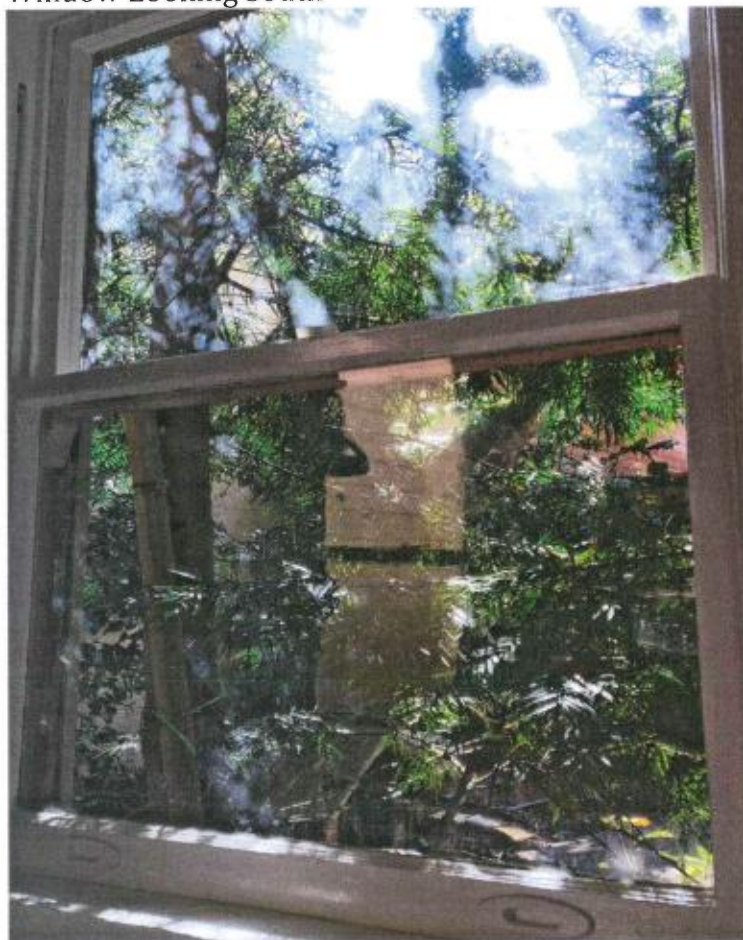
Solution [PHOTO 1]

- Asking for codes and guidelines applied to this project.
- Guarantee that the protective trees will not be removed with an enforceable contract to replace them if they are.
- Verify the building depth. It will further encroach my space.
- Only issue the building permit after resolving these issues.
- Again, THANK YOU!

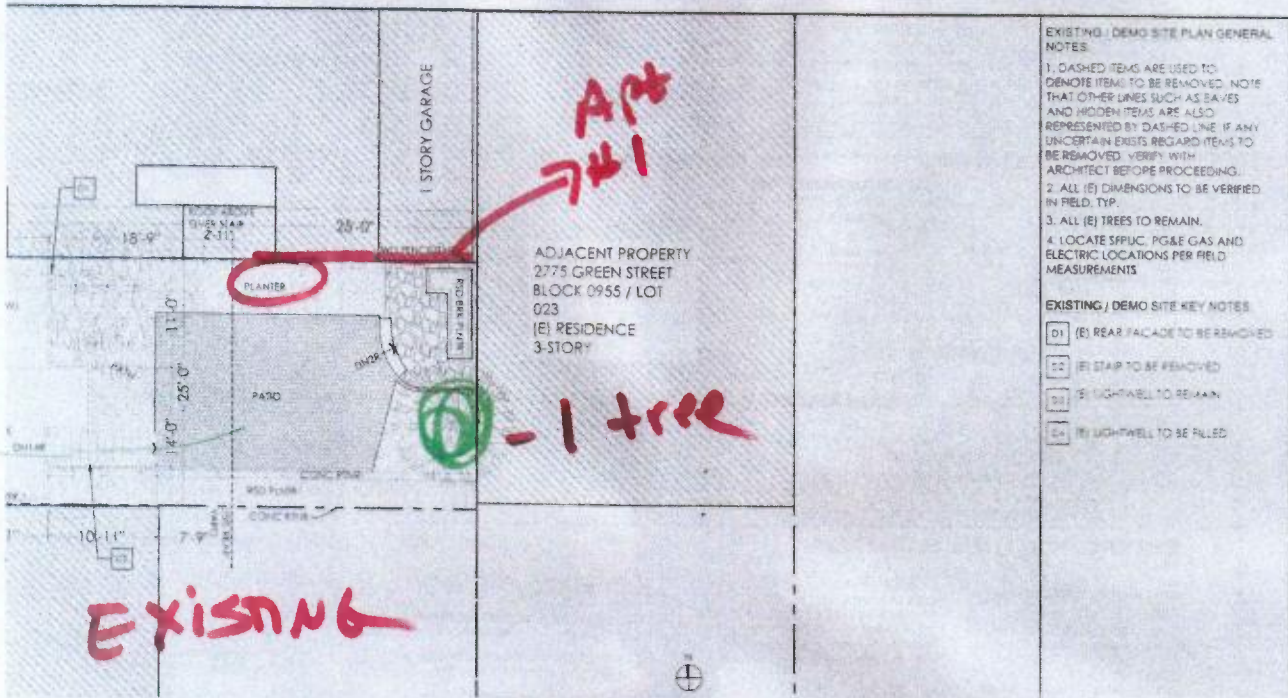


Window Looking South

Looking West Towards House



Looking East

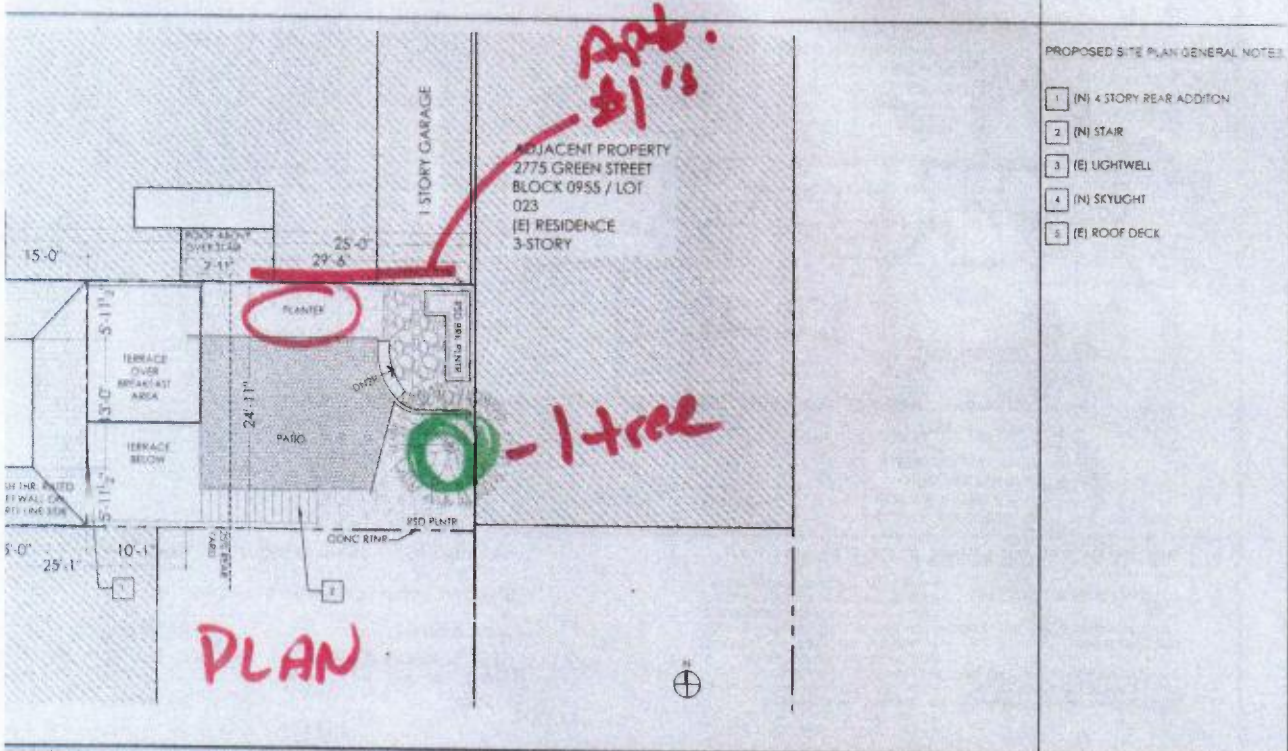


EXISTING / DEMO SITE PLAN GENERAL NOTES:

1. DASHED ITEMS ARE USED TO DEMOTE ITEMS TO BE REMOVED. NOTE THAT OTHER ITEMS SUCH AS BAYES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE IF ANY UNCERTAIN EXISTS REGARDING ITEMS TO BE REMOVED. VERIFY WITH ARCHITECT BEFORE PROCEEDING.
2. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD. TYP.
3. ALL (E) TREES TO REMAIN.
4. LOCATE SFPUC, PG&E GAS AND ELECTRIC LOCATIONS PER FIELD MEASUREMENTS.

EXISTING / DEMO SITE KEY NOTES:

- ☐ (D1) (E) REAR FAÇADE TO BE REMOVED
- ☐ (D2) (E) STAIR TO BE REMOVED
- ☐ (D3) (E) LIGHTWELL TO REMAIN
- ☐ (D4) (E) LIGHTWELL TO BE FILLED



PROPOSED SITE PLAN GENERAL NOTES:

- ☐ (N1) (N) 4 STORY REAR ADDITION
- ☐ (N2) (N) STAIR
- ☐ (N3) (E) LIGHTWELL
- ☐ (N4) (N) SKYLIGHT
- ☐ (N5) (E) ROOF DECK

BAKER ST RESIDENCE

2552 BAKER STREET, SAN FRANCISCO, CA 94123

BLOCK 0955 LOT 021 | PROJECT NO. 2017.019

DATE: 10.12.2018

DEMO & PROPOSED
SITE PLANS

DATE: 10.12.2018

01

2785 Green
#1 - Rowe

Approximately
9' deck over
garage.

It is private to my
apartment.

EXHIBIT 2



LOTS OF TREES

2

Josh Prime
2552 Baker Street
San Francisco, CA 94123
jeprime@gmail.com
(415) 310-5674

January 18, 2018

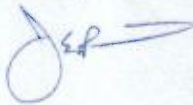
Alison Rowe
2785 Green Street, #1
San Francisco, CA 94123
allierowe@gmail.com
(415) 756-7406

Dear Alison:

I understand that your opposition to our project is based on you wanting to keep some of the privacy afforded to you by the trees in our back yard. Let me take this opportunity to assure you that Charlotte and I want a very green backyard for our family and we, like you, place a high value on the privacy provided by our trees. In the nearly 8 years we have lived in our home, we have never once removed a tree or shrub from our backyard. All landscaping projects have been confined in scope to trimming overgrowth or planting new vegetation.

We intend to continue that trend of nurturing greenspace during and after the construction process. To that end, we will be asking our contractors to take all reasonable steps to preserve the existing trees. If, for some reason, the trees are fatally damaged by the construction (which we do not anticipate), we will be planting at least one, large replacement tree in approximately the same location to provide us with greenery and, consequently, both of our homes with privacy. We hope this alleviates your concerns and that you will withdraw your application for discretionary review.

Sincerely,



Josh Prime

Delivered by email and USPS

Copied by email:

David Winslow (david.winslow@sfgov.org)
Deborah Holley (deborah@holleyconsulting.com)
Charlotte Haas Prime (chaasprime@gmail.com)
Geoff Wood (ggwood@aol.com)

Alison Rowe
2785 Green Street, Apt. 1
San Francisco, CA 94123
allierowe@gmail.com

Josh Prime
2552 Baker Street
San Francisco, CA 94123
Sent by email to jeprime@gmail.com and chaasprime@gmail.com

February 17, 2019

Dear Josh,

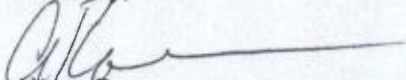
This letter is in response to your letter of 1/18/19. I want to keep *all* of my privacy, not "some" of it. I have been consistent with this objective ever since I learned about your proposed project in April, 2014. I have lived continuously in my home for 25 years and have enjoyed privacy from the property line trees, as have you. The greenbelt is an essential component of my home.

The following may serve as an agenda for meaningful discussion.

- 1. Privacy & Loss of Mid-Block Greenbelt.** Issue – Plans show no preservation of existing trees that line the property line. Plans violate Cow Hollow Neighborhood Design Guidelines (CHNDG) Pages 2 & 29, as presented in my DR. Solution – Protect and preserve all trees on property line. Trees should be measured, marked and protected with fencing during construction. Create accurate "existing" yard plans that match reality. Create "after" plans that show what trees will remain contractually. If you have concern for maintaining the trees as you say, then agree that you will take responsibility to replace any tree accidentally killed with trees of equal maturity or size.
- 2. House Footprint & Rear Yard Setback.** Issue - Your plans show a footprint that exceeds both the SF Planning Department guidelines and the CHNDGs by **5 feet in depth** (CHNDG Pages 58 & 60). Solution – Consider pulling rear wall back 5' to conform to the lawful maximum footprint of the house.
- 3. Replacing Mid-Block Open Space with Light Wells in Apartment 2/4/6's Kitchens.** Issue – 3' wide light wells substituting for light, air and mid-block open space for my neighbors is unacceptable, as Apartment #4 expressed. Solution – Modify home plans so that the upper two apartment units maintain light, air and their greenbelt view. A 5' light well would keep the existing 5' tree buffer along property line. CHNDG instructs "that rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures" (Page 31).

Thank you in advance for your consideration.

Sincerely,



Alison Rowe

cc: David Winslow (david.winslow@sfgov.org)
Geoff Wood, Cow Hollow Association (ggwood@aol.com)
Deborah Holley (Deborah@holleyconsulting.com)

Dear Ms. Rowe,

Your letter dated February 17, 2019 responding to our January 18, 2019 letter makes several incorrect claims, each of which is summarized and responded to below. The text from your letter is shown in black and our responses are shown in blue.

1. **"Privacy & Loss of Mid-Block Greenbelt."** Issue – Plans show no preservation of existing trees that line the property line. "Plans violate Cow Hollow Neighborhood Design Guidelines (CHNDG) Pages 2 & 29..." Solution - Protect and preserve all trees on property line. Trees should be measured, marked and protected with fencing during construction. Create accurate "existing" yard plans that match reality. Create "after" plans that show what trees will remain contractually. If you have concern for maintaining the trees as you say, then agree that you will take responsibility to replace any tree accidentally killed with trees of equal maturity or size." The City does not require detailed landscape plans for this project. As stated in our January 18 letter, we intend to preserve the trees and will replace any that are unintentionally damaged. Our letter is more than sufficient, we will not enter into a contract giving you any rights over what we do with our home.
2. **"House Footprint & Rear Yard Setback."** Issue – Your plans show a footprint that exceeds both the SF Planning Department guidelines and the CHNDGs by 5 feet in depth (CHNDG Pages 58 & 60). Solution - Consider pulling rear wall back 5' to conform to the lawful maximum footprint of the house." The proposed horizontal extension is code-compliant and is not unlawful. While our project complies with the Planning Code, your building is a non-complying building and has no rear yard. There are no specific SF Planning Department guidelines identified with which you claim that the project exceeds. Regarding your citation of pages 58 and 59 of the CHNDGs, the Planning Commission endorsed the body of the CHNDGs, but not the pages 58 and 60, which are in the Appendix.
3. **"Replacing Mid-Block Open Space with Light Wells in Apartment 2/4/6's Kitchens."** Issue - 3' wide light wells substituting for light, air and mid-block open space for my neighbors is unacceptable, as Apartment #4 expressed. Solution - Modify home plans so that the upper two apartment units maintain light, air and their greenbelt view. A 5' light well would keep the existing 5' tree buffer along property line. CHNDG instructs "that rear additions be set back at their sides as much as necessary to preserve the existing extent of light and air to adjacent structures" (Page 31)." The project would not cause significant reductions in light and air to the property-line kitchen windows in these apartments. Although not required, as a neighborly gesture, we revised the project (well prior to the issuance of the 311 Notice) to provide three-foot setbacks, at the second, third and attic levels from these property-line kitchen windows at the request of Mike Davies, the owner of your apartment building. The three-foot setback is more than adequate.

In sum, your "solutions" are not warranted because they are unreasonable and based on mistaken claims and assumptions. It is unfortunate that you have chosen to fight our project at the Planning Commission when we have already offered to maintain our existing trees in our yard.

Sincerely,

Josh Prime and Charlotte Haas-Prime

Cc:

David Winslow

Geoff Wood

Deborah Holley



Alison Rowe <allierowe@gmail.com>

2552 Baker - rear yard clarifying email/letter

5 messages

Wed, Feb 27, 2019 at 11:03 AM

Josh Prime <jepriime@gmail.com>

To: Alison Rowe <allierowe@gmail.com>

Cc: "Winslow, David (CPC)" <david.winslow@sfgov.org>, Charlotte Haas Prime <chaasprime@gmail.com>, "Deborah Holley (deborah@holleyconsulting.com)" <deborah@holleyconsulting.com>, Geoff Wood <ggwood2@gmail.com>

February 27, 2019

Alison Rowe

2785 Green Street, #1

San Francisco, CA 94123

allierowe@gmail.com

Dear Alison:

In an effort to try to resolve your concerns regarding the protection of our rear yard trees during our remodel, I have better clarified what steps we will take to protect our mutual privacy. I will sign this letter provided you withdraw your DR application.

As I stated in our January 18, 2018 letter, we intend to ask our contractor to take all reasonable steps to preserve and protect the existing trees planted at the east end of the planter strip running along the north side of our property line, adjacent to your building. If the existing trees nearest your kitchen window become fatally damaged or destroyed during construction (something that would be very unlikely and we would not anticipate), then in an effort to provide us both with greenery and privacy, we will replant at least one large tree to replace any tree that is destroyed.

We hope this alleviates your concerns and that you will agree to cancel the scheduled DR.

Sincerely,

Josh Prime

Delivered by email

Copied by email:

David Winslow (david.winslow@sfgov.org)Deborah Holley (deborah@holleyconsulting.com)Charlotte Haas Prime (chaasprime@gmail.com)Geoff Wood (ggwood2@gmail.com)

Wed, Feb 27, 2019 at 3:20 PM

Geoff Wood <ggwood2@gmail.com>

To: Josh Prime <jepriime@gmail.com>

Cc: Alison Rowe <allierowe@gmail.com>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, Charlotte Haas Prime <chaasprime@gmail.com>, "Deborah Holley (deborah@holleyconsulting.com)" <deborah@holleyconsulting.com>

Josh,

Thanks for sending the letter. I have not been able to reach her yet. She may be out of town.

Geoff

Sent from my iPhone

[Quoted text hidden]

Alison Rowe <allierowe@gmail.com>

Thu, Feb 28, 2019 at 8:04 AM

[illegible][illegible]

South
Neighbor
is 66' deep

1045 Post Street, San Francisco, CA 94109

PAGE NO OF APPEARABLE PAGES

- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED



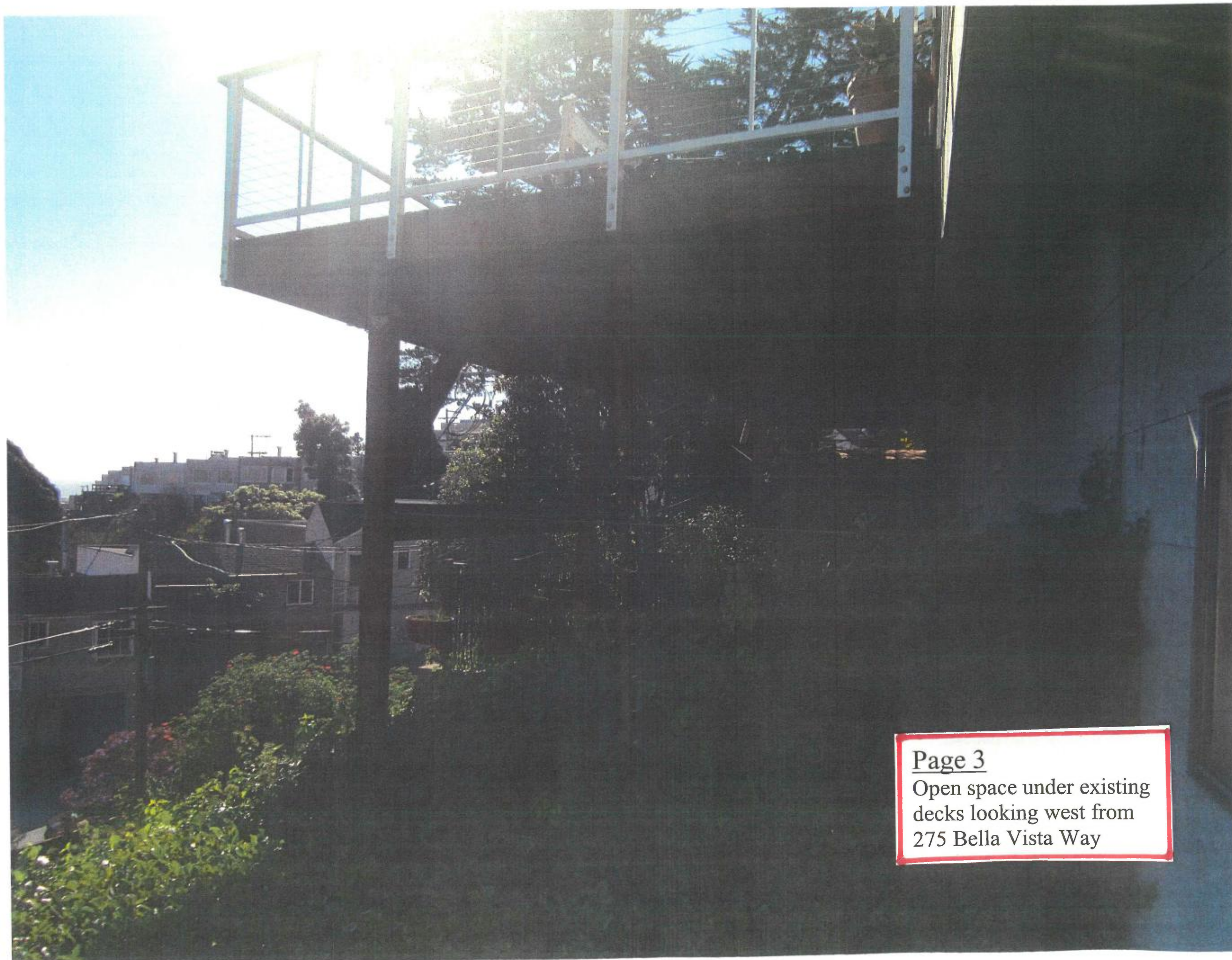
279 Bella Vista Way Handout
from Patricia MacDonald,
Owner of 275 Bella Vista Way

Page 1
Open rear yards with decks,
and open roofs



Page 2

Open space under existing
decks looking east from
275 Bella Vista Way



Page 3

Open space under existing
decks looking west from
275 Bella Vista Way



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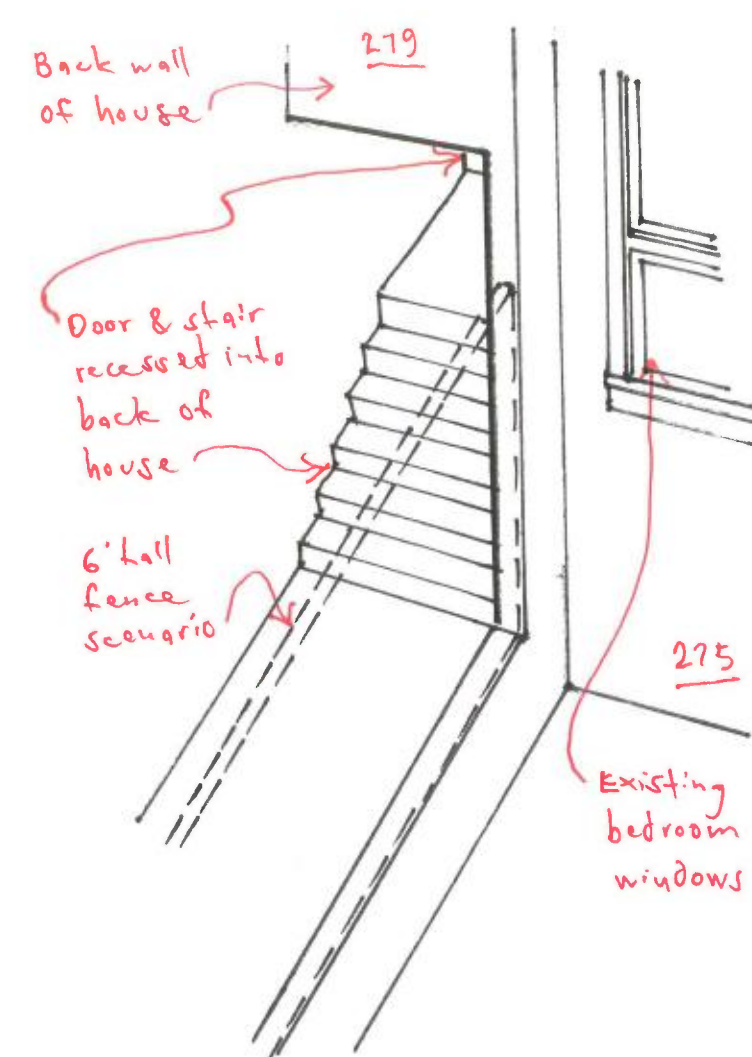
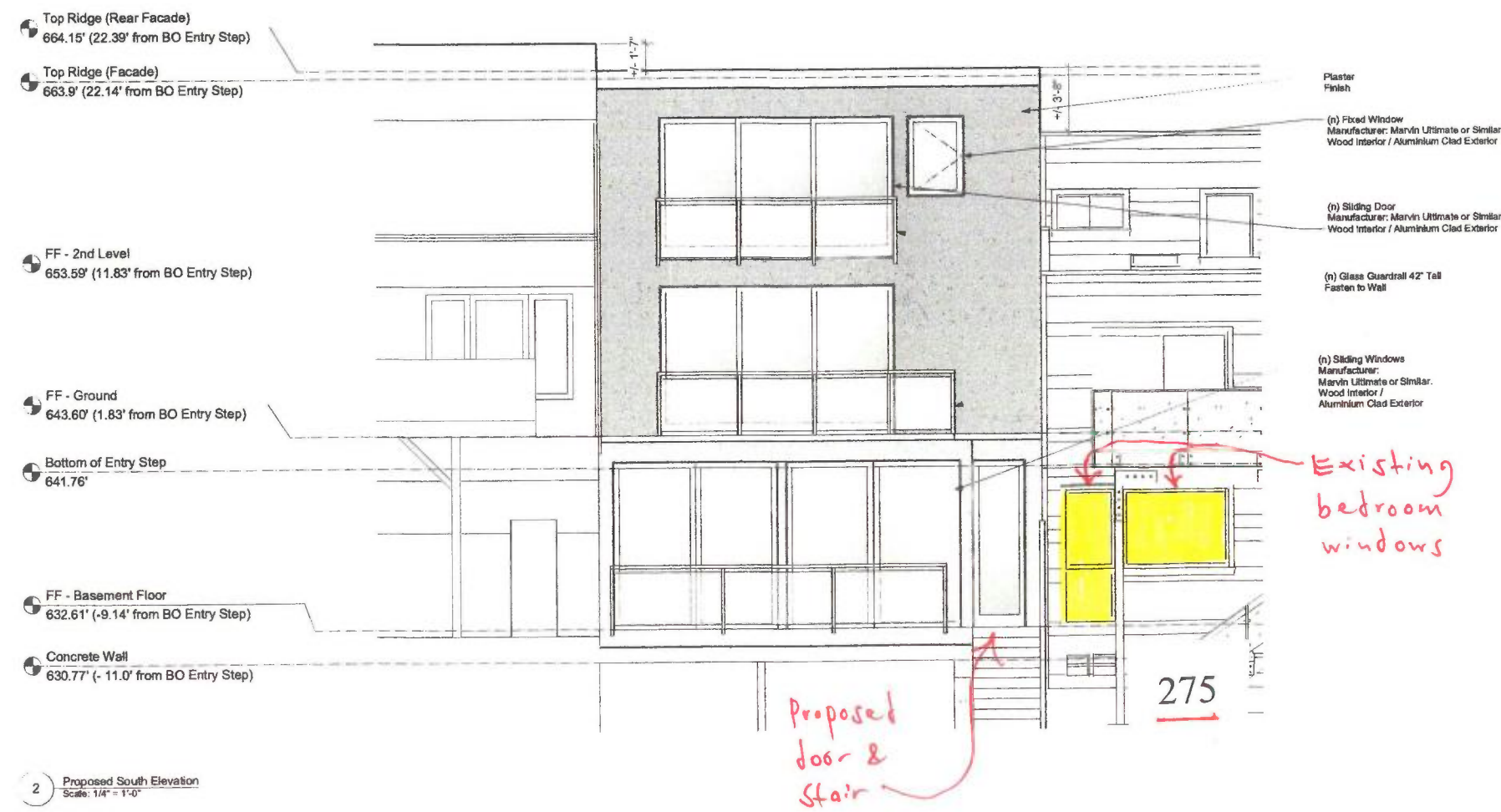
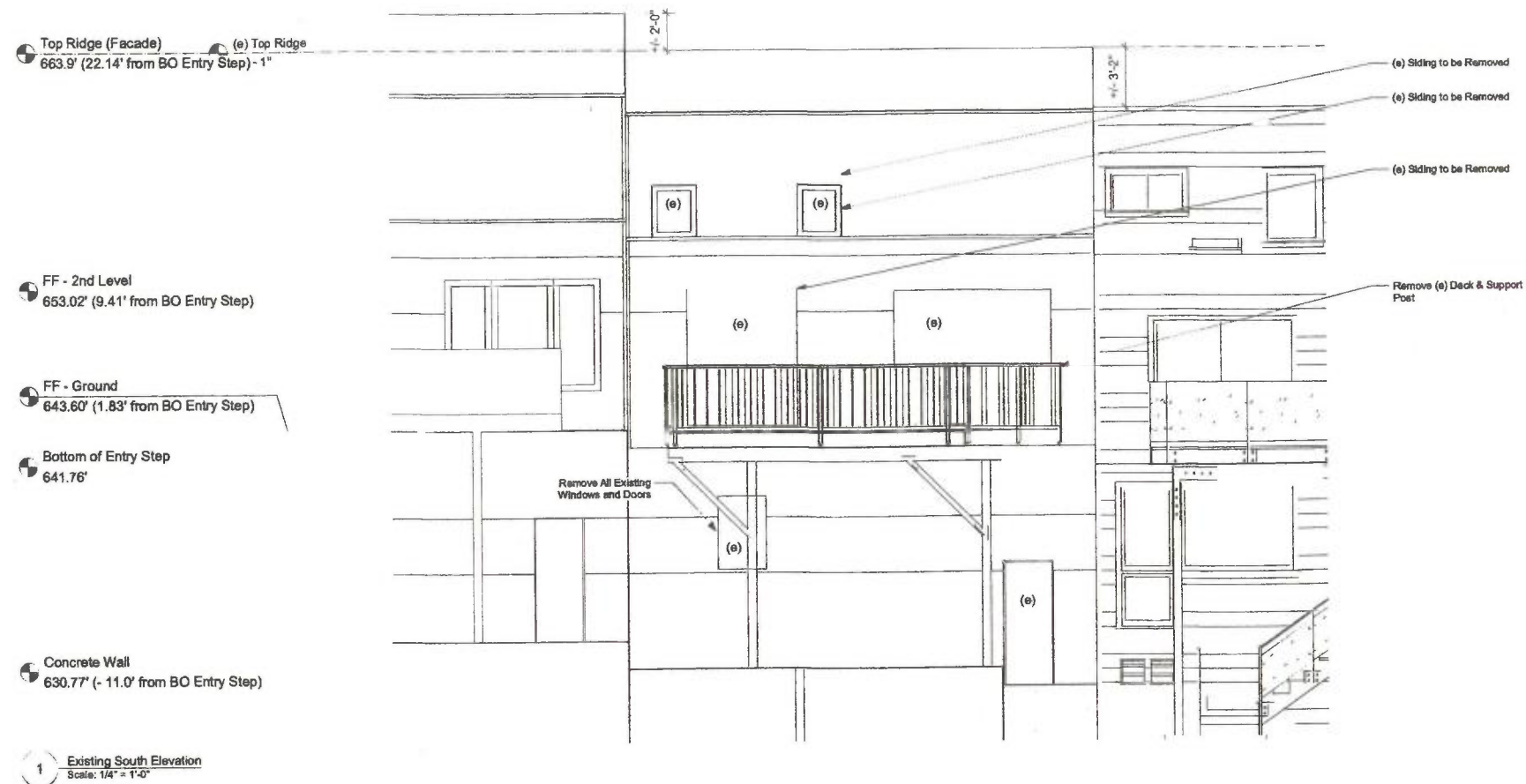
HOLLIS RESIDENCE
Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

REV.	DATE:
1 Site Plan Revisions	03.27.18
2 Site Plan Revisions	05.17.18
3 Site Plan Revisions	06.18.18
4 NoPDR Response	08.29.18
DR Response	02.28.19

Date: 02.28.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

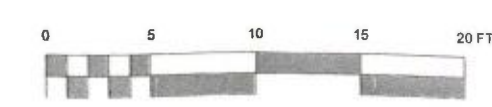
(E) & (P) South Elevations
SHEET NO.:

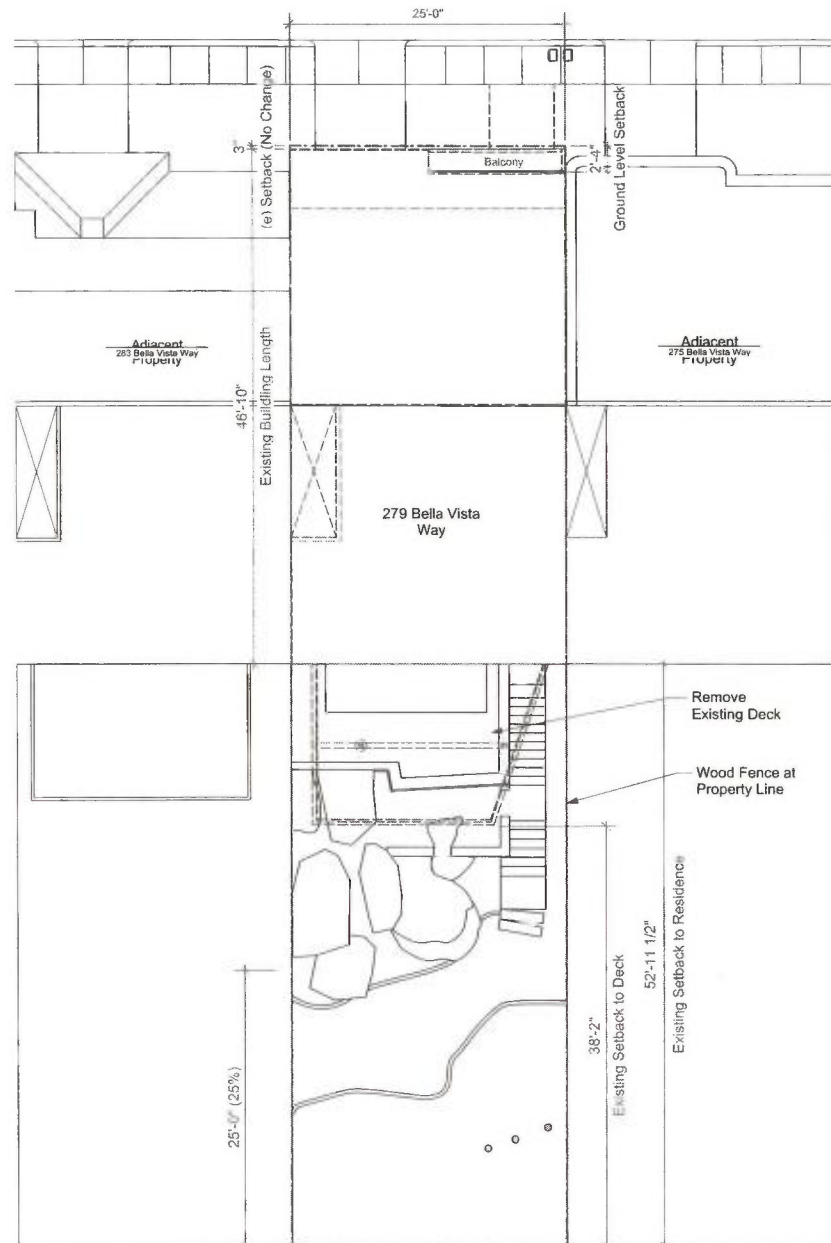
A2.02



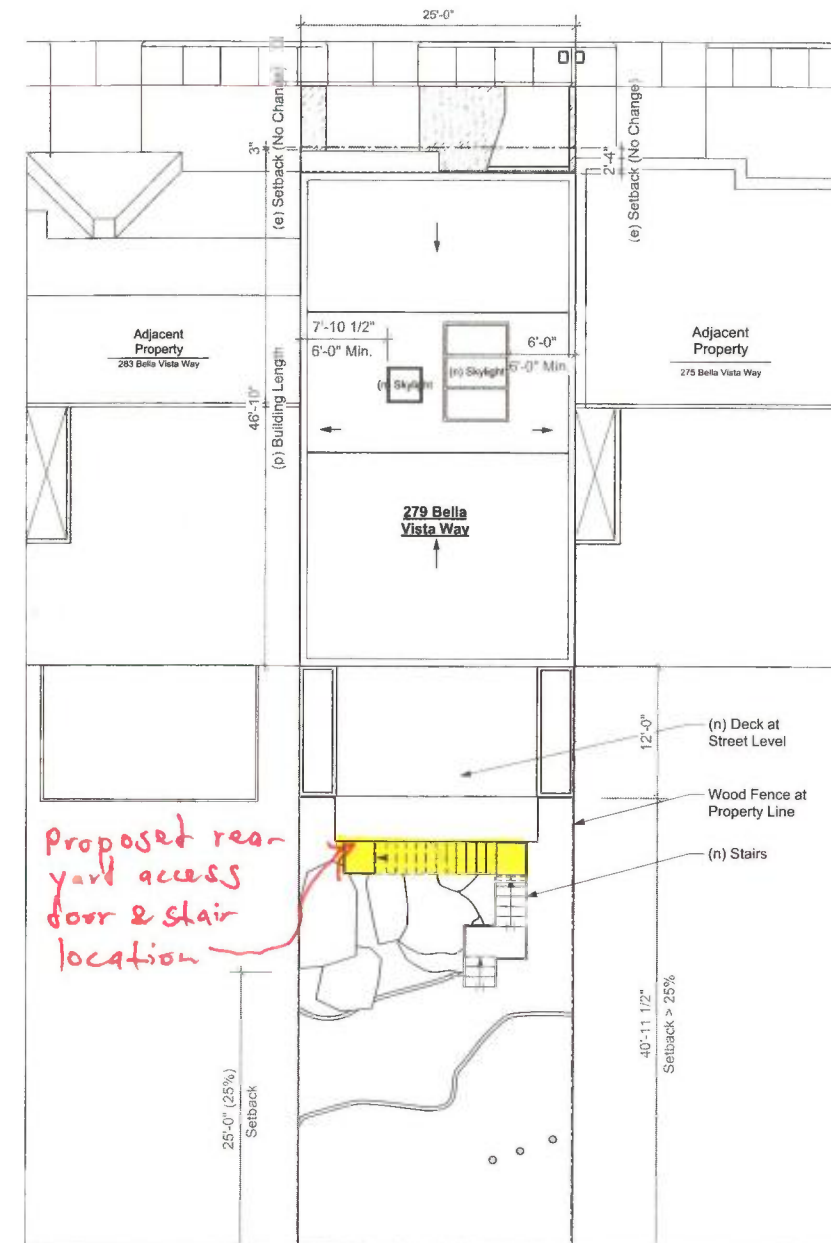
Recessed Door & Stair Concept

Page 4
Proposed rear door and stair at 279 Bella Vista Way directly adjacent bedroom windows at 275 Bella Vista Way





1 Existing Site Plan
Scale: 1/8" = 1'-0"



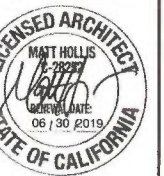
2 Proposed Site Plan
Scale: 1/8" = 1'-0"

Page 4A
10/19/18 Neighborhood
Notification drawing



MH ARCHITECTS
2405 Geary Blvd., Suite 200
San Francisco, CA 94115
tel: 415 377 6000
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Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

REV: 311 Notification
DATE: 10.19.18

Date: 10.19.18
Drawn By: DC
Project No.: 1426
Scale: As Noted

(E) & (P)
Site Plans
SHEET NO.:
A0.07

11'-5" height based on
2/28/19 drawings

10'-11" tall story pole
based on DR
mediation meeting
drawings dated 2/5/19

Page 5
Proposed east wall of
top-floor addition

275

279

283



Top Ridge
22'-5"

Grade
0"

(e) Landing
-11'-2"

1 Existing East Elevation
Scale: 1/4" = 1'-0"

Rear Facade Roof
23'-0"

Street Facing Roof
22'-5"

Grade
0"

(p) Basement Finished Floor
-9'-3"

2 Proposed East Elevation
Scale: 1/4" = 1'-0"

Building Envelope
Under SFPC 261(b)(3)

Painted Fiber Cement
Siding

Adjacent Structure
275 Bella Vista Way

(n) Deck with 42" Tall Guardrail
Tempered Glass

(e) Concrete Wall

Remove (e) Deck

(e) Concrete Retainer Wall
to Remain

(n) Skylight Over the Stairs

Plaster

(n) Planters

Existing Grade
Excavation < 20 Cubic Yards

LEGEND:

Existing Building
Proposed Addition



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2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
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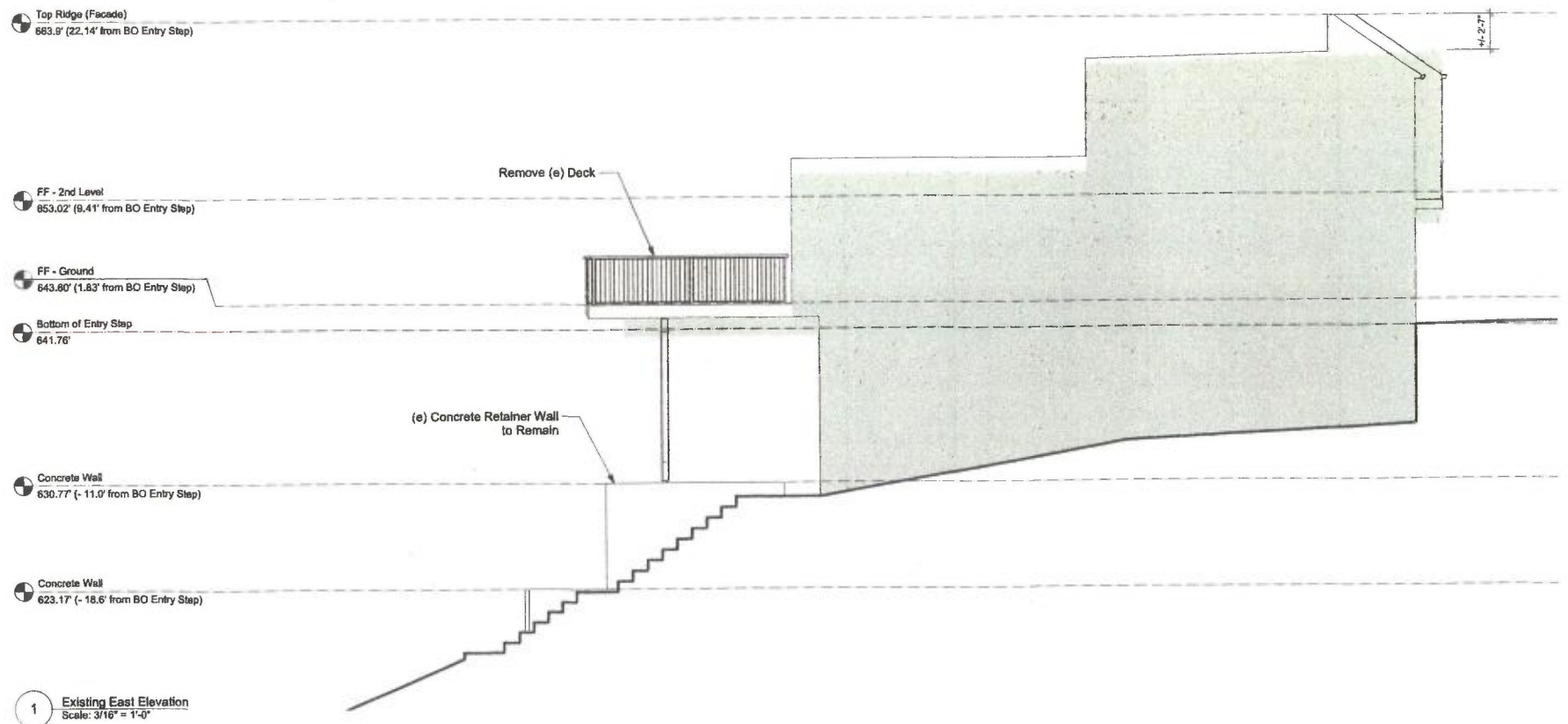
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4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response #1	02.15.19

Date: 02.15.19
Drawn By: DC
Project No.: 1406
Scale: As Noted

(E) & (P) East
Elevation
SHEET NO.:
A2.03

Page 6
2/5/19 West Elevation
drawing used for DR
mediation meeting





LEGEND:

Existing Building

Proposed Addition



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 2325 3rd st. studio 224
 san francisco, ca 94107
 matthollis.com
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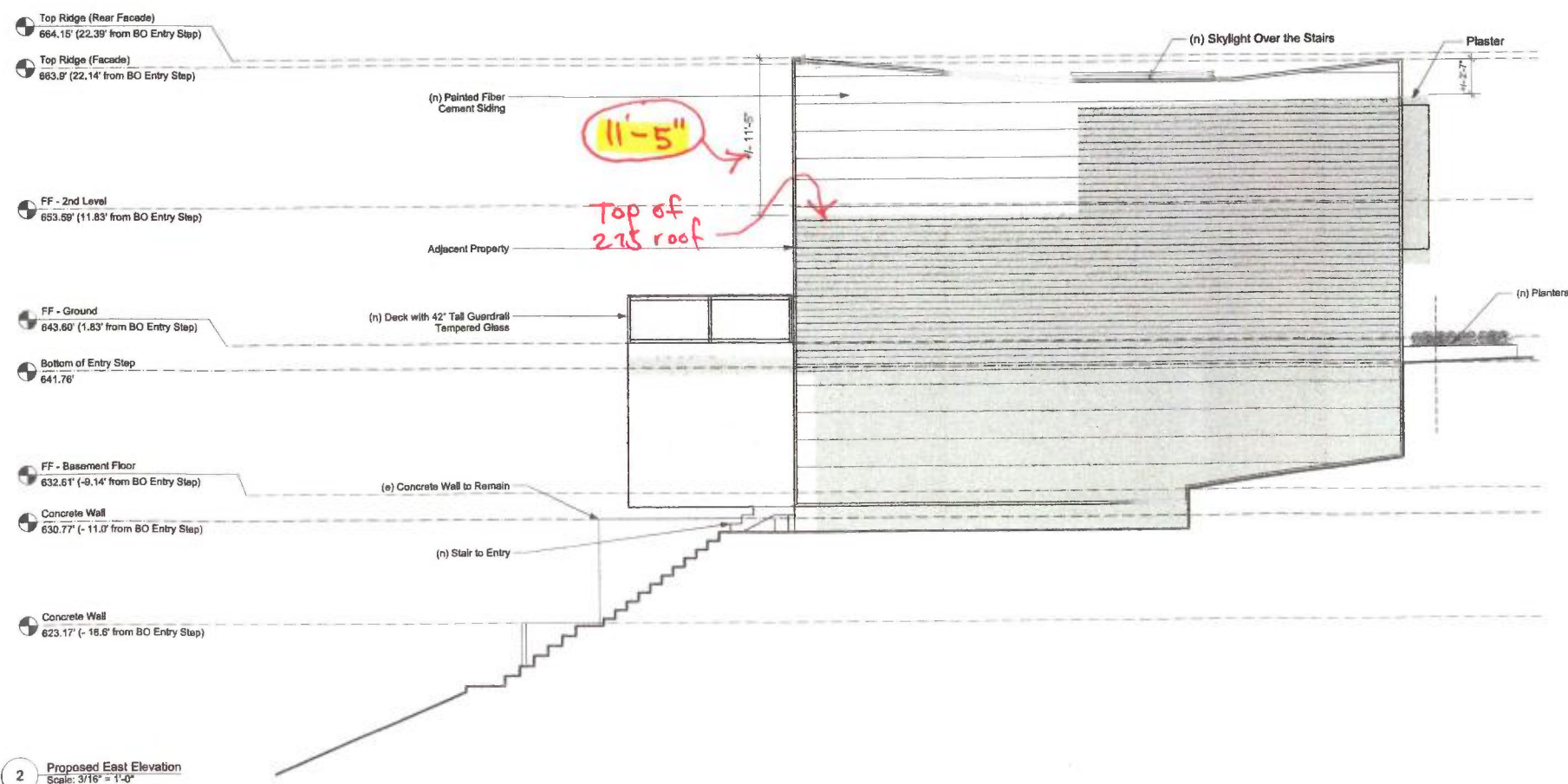


HOLLIS RESIDENCE
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 Block/ Lot: 2988/021

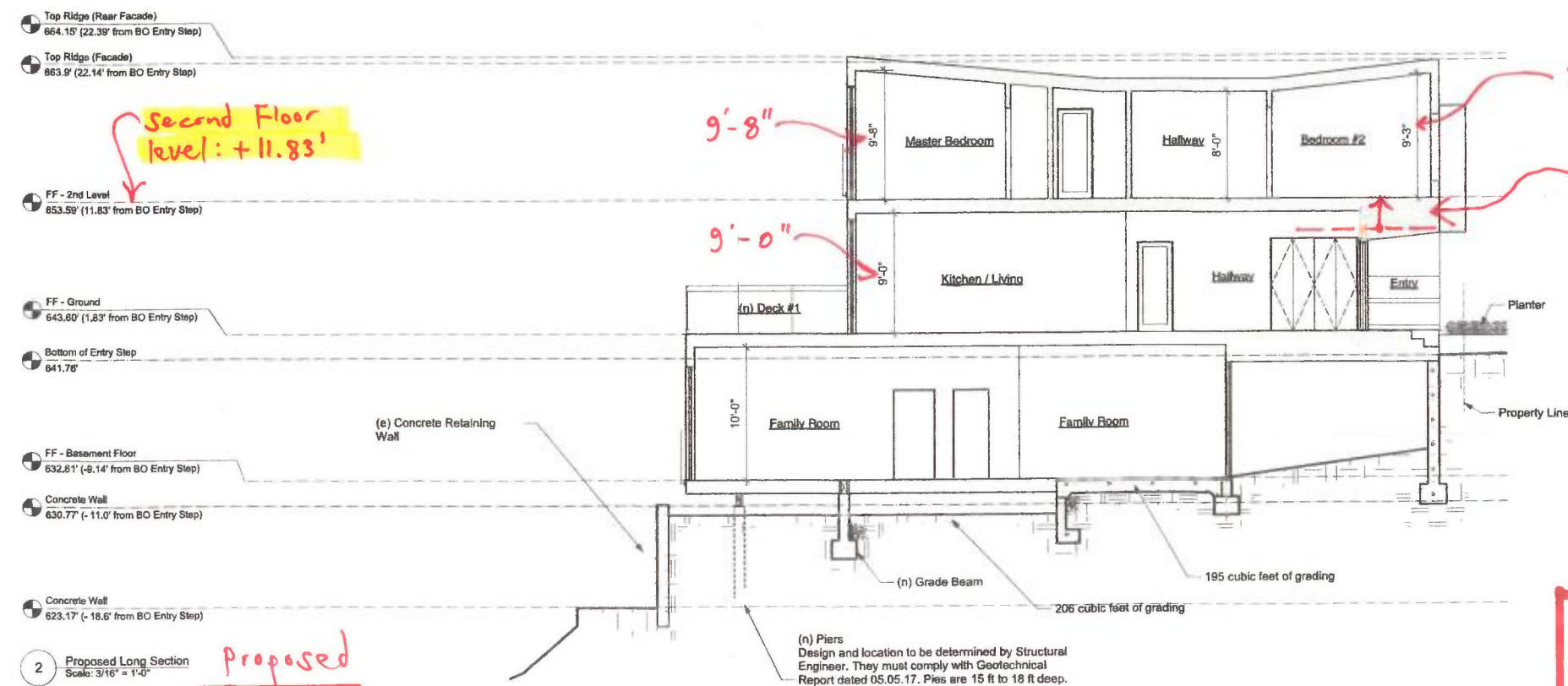
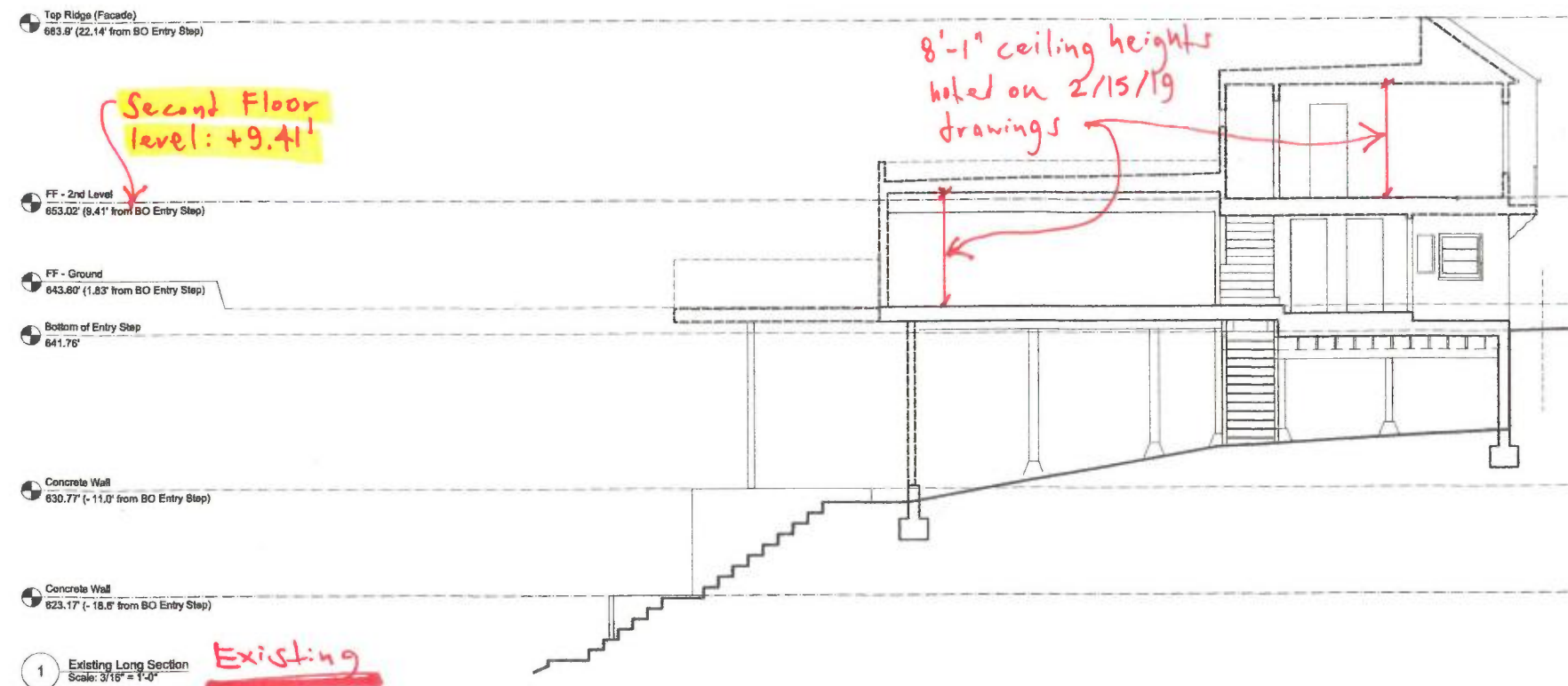
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3 Site Plan Revisions	06.18.16
4 NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19
 Drawn By: DC
 Project No.: 1426
 Scale: As Noted

(E) & (P) West
 Elevation
 SHEET NO.:
A2.03



Page 7
 3/1/19 West Elevation
 drawing revised after
 DR mediation



Page 8
Existing and proposed longitudinal building sections

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2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0198

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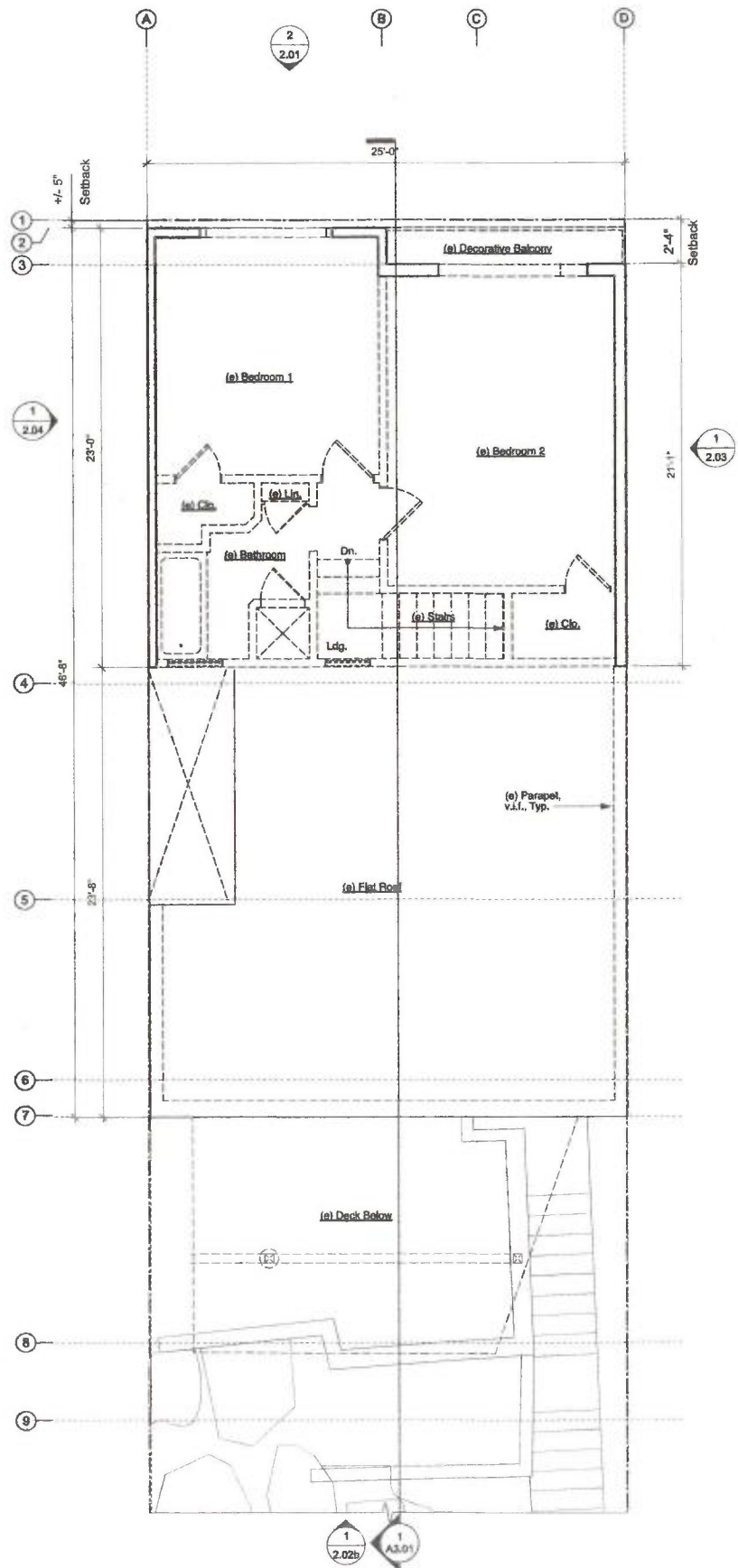


HOLLIS RESIDENCE
Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

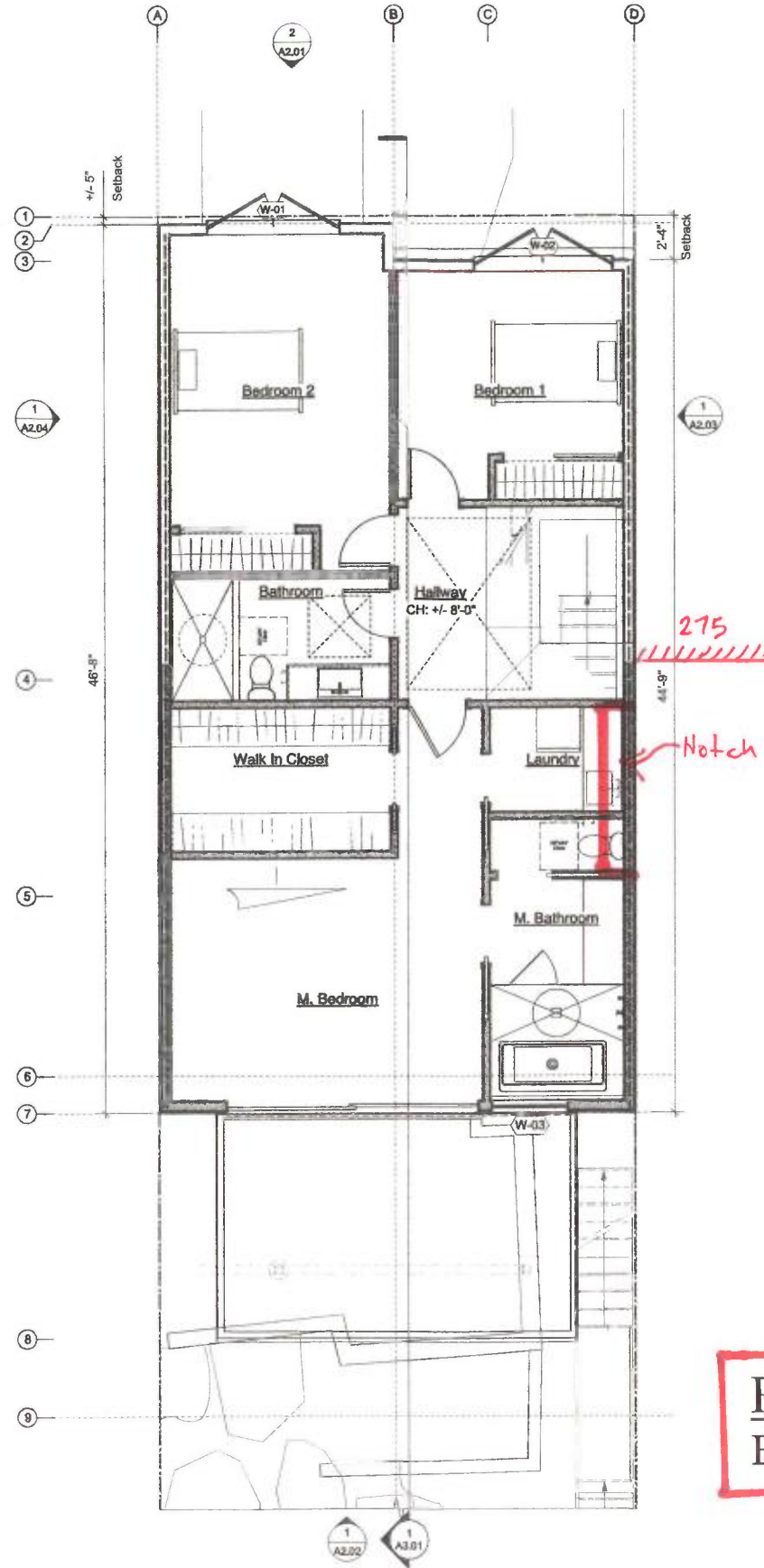
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3. Site Plan Revisions	06.18.18
4. NoPDR Response	08.29.18
DR Response	03.01.19

Date: 03.01.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

(E) Longitudinal Section
SHEET NO.:
A3.01



1 Existing Second Floor
Scale: 1/4" = 1'-0"



2 Proposed Second Floor
Scale: 1/4" = 1'-0"

Plan Legend

- (e) Wall To Be Removed
- (e) Wall To Remain
- Proposed Wall
- Proposed Fire Rated Wall
- Area of (N) Work
- 2-HR Rated Assembly
- 1-HR Rated Assembly

Electrical Symbols

- (n) Surface-mounted Wall Light
- (n) Recessed-downlight
- Exhaust Fan
- (n) Switch
- (n) Occupancy Sensor
On Timer W/ Manual Override

Demo Plan Notes

1. Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
2. Ensure full protection of all existing conditions to remain.
3. GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
4. All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
5. Ensure all waste lines are kept free of debris.
6. All electrical devices to be capped off as per CEC.
7. All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
8. Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
9. Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

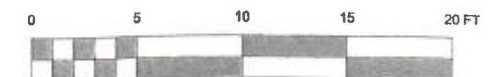
Floor Plan Notes

1. All dims. are from finish face to finish wall surface.
2. GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
3. Provide recessed blocking for bath accessories, verify location w/ architect & owner.
4. All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

Electrical Plan Notes

1. See lighting schedule for all fixture specifications, typ.
2. All electrical convenience outlets shall have insulating gaskets.
3. Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
4. All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
5. GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
6. Verify all new lighting locations w/ architect/ owner prior to install.
7. The quantity and locations of receptacles shall comply with the 612 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.

Page 9
Building notch concept



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

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279 Bella Vista Way
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Block/ Lot: 2998/021

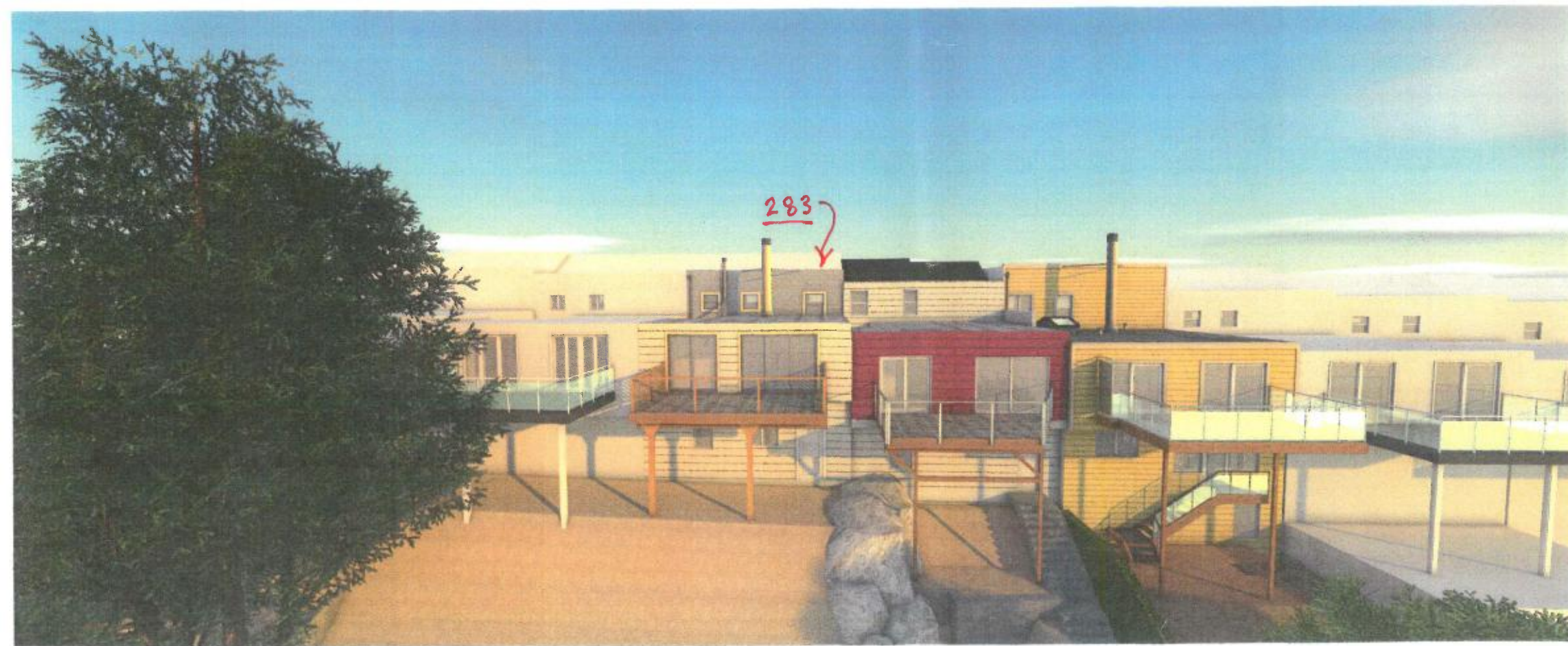
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4 NoPDR Response	08.29.18
5 NoPDR Response #5	10.18.18
DR Response	03.01.19

Date: 03.01.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

(E) & (P) Second
Floor Plans

SHEET NO.:
A1.03

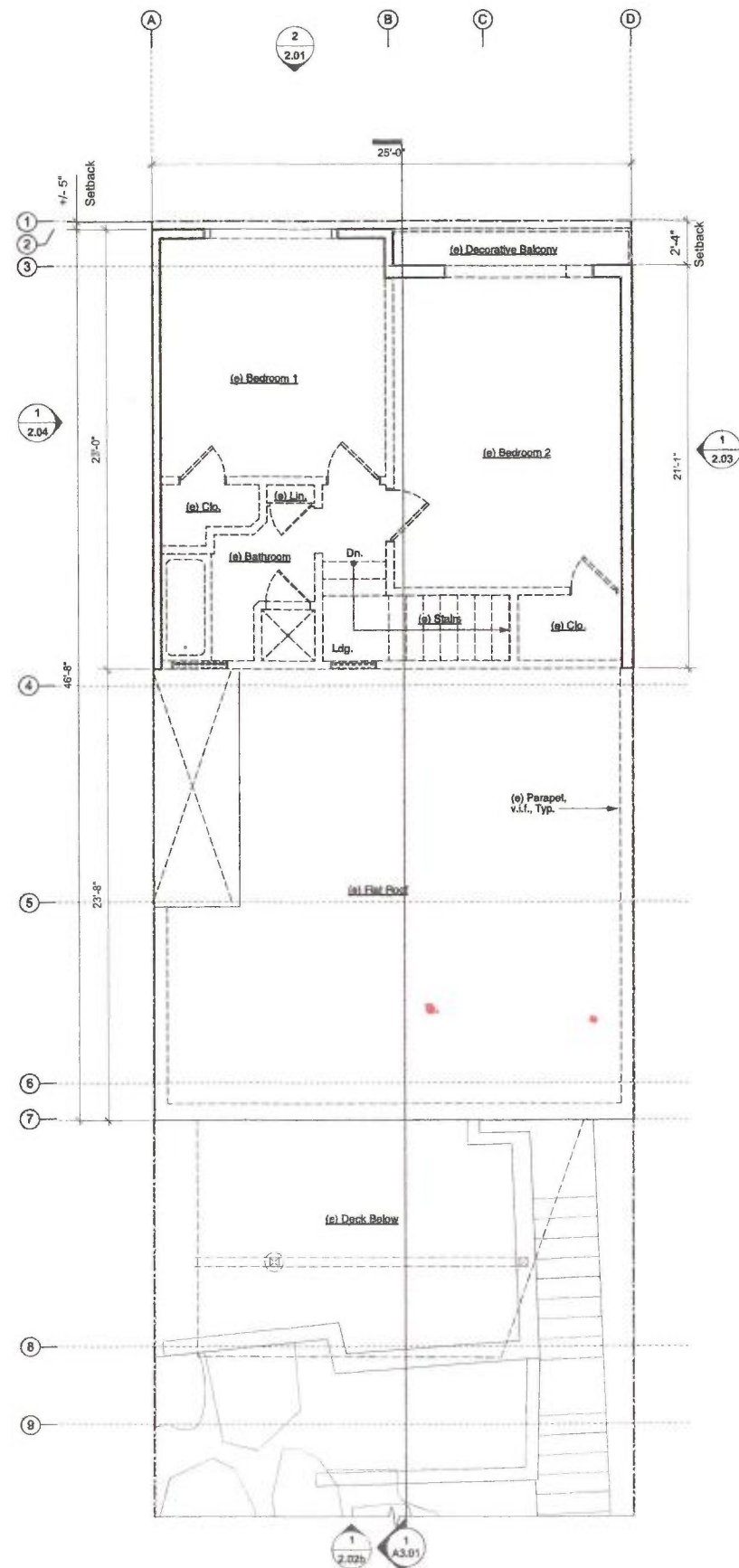
279 Bella Vista Way Handout
from Jennifer Cohen,
Owner of 283 Bella Vista Way



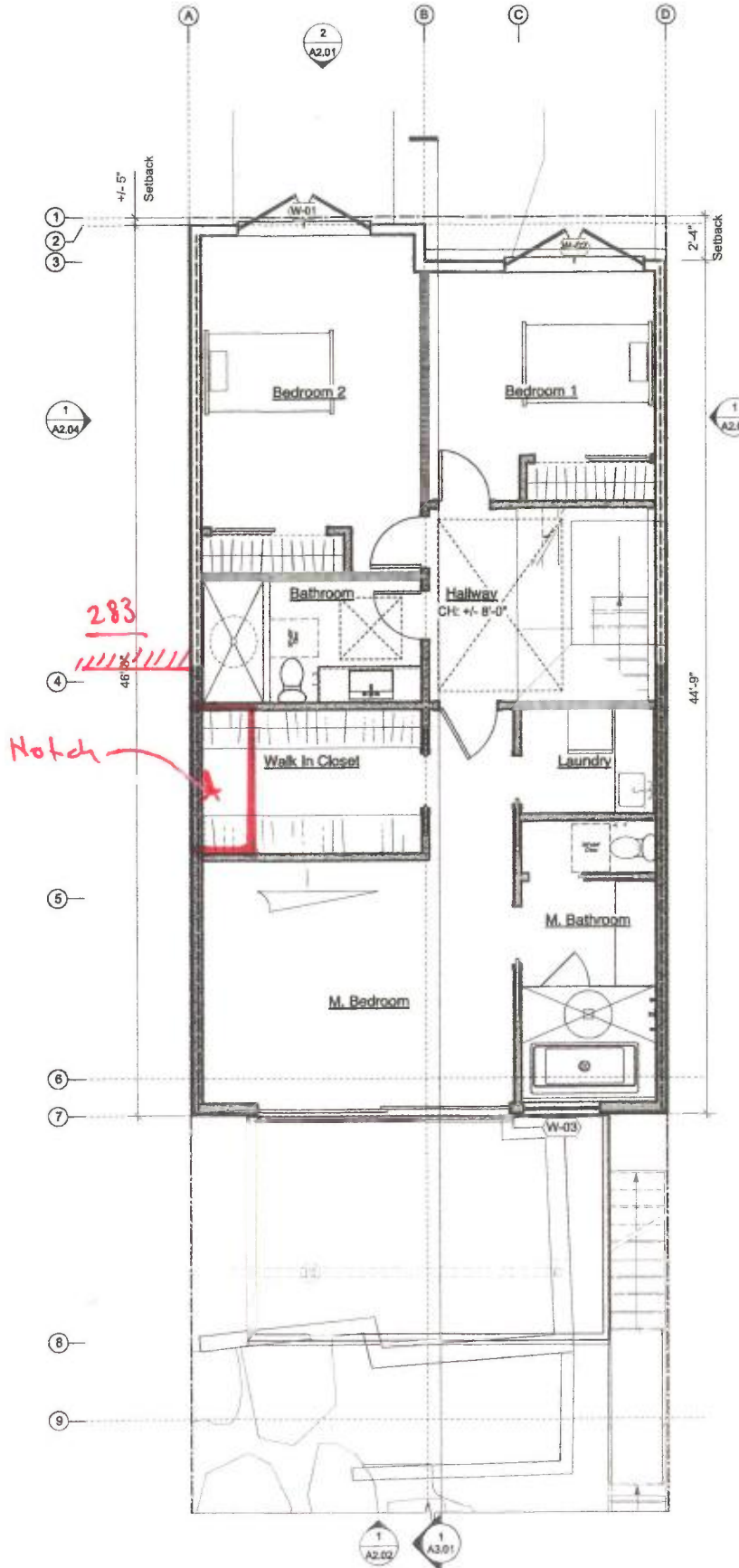
Page 1
2/20/19 shadow study

Proposed and Existing Building
Shadow Study
December 21st, 9:00 AM

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2325 3rd st. studio 426
san francisco, ca 94107
info@matthollis.com
matthollis.com
415 977 0194



1 Existing Second Floor
Scale: 1/4" = 1'-0"



2 Proposed Second Floor
Scale: 1/4" = 1'-0"

Plan Legend

- (e) Wall To Be Removed
- (e) Wall To Remain
- Proposed Wall
- Proposed Fire Rated Wall
- Area of (N) Work
- 2-HR Rated Assembly
- 1-HR Rated Assembly

Electrical Symbols

- (n) Surface-mounted Wall Light
- (n) Recessed-downlight
- Exhaust Fan
- (n) Switch
- (n) Occupancy Sensor On Timer w/ Manual Override

Demo Plan Notes

- Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
- Ensure full protection of all existing conditions to remain.
- GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
- All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
- Ensure all waste lines are kept free of debris.
- All electrical devices to be capped off as per CEC.
- All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
- Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
- Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

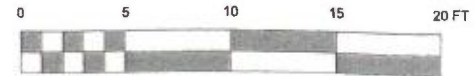
Floor Plan Notes

- All dims. are from finish face to finish wall surface.
- GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
- Provide recessed blocking for bath accessories, verify location w/ architect & owner.
- All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

Electrical Plan Notes

- See lighting schedule for all fixture specifications, typ.
- All electrical convenience outlets shall have insulating gaskets.
- Provide & install smoke alarms as per 2010 CBC Section 907.2.10.1.2.
- All lighting shall comply with 2010 CEC Energy Efficiency Standards (Title 24, Part 6).
- GC shall coordinate locations of new framing members w/ light fixture layout, notify architect with any conflicts prior to install, typ.
- Verify all new lighting locations w/ architect/ owner prior to install.
- The quantity and locations of receptacles shall comply with the 6/12 rule as required by the 2010 California Electrical Code. GC to verify in field and provide additional receptacles as required.

Page 2
Building notch concept



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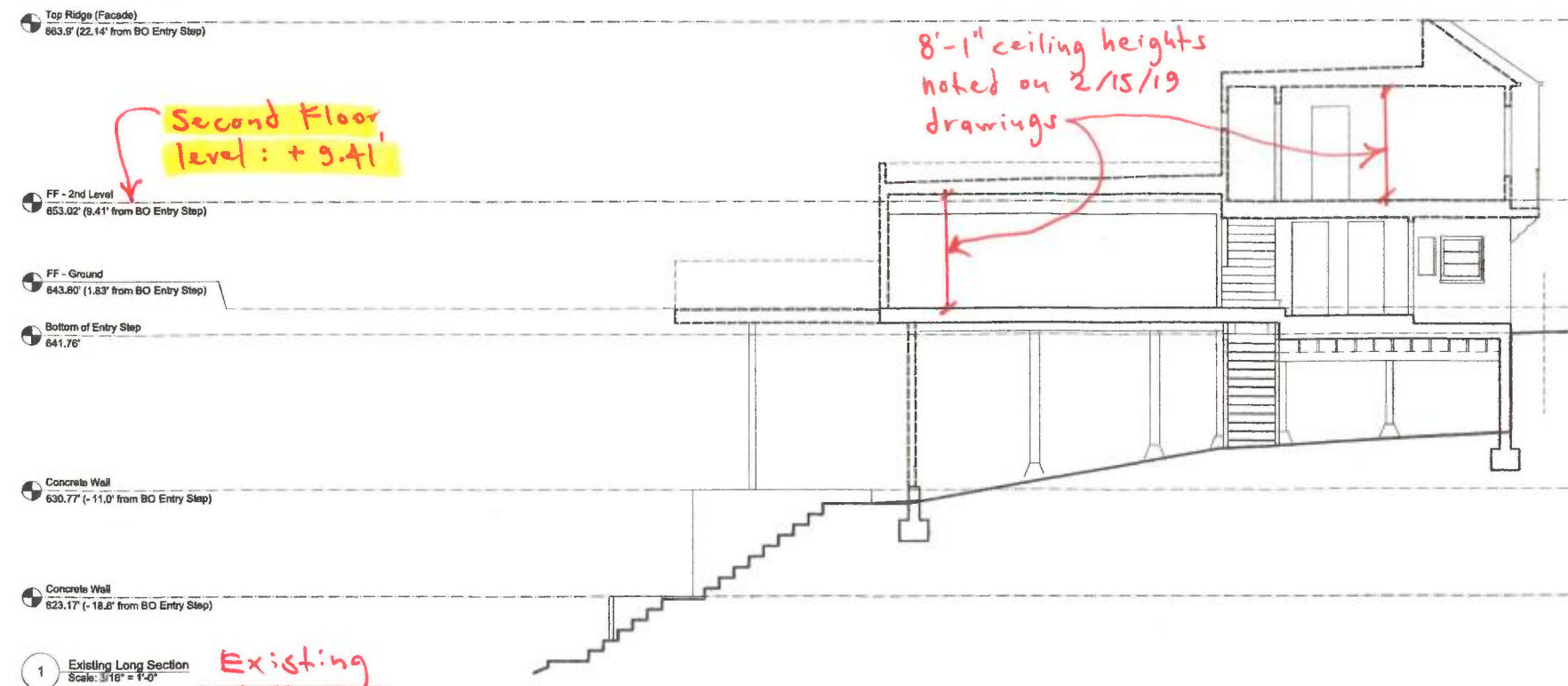
LICENSED ARCHITECT
MATT HOLLIS
06/30/2019
STATE OF CALIFORNIA

HOLLIS RESIDENCE
Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

REV:	DATE:
Site Plan Revisions	03.27.16
Site Plan Revisions	05.17.16
Site Plan Revisions	06.16.16
NoPDR Response	08.29.16
NoPDR Response #5	10.18.16
DR Response	03.01.19

Date: 03.01.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

(E) & (P) Second Floor Plans
SHEET NO.: **A1.03**

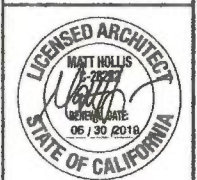


Legend:

	Existing to Remain
	New Foundation
	New Framing/Walls
	Walls/Floor to be Removed

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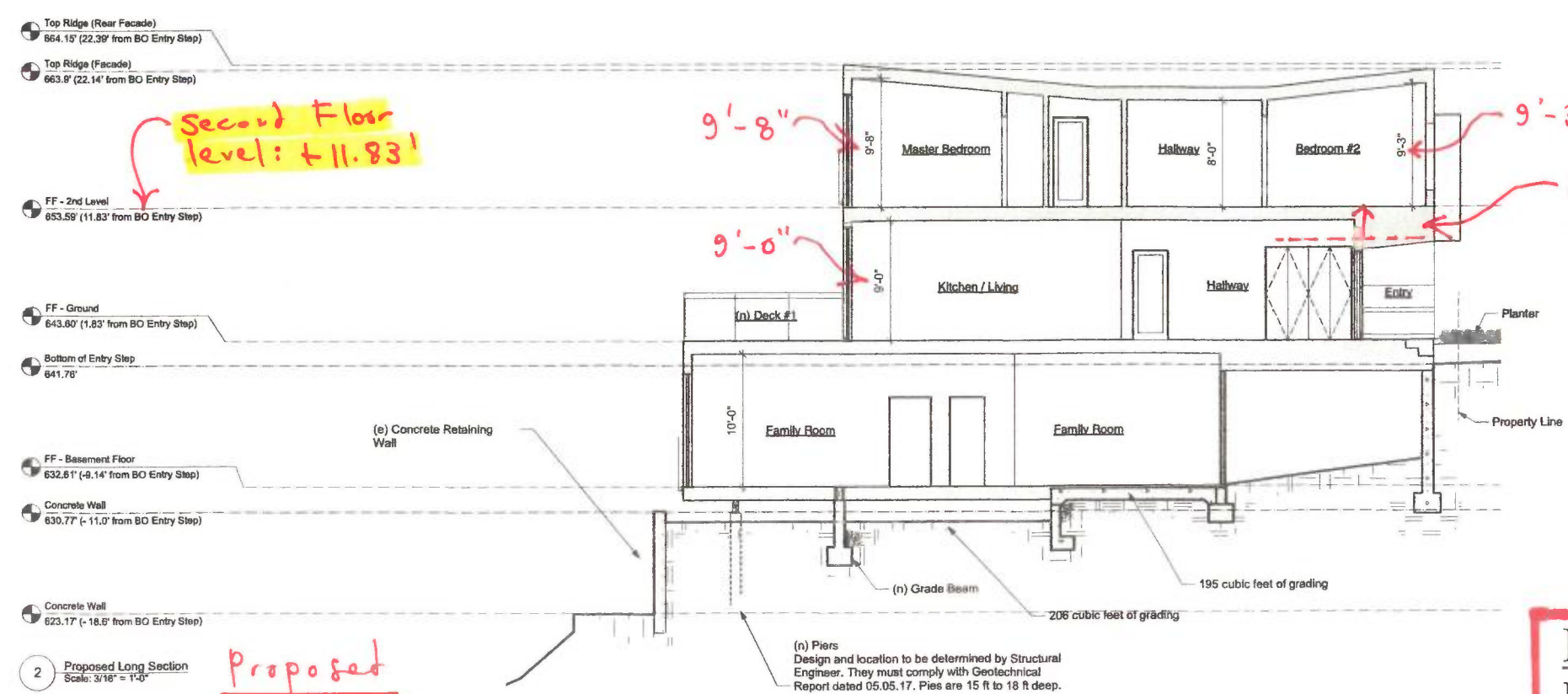


HOLLIS RESIDENCE
 Residential Renovation
 279 Bella Vista Way
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 Block/ Lot: 2998/021

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DR Response	03.01.19

Date:	03.01.19
Drawn By:	DC
Project No.:	1428
Scale:	As Noted

(E) Longitudinal Section
 SHEET NO.:
A3.01



Page 3
 Existing and proposed
 longitudinal building sections



279 Bella Vista Way

Page 4
Harmonious block face
looking west



275

279 Bella Vista Way

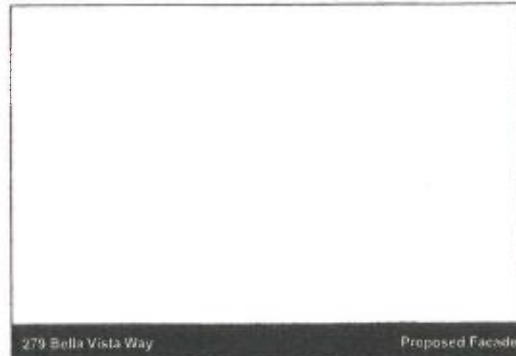
283

Page 5

Harmonious block face
looking southeast



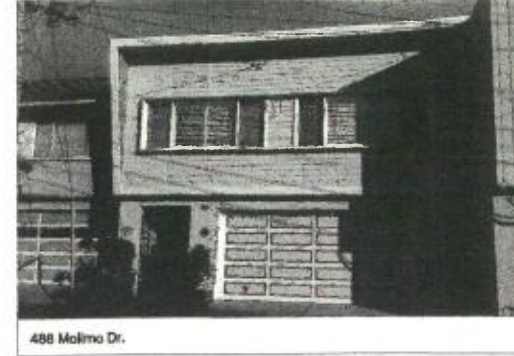
Neighborhood Map



279 Bella Vista Way Proposed Facade



480 Molimo Dr.



488 Molimo Dr.



493 Molimo Dr.



506 Molimo Dr.



518 Molimo Dr.



522 Molimo Dr.



623 Myra Way



631 Myra Way



639 Myra Way



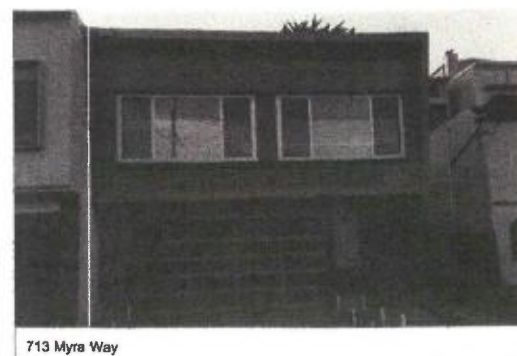
681 Myra Way



701 Myra Way



709 Myra Way



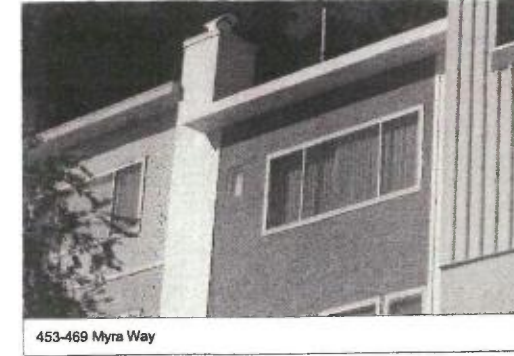
713 Myra Way



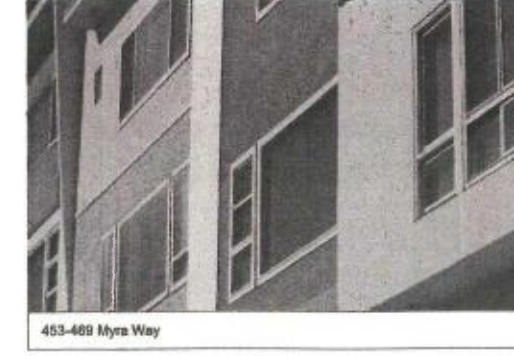
713 Myra Way



453-469 Myra Way



453-469 Myra Way



453-469 Myra Way



205 Molimo Dr.



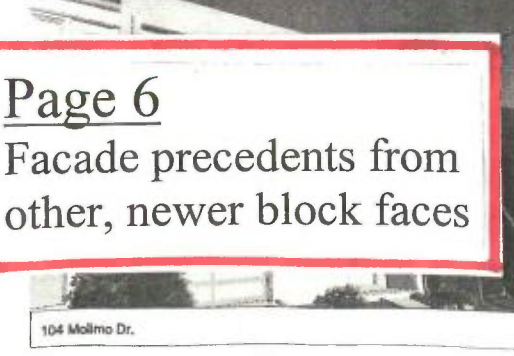
211 Molimo Dr.



215 Molimo Dr.



223 Molimo Dr.



104 Molimo Dr.

Page 6
Facade precedents from
other, newer block faces

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2325 3rd st. studio 224
san francisco, ca 94107
matt@mharch.com
t | 415 977 0184
f | 415 977 0196

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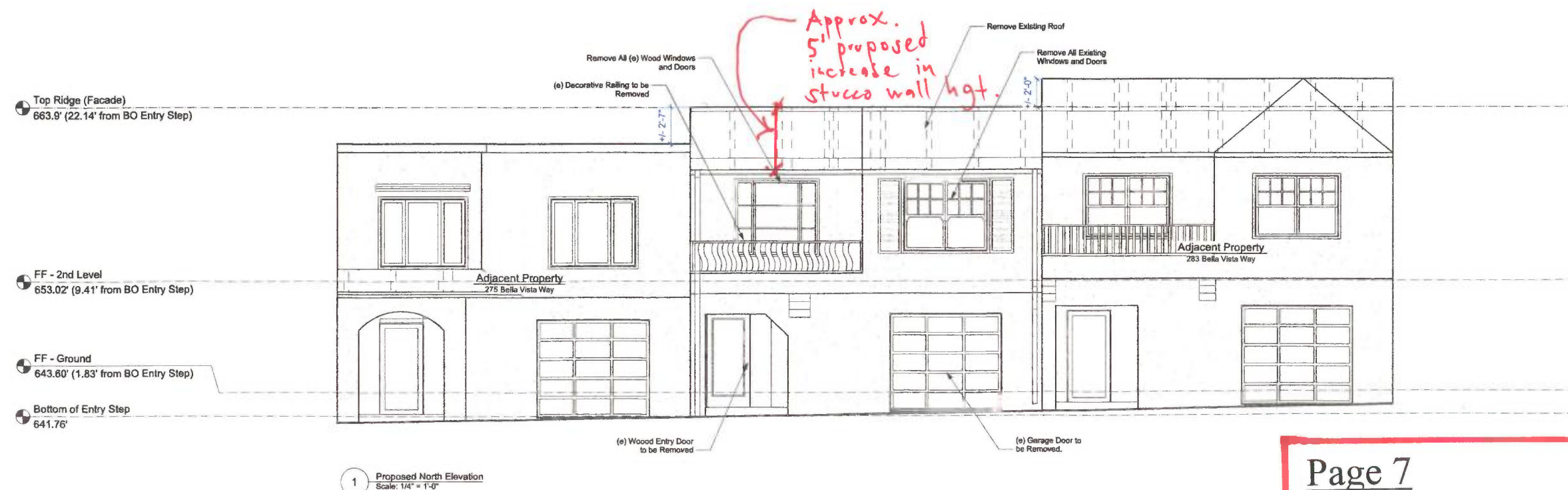
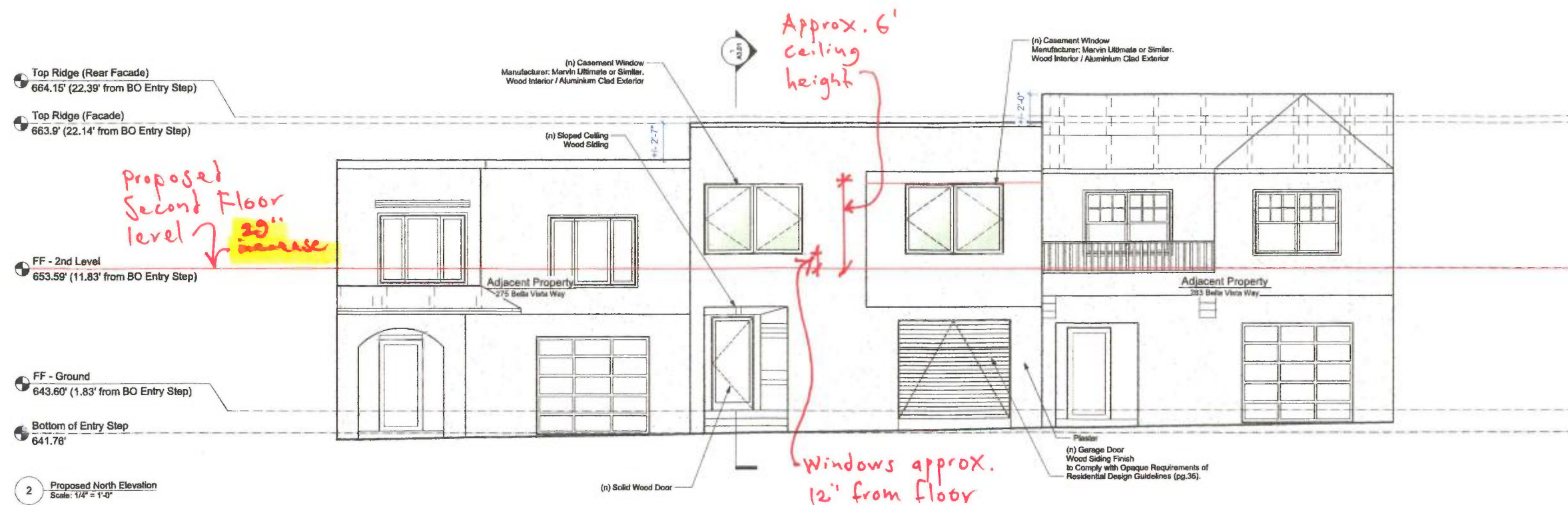


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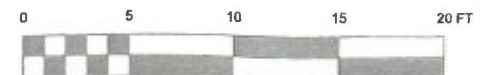
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DR Response	03.01.19

Date: 03.01.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

Inspirational
Photos
SHEET NO.:
A0.03



Page 7
Existing and proposed
front elevations



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matthollis.com
t | 415 977 0194
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Block/ Lot: 2998/021

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DR Response	03.01.19

Date: 03.01.19
Drawn By: DC
Project No.: 1426
Scale: As Noted

(E) & (P) North
Elevations

SHEET NO.:
A2.01



350 O'Shaughnessy Boulevard • San Francisco, California 94127
Telephone: (415) 281-0892

Miraloma Park Improvement Club

November 16, 2018

Cathleen Campbell, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 279 Bella Vista Way, Permit Application #2016-0421-5348

Dear Ms. Campbell,

I'm writing on behalf of the Miraloma Park Improvement Club Zoning and Planning Committee to request your attention to certain features of the home expansion project at 279 Bella Vista Way.

The role of our Committee is solely to review Miraloma Park home expansion projects and advise City Planning staff any apparent incompatibilities between a design feature of a proposed home expansion project in Miraloma Park and relevant provisions of the *Miraloma Park Residential Design Guidelines (MPRDG)*, which were adopted by the Planning Commission in 1999 (available at miralomapark.org) and which reflect the City's commitment to quality design review. We ask that you apply to the fullest extent possible the principles established in the *Miraloma Park Residential Design Guidelines* to all residential redesign projects in Miraloma Park.

The *MPRDG* is a stand-alone document closely modeled on the *San Francisco Residential Design Guidelines*, and shares the latter's aim of articulating "expectations regarding the character of the built environment and...promot[ing] design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City" (*SF Planning Department Residential Design Guidelines*, P.3). The purpose of the *MPRDG* is to facilitate the process of staff design review by focusing on the specific architectural character of Miraloma Park, a neighborhood whose visual appeal has been a major attraction of home buyers. Careful and consistent design review has added value to the neighborhood by preserving its special character.

The MPIC Zoning and Planning Committee serves only as an informational resource, neither supports nor opposes projects, and does not mediate in disputes between neighbors: The Planning Department makes all final design decisions. However, within our mandate, we bring some concerns to your attention with regard to the home expansion proposed for 279 Bella Vista Way.

Please refer to the pages cited in the *Miraloma Park Residential Design Guidelines* regarding the following features of the proposed project:

- P. 29-30 Rear Yards re: proposed rear yard addition with relation to existing rear-yard pattern;
- P. 31 INCORPORATE 'GOOD NEIGHBOR' GESTURES re: the positive effects of privacy screens on the lower level deck;
- P. 39 DIMENSIONS, "Respect the Scale of the Neighborhood" re: proposed front façade changes in relation to the scale of the surrounding homes; topography, stepping up a slope, and on respecting the scale of neighboring buildings; the 200 block of Bella Vista appears to have a clearly defined character;

P. 23 SITING, Location, "Respect the Topography of the Site" re: front façade height and roofline compatibility;

Pp. 34 and 35 BUILDING ENVELOPE, Roofline, "Respect Roofline Patterns" re: the proposed new building height in relation to 200 block of Bella Vista roofline patterns;

P.10-11 "Clearly Defined Visual Character" re: the importance of façade design coherence in a clearly defined block-face;

P. 48 Windows, Compatibility of Windows re: proportion, size, and detailing of proposed eastern façade 2nd floor window in relation to those of adjacent buildings; coherence of window patterns;

P. 50 Garage Doors, "Compatibility of Garage Entries" and "Minimize Negative Impacts of Garage Entries" re: proposed garage door in relation to adjacent buildings;

Pp. 47 Entryways re: proposed front entry design in relation to block-face pattern;

Pp. 43-44 Exterior Materials re: plans should show all exterior materials.

Also, please refer to P.16 of the *San Francisco Residential Design Guidelines* advising, "Articulate the building to minimize impacts on light and privacy to adjacent properties; P. 26 notes that incompatible rear additions can leave surrounding residents feeling "boxed-in" and that side setbacks can address this issue and suggests the value of good neighbor gestures and of maintaining a sense of openness.

Because nearby residents have expressed concerns regarding the accuracy of certain of the elevation drawings—A0.00, A2.03, and A2.04—we ask that you confirm the accuracy of these sections and, if necessary, require that problems be corrected, and we request that story poles be erected as recommended on P.54 of the *MPRDG* and reflecting final design revisions.

Please feel free to contact me with any questions, and thank you for your consideration and help.

Best regards,

Karen Breslin (knnw)

Karen Breslin, Planning and Zoning Committee Chair

Board of Directors

Miraloma Park Improvement Club

www.miralomapark.org

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Miraloma Park Improvement
Club review letter from
Neighborhood Notification

General Construction Notes

- 1 SCOPE
All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.

These contract documents intend to describe a finished project ready for legal use. The GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS
The project shall be constructed according to the locally adopted edition of the uniform building code, the state of California, local municipality amendments and all other applicable codes governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.

The GC shall maintain a current copy of the ubc on site at all times.

The GC shall install all materials and products in strict accordance with manufacturers' recommendations, all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.

All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise

The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.

Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork, all work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS
Written dimensions on drawings shall take precedence over scaled drawings. do not scale drawings at any time. walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS
The GC shall verify dimensions against field conditions. construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.
- 5 CONFLICTS
The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.

The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.

Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE
All work shall be performed during regular business hours, as permitted by local agencies. work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.

The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc..

The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule
- 7 REVISIONS AND CHANGES
Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installation of the work in question.

Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.

The owner may order extra work or make changes by altering, adding to, or deducting from the work, the contract sum shall be adjusted accordingly.
- 8 UTILITIES
The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and or facilities as shown on the drawings are approximate only, the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible

The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection.
- 9 PERMITS
The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and or final permit signoff & inspection.
- 10 EXISTING CONDITIONS
Access panels, clean outs, and the like shall be maintained for existing building systems. the GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS
"Align" shall be defined as the accurate location of finish faces in the same plane, "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK
Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner. no part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY
The GC shall be responsible for securing the site during the course of the project. if the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS
Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP
The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.

Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- END OF GENERAL NOTES

Abbreviations

ACOUS.	Acoustical	LAM.	Laminated
A.D.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LVR.	Louver
A.F.F.	Above Finish Floor	L.P.	Low Point
AGGR.	Aggregate	M.C.	Medicine Cabinet
ARCH.	Architectural	M.ECH.	Mechanical
ASPH.	Asphalt	MIR.	Mirror
AWN.	Awning	MET.	Metal
		M.P.R.	Multi Purpose Room
BI-FOLD DR.	Bi-Folding Door	(N)	New
BLDG.	Building	N.I.C.	Not In Contract
BLK.	Block	N.T.S.	Not To Scale
BLKG.	Blocking		
BM.	Beam	OBS.	Obscure
B.O.	Bottom Of	O.C.	On Center
BW.	Bottom of Wall	O.D.	Outside Diameter
		OPN'G	Opening
CPT.	Carpet	P.LAM.	Plastic Laminated
CAB.	Cabinet	P.L.	Property Line
C.B.	Catch Basin	PL	Steel Plate
CEM.	Cement	PLAS.	Plaster
C.J.	Construction Joint	PLYWD	Plywood
CL.	Closet	PT.	Point
CLG.	Ceiling	QTY.	Quantity
CLR.	Clear	R.	Riser
C.O.	Clean Out	RAD.	Radius
COL.	Column	RET.	Retaining
CONC.	Concrete	RET. AIR	Return Air
CONT.	Continuous	RD.	Round
CSMT.	Casement	R.D.	Roof Drain
C.T.	Ceramic Tile	REF.	Refrigerator
C.L.	Center Line	REG.	Register
C.S.	Counter Sink	REINF.	Reinforced
		REQ'D	Required
DEMO	Demolition	R.O.	Rough Opening
DET.	Detail	RWD.	Redwood
D.H.	Double Hung	R.W.L.	Rain Water Leader
D.F.	Douglas Fir		
DIAG.	Diagonal	SAG	Supply Air Grill
DIM.	Dimension	S.V.	Sheet Vinyl
DWGS.	Drawings	S.H.	Single Hung
DN.	Down	SHT.	Sheet
(E)	Existing	SHWR.	Shower
E.J.	Expansion Joint	SIM.	Similar
EL.	Elevation	SM.	Sheet Metal
EQ.	Equal	SKY.	Skylight
EXT.	Exterior	SL.	Slider
		SL GL. DR.	Sliding Glass Door
F.B.T.	Furnished By Tenant	SQ.	Square
F.D.	Floor Drain	S.S.D.	See Structural Drawings
F.F.	Finish Floor	ST. STL.	Stainless Steel
FIN.	Finish	STD.	Standard
F.O.C.	Face Of Concrete	STL.	Steel
F.O.S.F.O.W.	Face Of Stud/Face Of Wall	STG.	Storage
FR. DR.	French Door	STRUC.	Structural
FT.	Footing		
FX.	Fixed	T.	Tread
GA.	Gauge	TC	Top Of Curb
GALV.	Galvanized	TEMP. GL.	Tempered Glass
G.B. OR G.W.	Gypsum Board	T.J.	Truss Joist
GL.	Glass	T.O.	Top Of
GLU. LAM.	Glue Laminated	T.O.C.	Top Of Concrete
G.S.M.	Galv. Sheet Metal	T.P.D.	Toilet Paper Dispenser
GWS.	Gypsum Board	TYF.	Typical
H.B.	Hose Bibb	TW.	Top Of Wall
HGT.	Height	TS	Tube Steel
H.M.	Hollow Metal		
HOR.	Horizontal	U.O.N.	Unless Otherwise Noted
H.P.	High Point	VERT.	Vertical
H.W.H.	Hot Water Heater	V.I.F.	Verify In Field
		W/	With
I.D.	Inside Diameter	WC.	Water Closet
INSUL.	Insulation	WD.	Window
INT.	Interior	WP.	Waterproof
J.BOX	Junction Box	W.P.	Work Point
JT.	Joint	YD.	Yard

Symbol Legend

	Elevation Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)
	Vantage Point
	Datum or Spot Elevation Point
	Grid Line
	Detail Reference (drawing #/ sheet #)
Room Name	Room Number
	Door Symbol
	Window Symbol
	Wall Tag

Project Team

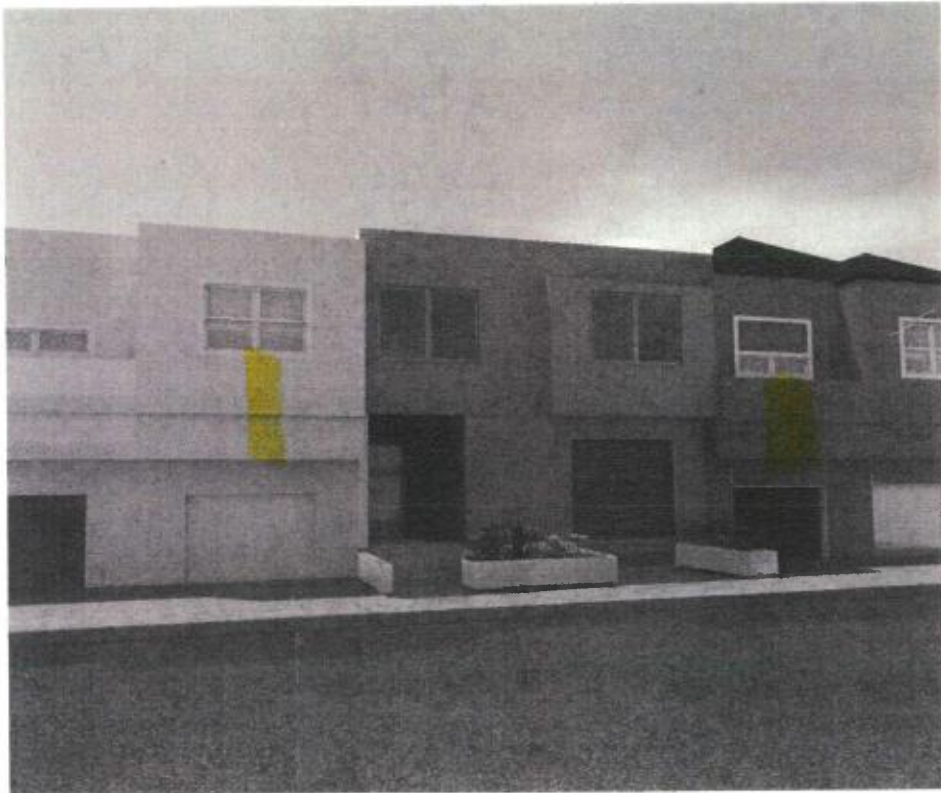
OWNER:
MATT HOLLIS
HILDA HOLLIS
279 Bella Vista Way
San Francisco, CA 94127
T: 415.977.0194
email: matt@mathollis.com

ARCHITECT:
MH ARCHITECTS
Matt Hollis
2325 3rd Street, Studio 224
San Francisco, CA 94107
T: 415.977.0194
F: 415.977.0196
C: 415.254.2371
E: matt@mathollis.com

Sheet Index

ARCHITECTURAL:	
A0.00	Cover Sheet/ Project Info.
A0.07	(e) & (p) Site Plans
A1.01	Existing Floor Plans
A1.02	Proposed Floor Plans
A2.01	(e) & (p) North Elevations
A2.02	(e) & (p) South Elevations
A2.03	(e) & (p) West Elevations
A2.04	(e) & (p) East Elevations

(p) Exterior Rendering



Project Summary

This Project Consist of the following:

Remodel of all existing conditioned space and conversion of Basement to conditioned space. New residence will consist of four bedrooms and three bathrooms. New Skylight over stairs and bathroom.

All work shall comply with 2013 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2013 California Energy Efficiency Standards (CEES), and all applicable local codes.

Site Information

Site Address: 279 Bella Vista Way
San Francisco, CA

Block/ Lot: 2998/021

Building/Zoning Information

Use Group/ Occupancy: R-3, Residential

Zoning District: RH-1 Residential - House, One Family

Height/ Bulk District: 40-X

Maximum Height of 30' - 0"

Building Type: Type V B, Non-Sprinklered

Building Setbacks:
Front: 0' - 0"
Rear: 45' - 0"
Sides: 0' - 0"

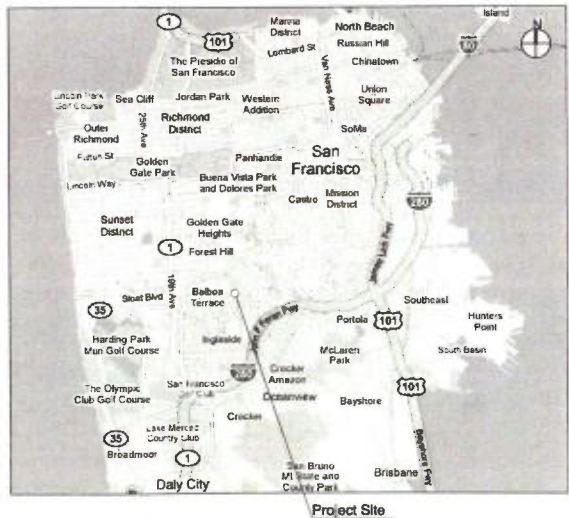
Parking: 1 Space required as per Section 151 of Planning Code.

Year Built: 1947

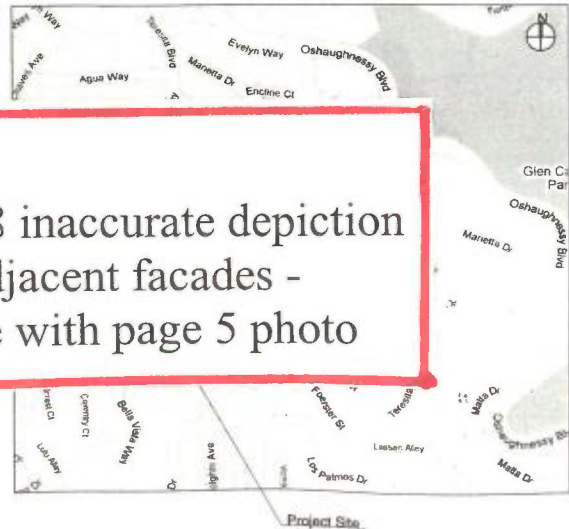
Building Square Footage Calculations

Please see page A0.01 for square footage calculations

Vicinity Map



Location Map



Page 9
10/19/18 inaccurate depiction
of the adjacent facades -
compare with page 5 photo

MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matt@mathollis.com
t | 415 977 0194
f | 415 977 0196

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HOLLIS RESIDENCE
Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

REV: 311 Notification
DATE: 10.19.18

Date: 10.19.18
Drawn By: DC
Project No.: 1426
Scale: As Noted

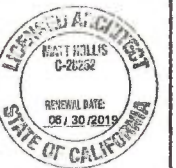
Project Index/
General Notes

SHEET NO.:
A0.00



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107/
matthollis.com
t | 415 977 0194
f | 415 977 0196

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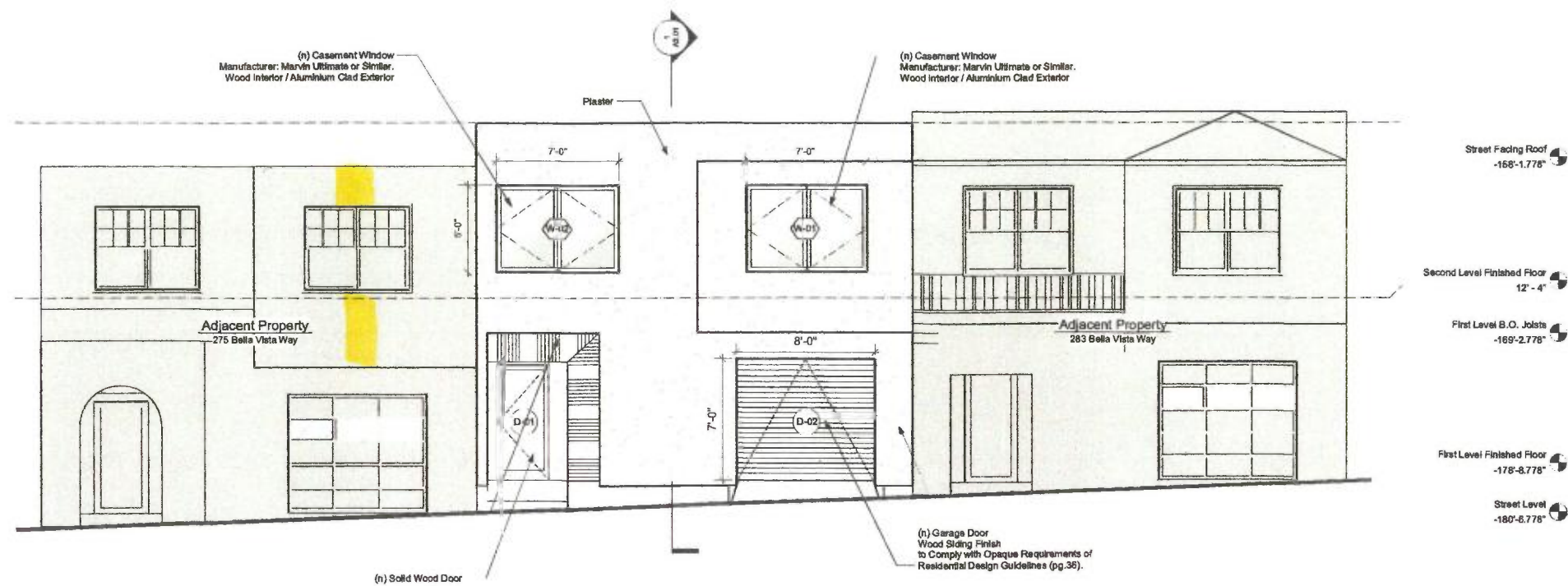
HOLLIS RESIDENCE
Residential Renovation
279 Bella Vista Way
San Francisco, CA
Block/ Lot: 2998/021

REV.	DATE
Site Plan Revisions	03.27.16
Site Plan Revisions	05.17.16
Site Plan Revisions	06.18.16
NoPDR Response	08.29.16
DR Response #1	02.15.19

Date: 02.15.19
Drawn By: DC
Project No: 1426
Scale: As Noted

(E) & (P) North Elevations

SHEET NO.:
A2.01



2 Proposed North Elevation
Scale: 1/4" = 1'-0"



1 Proposed North Elevation
Scale: 1/4" = 1'-0"

Page 10
2/15/19 inaccurate depiction
of the adjacent facade -
compare with page 5 photo

