



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 14, 2017

Date: December 7, 2017
Case No.: 2017-000550DRP
Project Address: 1440 CLAY STREET
Permit Application: 2016.1227.5955
Zoning: RM-3 (Residential-Mixed, Medium Density)
65-A Height and Bulk District
Block/Lot: 0216/009
Project Sponsor: Serina Calhoun
Syncopated Architecture
657 Fillmore Street
San Francisco, CA 94117
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to convert approximately 824 square feet of storage space to two accessory dwelling units at the basement of a fifteen-unit building. Each accessory dwelling unit would have one bedroom that faces onto the rear yard. A corridor would be constructed between the two accessory dwelling units to connect to the stairwells to the rear yard. At the time of neighborhood notification a trash storage room would be constructed within the existing lobby, however the proposal has since be revised to located the bins to an new enclosure at the stair landing in the lightwell. The proposal also includes interior alterations, rear façade alterations, and new staircase from the lobby to the basement.

SITE DESCRIPTION AND PRESENT USE

The Project is on the northern side of Clay Street, between Hyde and Leavenworth Streets, Block 0216, Lot 009 and located within the RM-3 (Residential-Mixed, Medium Density) Zoning District with a 65-A Height and Bulk designation. The Project Site is a laterally sloping lot, 137.5 feet in depth, with a 32.5 foot frontage along Clay Street. The site is developed with an existing fifteen-unit residential building that is four-stories over a basement, with no front setback and a rear yard of 15 feet- 7 inches. The building was constructed circa 1914, and has decorative balconies, bay windows on the upper floors, and no onsite parking.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Nob Hill neighborhood within Supervisor District 3. The neighborhood is characterized by three-to-four story multifamily residential buildings, predominately constructed in the turn of the early twentieth century (from 1900 – 1920), with corner commercial spaces. The residential buildings typically have raised front entries, with recessed stairs, bay windows above the second floor and flat roofs.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	August 9, 2017 – September 8, 2017	September 8, 2017	December 14, 2017	97 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 4, 2017	December 4, 2017	10 days
Mailed Notice	10 days	December 4, 2017	December 4, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		14 (tenants)	
Other neighbors on the block or directly across the street		15	
Neighborhood groups			

The DR Requestor provided a petition in opposition to the proposed project with 50 signatures, inclusive of the 14 tenants and 15 neighbors listed above. The petition stated the reasons for opposition include: 1) lack of maintenance, cleaning and repair of building, 2) increased demand on common areas and building facilities from new units, 3) location of garbage and recycling storage in lobby and other alterations, and 4) removal of storage leased to tenants.

DR REQUESTOR

Geraldine Rebstock, 1440 Clay Street, Apartment 10, San Francisco CA 94109. The DR Requestor is a tenant of an existing apartment on the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 8, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 3, 2017.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is not a project under the California Environmental Quality Act (CEQA) as defined by CEQA Section 21065 and State CEQA Guidelines Section 15378.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review on October 25, 2017, and did not find any exceptional or extraordinary circumstances and supports the approval of the project as revised to remove the garbage and recycle bin storage from the lobby. The RDT found the revised design to meet the Residential Design Guidelines.

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

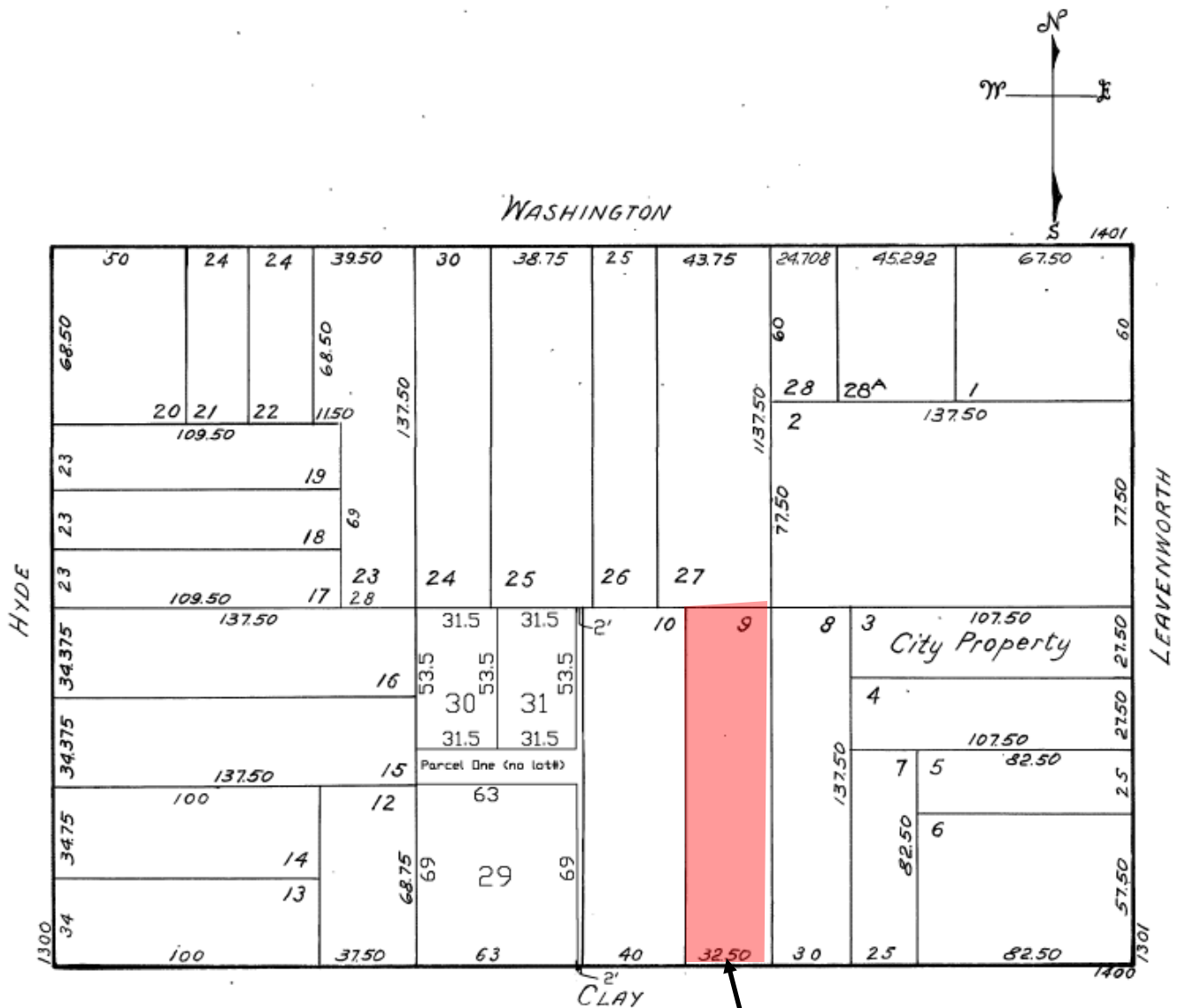
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated December 3, 2017
Reduced Plans

EW: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\967000-967999\967835\L\DR - Abbreviated Analysis - 1440 Clay Street (ID 967835).docx

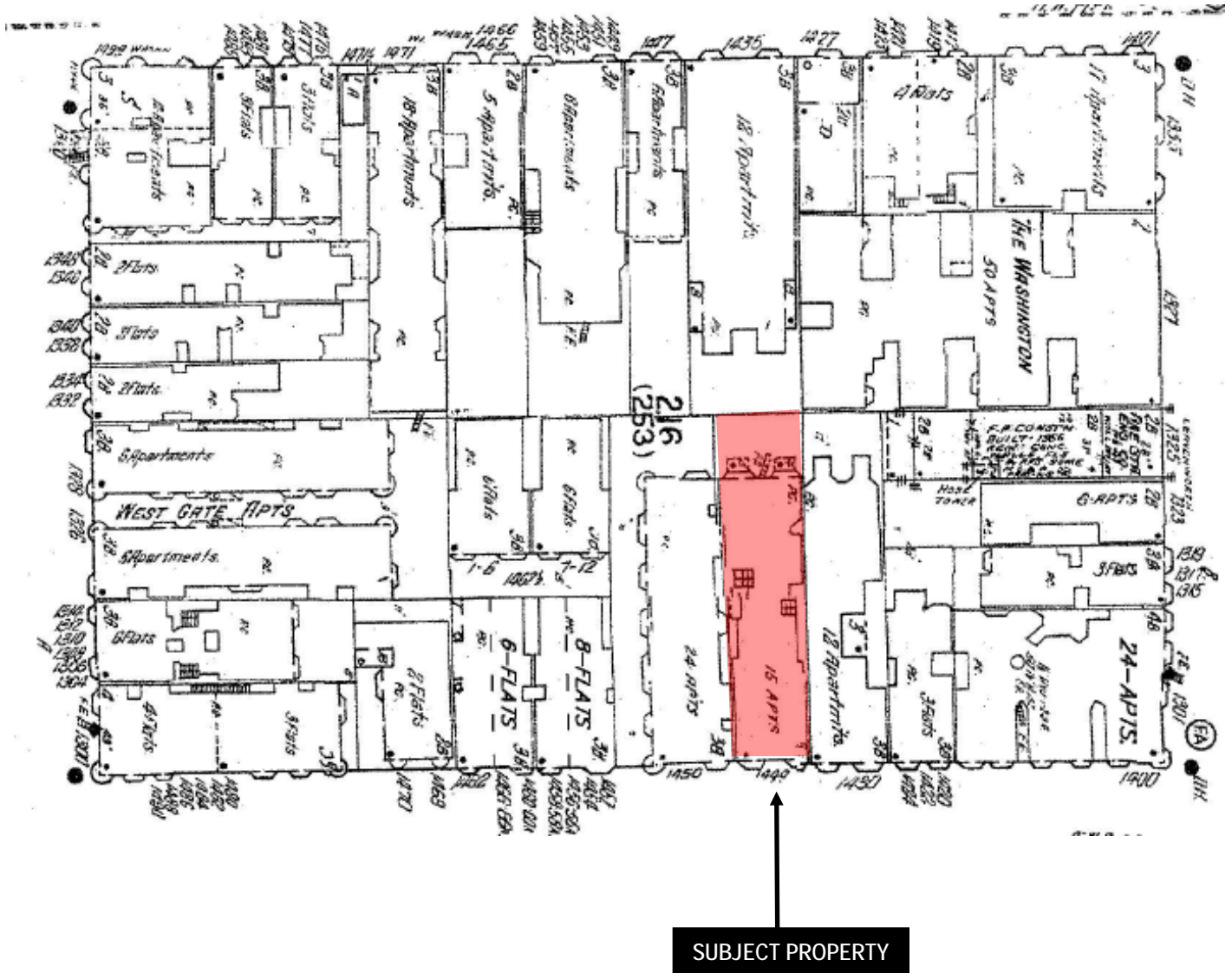
Parcel Map



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-000550DRP
1440 Clay Street
December 14, 2017

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2017-000550DRP
1440 Clay Street
December 14, 2017

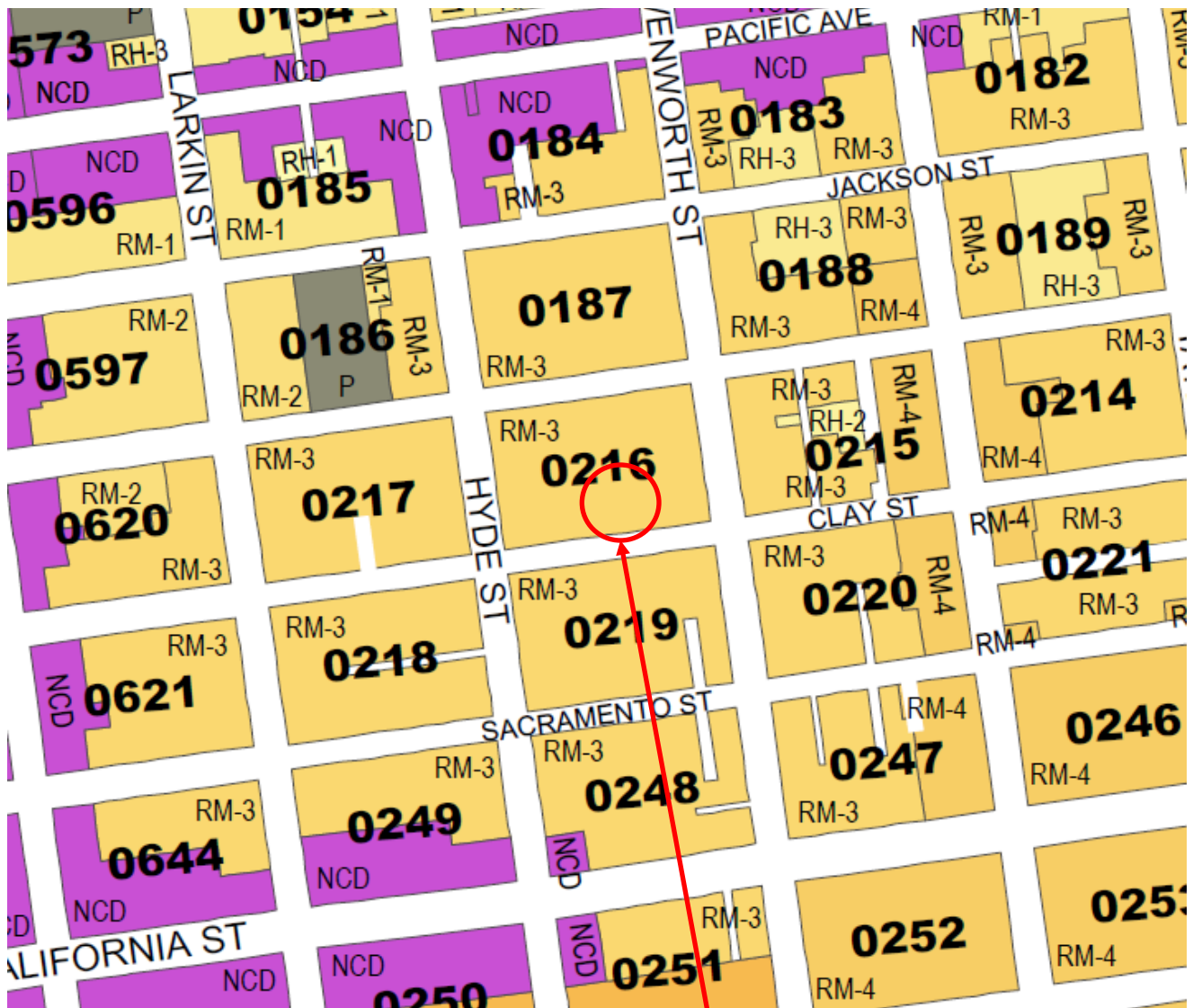
Aerial Photo



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Site Photo



Discretionary Review Hearing
Case Number 2017-000550DRP
1440 Clay Street
December 14, 2017



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 27, 2016**, the Applicant named below filed Building Permit Application No. **201612275955** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1440 Clay Street	Applicant:	Juan Cerda, Syncopated Architecture
Cross Street(s):	Leavenworth & Hyde	Address:	657 Fillmore Street
Block/Lot No.:	0216/009	City, State:	San Francisco, CA 94117
Zoning District(s):	RM-3/ 65-A	Telephone:	(415) 558-9843

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

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0 feet	No Change
Side Setbacks	0 feet	No Change
Building Depth	121 feet	No Change
Rear Yard	15 feet	No Change
Number of Stories	5	No Change
Number of Dwelling Units	15	17
Number of Parking Spaces	0	No Change
PROJECT DESCRIPTION		
The proposal is to construct a horizontal rear addition, of approximately 230 square feet, at the basement level beneath the living space of the upper floors. The project includes conversion of approximately 824 square feet of storage space to two accessory dwelling unit.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 8/09/2017
Expiration Date: 9/08/2017

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Geraldine Rebstock		
DR APPLICANT'S ADDRESS: 1440 Clay Street Apt. 10 San Francisco, CA	ZIP CODE: 94109	TELEPHONE: (415) 6082795
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Golden Century, LP / Centron Management Group		
ADDRESS: P.O. Box 641041 San Francisco, CA	ZIP CODE: 94164	TELEPHONE: (415) 5639449
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1440 Clay Street San Francisco, CA		ZIP CODE: 94109		
CROSS STREETS: Hyde Street, Leavenworth Street				
ASSESSORS BLOCK/LOT: 0216 / 009	LOT DIMENSIONS: 136' x 36'	LOT AREA (SQ FT): 4896	ZONING DISTRICT: RM-3	HEIGHT/BULK DISTRICT: 65-A

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☒ Demolition ☒ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐
Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 201612275955

Date Filed: December 27, 2016

Discretionary Review Request

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

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

Additional tenants are unsustainable for this building. Plans may not comply with San Francisco Historical Review Standards. Current tenants would lose storage unit and bicycle parking.

We have numerous other serious objections outlined in the attached document, "Tenant Opposition to Building Permit Application #201612275955".

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

The requested permit would remove space from our lobby and replace it with garbage. This is highly unreasonable. The building structure and facade are in very poor shape as it is and can't sustain additional units.

We have numerous other serious objections outlined in the attached document, "Tenant Opposition to Building Permit Application #201612275955".

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The building's lobby must not be altered in any way other than fresh paint, new carpet, and new furniture. Tenants must not lose current garbage chute system.

4. Actions Prior to a Discretionary Review Request

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

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

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

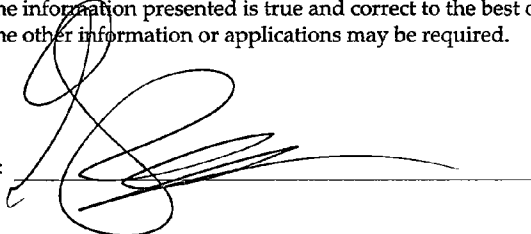
N/A

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

9/8/17

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

Geraldine M. Restock

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use onlyDiscretionary Review Application
Submittal Checklist

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

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

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By:

Jennifer McKellar

Date:

RECEIVED
SEP 08 2017
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PTC

Tenant Opposition to Building Permit Application #201612275955 for 1440 Clay Street, San Francisco

**Submitted to San Francisco Planning Department Friday, September 8, 2017,
with request for Discretionary Review**

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Overview

Application #201612275955 requests a permit to add two units to 1440 Clay Street, San Francisco. For the reasons we outline here, the current tenants of the 15-unit building strongly oppose this plan and request a Discretionary Review.

Building owners are herein referred to as "Centron". They acquired 1440 Clay Street in April, 2006.

Note that almost every photo in this document was taken in August or September 2017. All photos are of 1440 Clay Street interior spaces or grounds.

1. General Objections

These are the general reasons we tenants object to the proposed construction.

1.1 Additional Tenants Unsustainable for This Building

There are many longstanding issues with this building, as detailed in this document. **Obviously, the work required for adding two new units would address some of the issues with the common areas of the building, but our point is that we, the current tenants, are paying for and entitled to a clean, well-kept, secure, and safe building as it stands now. We are also**

paying for and entitled to repairs for reported issues within our units. And we should not have to endure the many months of noise, debris, and upheaval that would come with the addition of two new units in order to get our current common area issues addressed. Further, nothing in the proposed permit addresses the numerous serious issues within individual units, also detailed here.

Two new units would add more wear and tear to the building and more competition for already insufficient building services. Centron's history of lax maintenance and unwillingness to spend money to fix problems is unlikely to change with the addition of new units. In fact, with more tenants, the situation is likely to get worse. If Centron can't pay to paint (or even clean) the lobby walls, how can they afford to add new units?

Given the lax maintenance and upkeep, Centron should be required to fix the problems we currently have and maintain the building, and not be rewarded by the city with new units and related revenue at current tenants' inconvenience and expense. We also believe that given the current state of the building, the addition of new units and all related work will be much more expensive, time-consuming, and problematic than the current construction drawings represent.

Finally, California Code of Regulations, Title 25, section 42 requires that buildings with more than 15 units require an on-site building manager, but no plans to add a manager have been communicated to us. Given that requirement, we'd like to know 1) Which unit would house that manager? Assuming all current tenants remain, the manager would live in one of the new accessory dwelling units. 2) What would the manager's duties and hours be and who would manage them?

Building-wide Garbage, Sanitation, and Related Safety Issues Could Get Worse

The building's 15 units currently generate more garbage than the services can sustain. The bins we have are insufficient. With the current 15 units, we regularly have garbage strewn across the ground in the shared spaces on both the east and west sides of the building. We currently have rodent traps near both garbage bins. Adding two more units will cause a pile up of excess garbage. Rodents and insects would be a health and safety hazard.

See specifics on current garbage issues in section 2.0.0.

Plumbing and Heating Issues Could Get Worse

Current building plumbing issues cannot withstand two additional units. The pipes are very old and leaky, causing frequent water damage to the common areas and units. This damage is never repaired by Centron unless required by building inspection.

Plan drawings do not show how the additional units would be heated, but current boiler heat is frequently insufficient year round. See also complaint 200865094 in the attached document, "Complaints About 1440 Clay Street to SF Building Inspection Department".

See specifics on current plumbing issues in sections 2.1, 3.1.1, 3.2.1, and 3.3.2.

Building Services are Already Insufficient

Common areas of the building are insufficiently cleaned as it stands: cleaners come occasionally but the only things they do are vacuum and empty the waste baskets in the lobby and the laundry room and wash the front sidewalk. The backyard is not regularly maintained and is overgrown with weeds and vines.

Current plan drawings show no additional washer and dryer for new and existing tenants to use.

Additional tenants would create more competition for hot water.

Current Common Area Space and Windows Would be Eliminated

The plans propose to enclose approximately 50 feet of square feet from the building lobby, removing it from use by all for its intended purpose. This enclosure would close one front window off from the lobby space. Plans also require tearing down a large, original window in the rear of the lobby. For details about this enclosure's intended purpose, see section 2.4, "Garbage / Recycling Issues and Proposed Downgrades".

Current Building Condition Would Require Much More Extensive Work Than Currently Planned

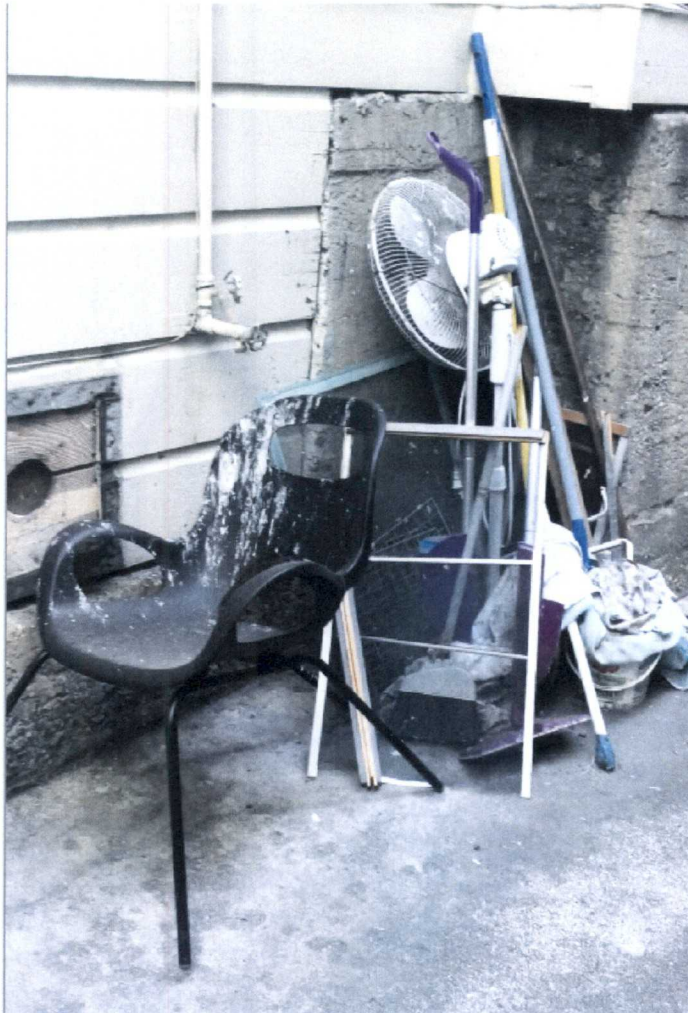
Given the building's current condition, additional work would be much more extensive, expensive, and time-consuming than what's currently represented in submitted plans, which estimate a cost of \$65,000.

1.2 Plans May Not Comply With San Francisco Historical Review Standards

1440 Clay is an Edwardian style Nob Hill building built in 1914. Our lobby has original egg-and-dart ceiling molding, large casement windows, and other details. Proposed construction plans show extensive destruction and alteration of these original features, meaning the building would lose the architectural character of the original design, as well as approximately 36 square feet of current lobby space. The entire lobby is visible to the public from the sidewalk and the street.



**1440 Clay Street Lobby from Sidewalk.
Large, Original Paned Window Would Be Destroyed.**



Debris, Ground Floor West Side Near Common Garbage Bin

The front of the building has visible graffiti that has not been properly cleaned or painted over. Paint that has been used is the wrong color and the wrong finish. The front exterior of the building has not been painted and the windows have not been washed in over 20 years. Centron has owned the property for the majority of that time.

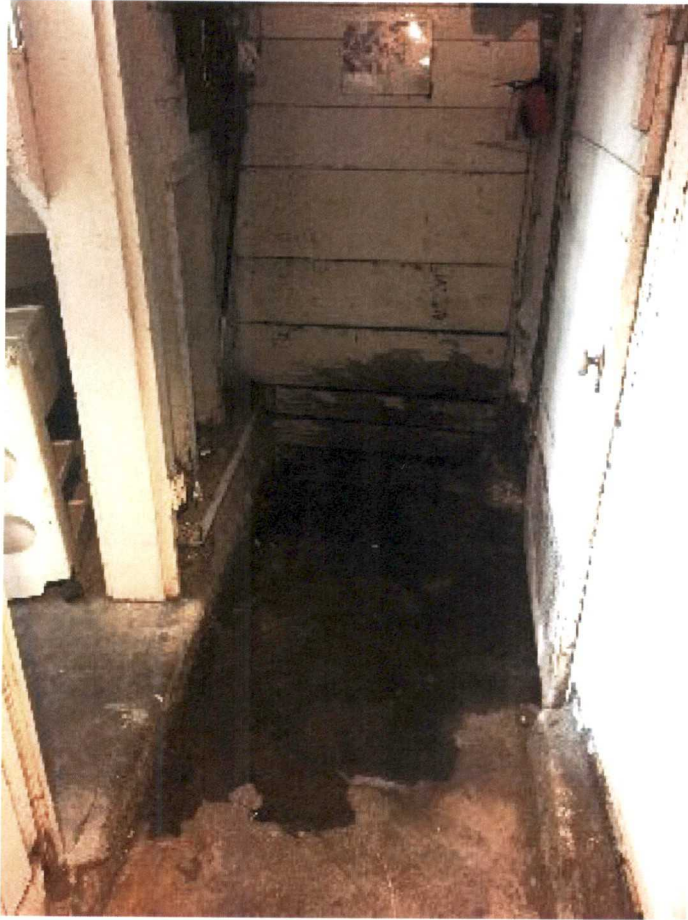


Longstanding Graffiti, Building Front Entrance, Left Side

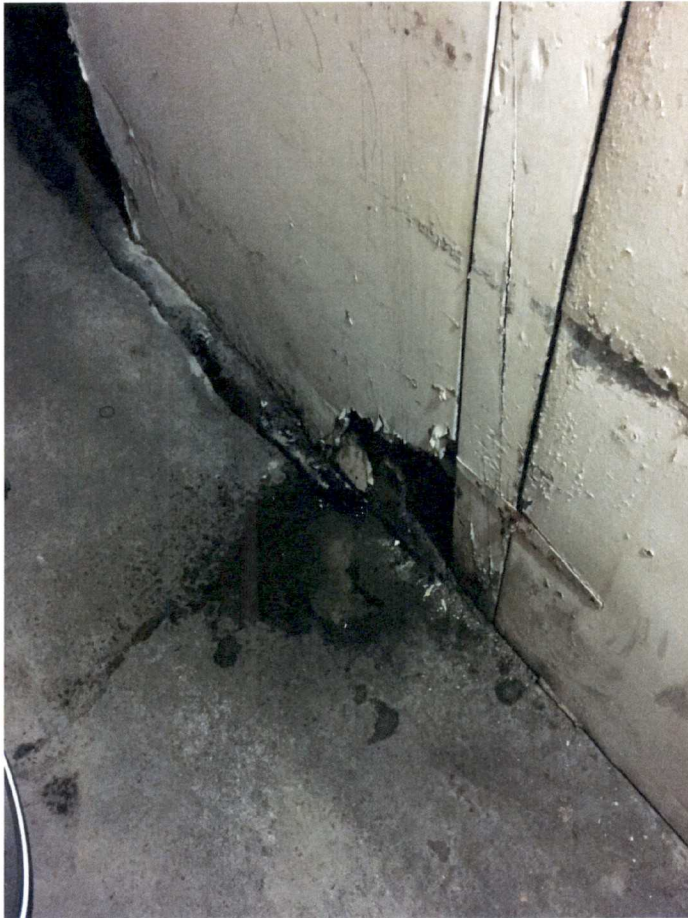


Graffiti and Attempt to Cover it, Building Front, Right Side

The building plumbing and heating system leaks under the house on a daily basis and always has. Every surface under the house is covered in thick dust. Wooden ceilings and walls under the building and stairs are cracked, missing panels and are wet from leaking and steam every day.



Puddle From Leaks in Hall Above Storage Unit



Corroded Door of Storage Unit



Corroded and Moldy / Fungal Ceiling Above Storage Unit

2.4 Garbage / Recycling Issues and Proposed Downgrades

Current garbage, recycling, and compost areas and bins are insufficient and pose safety and sanitation problems. Currently, we have one recycling bin and one compost bin for the entire building and one common garbage bin for the east side of the building and common bin for the west side.

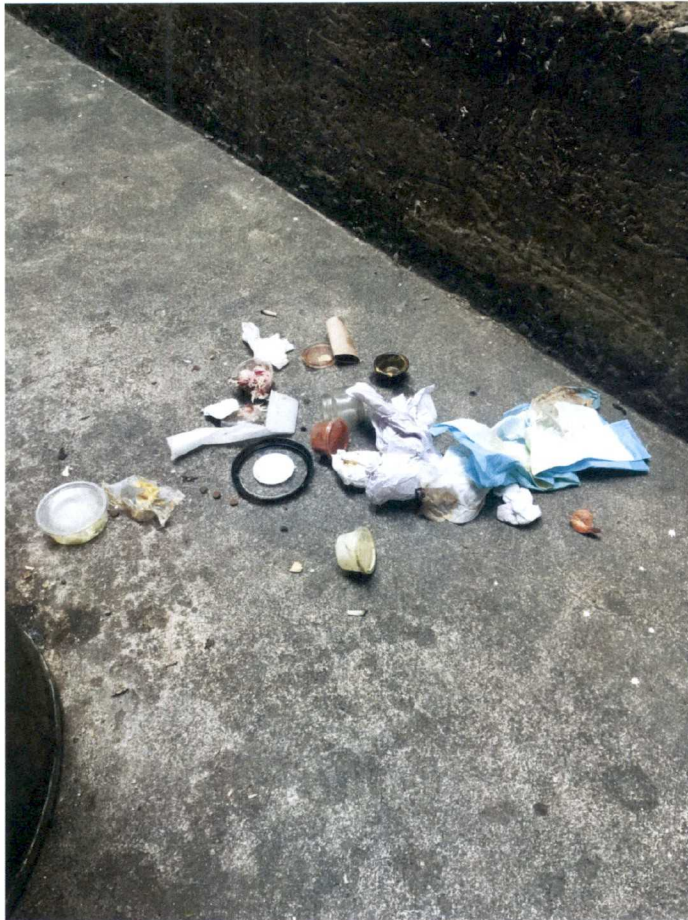
The garbage bin on the building's west side is too small and it frequently overflows. One *tenant* received a voicemail on July 24, 2017, from Recology, about this bin, saying that the container is broken and rotten. The tenant called back and learned that Recology didn't even have proper contact information for Centron, and to date, this container has not been replaced.

Every time this container is emptied (Mondays, Wednesday, and Fridays), garbage falls out and onto the ground. The debris includes broken glass, full diapers, rotting food, and bags of pet feces. It is a major health and safety hazard not only for tenants but for city garbage collectors.

West side tenants also have to walk through this mess to get to the east side which is where the recycling and single compost bins are located.



Broken and Corroded Bottom of East Side Common Garbage Bin



Garbage Next to East Side Bin After Garbage Pickup September 4, 2017

All residents currently have garbage chutes, which work very well and are sustainable, assuming the bins beneath them are large enough and not rotten. Current plans show that ground-floor-level bins would be removed from their current spots beneath the chutes, rendering the chutes useless. This proposed change would mean that instead of dropping garbage through the chutes, current residents would have to walk up and down dangerous and dilapidated back stairs every time we need to throw away garbage. This is especially concerning because the back stairs are "winder" stairs: some treads have a triangular shape which can be difficult to navigate, especially with limited vision while carrying things. Like... you know... garbage. Many of the lights on the staircase are inoperable.

Note that we already have to hand carry our recycling and compost to the current common bins, but unlike recycling, garbage smells and attracts pests and it can't be kept indoors to wait for a convenient time to take it down.

Centron is aware of the inadequate number of bins for current 15 units, but they either ignore these issues or blame them on residents and push them off on us to resolve. As mentioned above, garbage is picked up three times per week, and bins are currently always full. Here is the text of an email sent to residents on October 10, 2016.

Dear Tenants,

This is to inform you that if you bring your garbage or recycling down to the cans and they are full, to please do not leave them outside of the cans. The garbage men will not pick up anything left outside the cans. This also attracts rodents. Our pickups are Mon, Wed, and Fri mornings.

So if you find the cans are full, please wait for a pick up before dropping off your garbage or recycling.



Dangerous and Dilapidated “Winder” Stairs. Never Cleaned, Painted, or Repaired.

Perhaps most egregious, the proposed plan drawing shows a new garbage enclosure of approximately 40 square feet to be carved out of the building lobby directly to the left of the front door. This room would house two full-size garbage bins, two full-size recycling bins, and one full-size compost bin.

This enclosure would have a single door whose swing would extend well into the lobby space and building ingress and egress paths. The drawing shows no exterior door to this room (and in fact, close proximity of the building next door leaves no space for such a door). So that means that Centron thinks it's fine that three times per week, in the early morning, city garbage collectors could enter through our building's front door and drag garbage, recycling,

and compost bins through the enclosure's single door, past the front door of one of the ground-floor units, and through the building's front door. And then back again.

Further, these bins would smell and attract fruit flies and other pests.



Garbage enclosure
would go here,
directly to the right of
the front door as you exit.

Proposed Lobby Garbage Enclosure

2.5 Lobby and Common Interior Area Maintenance Issues

The lobby and stairway walls are very dirty, with numerous scuffs, stains, and holes. They have not been cleaned or painted in over 20 years.

The common area carpets are worn and stained. They were installed approximately 18 years ago, before Centron purchased the building. They are vacuumed but never cleaned or repaired.



First Three Lobby Stairs. Carpet is Split, Worn, and Stained.

There are numerous cracks and holes in the walls. Where cracks or holes have been spackled, they have not been painted over. This includes the a huge patch of ceiling above the stairs. Just patching plaster. No paint.

The building lobby is not properly furnished. One tenant abandoned an old sofa in the lobby and it's been there for years. Its bottom is shredded.



Lobby Sofa: Refuse from a Former Tenant. Shredded.

Our common area walls are filthy with dirt and what appears to be human organic matter. We've repeatedly requested cleaning or paint, but Centron has never done either.



Dark Scuffs of Dirt Next to Stairs. Visible from Lobby. Reported but Never Cleaned.

The lobby ceiling is literally peeling away.



Ceiling Peeling Away Above Foot of Stairs



A Typical Wall Stain: Blood? Worse?

2.6 Wildlife- and Pest-Related Health and Safety Issues

As noted in other sections, garbage and wildlife pose health and safety issues. We have pigeons occupying the east-side breezeway and their feces is hazardous. A code enforcement investigator from the San Francisco Department of Public Health Population Health Division performed an inspection on August 31, 2017, after a 311 complaint regarding Pigeon Nuisance and found presence of hazardous pigeon droppings in common areas. Report with code violations noted is pending.

Tenants found a dead rat in the back yard in 2016.

2.7 Security Issues

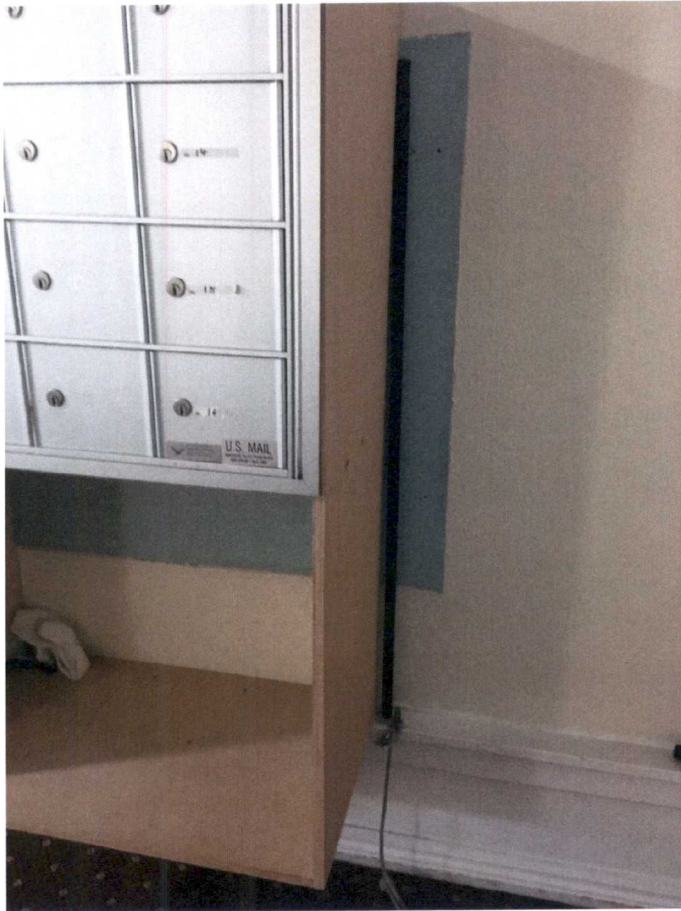
Our front door doesn't close properly and this is a security issue. We've had the post-it reminder shown here stuck to the door for many years. One tenant reported this issue on May 13, 2015, and asked Centron to fix the door, and to date, they have done nothing. Multiple tenants have had packages stolen from the lobby over the years. Centron's solution has been to suggest we have packages delivered to our workplaces. That's unacceptable, and besides, some of us work from home.



Front Door Doesn't Close Properly

2.8 Poor Quality or Incomplete Repairs and "Upgrades"

When required by law, Centron occasionally makes a repair or upgrades some part of the building. For example, several years ago, we got new, more secure mailboxes. But when the old mailbox bank was replaced, the surrounding wall was never painted, so years-old paint is showing through behind this fixture.



Mailboxes In the Lobby. Original Boxes Replaced But Surrounding Wall Left Unpainted.



Typical “Repair” at Top of Stairs

3.0 Issues In Specific Units

Here is a list of issues reported to Centron by tenants.

Numerous other tenants have reported similar issues to the Building Inspection Department, as detailed in our multi-page appendix to this document, “Complaints About 1440 Clay Street to SF Building Inspection Department”.

3.1 Unit 4

Here’s a list of issues from unit 4.

3.1.1 Plumbing Leaks and Related Issues

This unit has had water leaking into the ceiling from the bathroom above multiple times. Water blisters have appeared in the bathroom ceiling from leaks within the building. On both occasions there have been reports of blocked drains in the apartment above, so water is obviously leaking out of the pipes into the walls and floors. The most recent case included were very large water blisters reported September 30, 2017. The drain above was unclogged that day, but the blisters remained full for 3 to 4 days. Building management told tenants to "wait for them to drain". The ceiling is now scarred.



Leak Blisters, Bathroom Wall, Unit 4

This unit has also experienced multiple instances of dripping taps in the kitchen and bathroom sinks and the toilet. The fixtures are old, not maintained, and never replaced so these issues continue to occur.

This unit's bathtub was poorly painted to patch scuffs and holes when tenants moved in. The tub is not missing large patches of enamel. It is impossible to keep clean, and more enamel comes off with every attempt. Tiles around the bath are also warping and tenants are concerned about potential water damage behind the walls and around and under the bath.

3.1.2 Radiator Damage

The year unit 4 tenants moved in, the building heat was turned up too high and their walls were damaged by steam. Tenants suspect that other units had similar steam damage. Unit 4 reported their damage and the building handyman came by to inspect but did not follow up. Multiple building tenants have fixed steam and other wall damage themselves at their own expense.



Radiator Steam Damage Unit 4



Similar Radiator Steam Damage, Unit 10

3.1.3 Pests and Wildlife Nuisance

Unit 4 has had mice three times since the current tenants moved in and they have regularly had to set their own traps. The mice appear to be getting in through the pocket doors between the living room and bedroom and have not been in the kitchen, only the living areas.

This unit and others have had bed bugs multiple times and nobody knows where they came from. Centron has been lax in responding to these issues and has made unreasonable demands to tenants around apartment access, including failure to provide the legally required 24 hours notice. See details in the appendix to this document, "Complaints About 1440 Clay Street to SF Building Inspection Department," complaint #201241361.

Unit 4 has pigeons living on their front balcony. They roost, breed, live, and die there. The tenants cannot open front balcony doors or windows because of feces. Management has done nothing to protect the front of the building from nesting or defecating birds, who live on the balcony and in the overgrown tree in front of unit 4.

3.1.3 Miscellaneous Maintenance and Repair Issues

Floor

Unit 4 has loose floorboards in the hallway that get worse each year. There is no regular inspection or maintenance to catch these issues, and when they are reported, they are left unrepaired.

Front Door

This unit's front door handle kept falling off and the tenants had to report it five separate times. Centron attempted to the original handle but ultimately had to replace it. This is a serious security issue.

Balcony

This unit's front balcony doors and windows have broken locks. The windows have to be propped up because the weights are all broken.

3.2 Unit 6

3.2.1 Plumbing Leaks and Related Issues

Unit 6 has has had a broken sink pipe, leaking toilet, clogged sink, and clogged bathtub drain multiple times.

3.2.2 Rain Leaks and Mold

The sunroom of this unit was leaking when it rained with up to two inches of water accumulating. It also had mold on the walls and dry-rot in the corner of one window. After multiple complaints to Centron, the first of which was on November 20, 2010, the problem was finally resolved almost six years later, in May 2016, after the rear exterior of the building was painted following building inspection.

Note that the sunroom of unit 5 also has similar serious leaks.



Mold and Dry Rot in Unit 6 Sunroom

3.2.3 Broken Appliances

Unit 6 had a broken oven for over two weeks in 2015, with insufficient attention to repair or replacement. Its gas valve was repaired by Centron after repeated emails from tenants of unit 6 requesting follow-up.

3.2.4 Wildlife Nuisance

Multiple pigeons are living beneath the net on the east side of the building. The net is broken, with a large holes, for several months that was not repaired adequately after multiple complaints starting in May 2017. Pigeon droppings on walls, stairs, window ledges, and garbage chute handles are a health hazard. Animal Care and Control also called, but they are unable to catch the birds or do anything else. See also section 2.6, "Wildlife- and Pest-Related Health and Safety Issues".



Pigeon Feces, Building East Side

3.3 Unit 9

3.3.1 Security, Vandalism, and Trespass

The front door to unit 9 was wide open when tenants arrived at home on two separate occasions, but nothing was taken. For a time, because of package theft, the building had a sign posted claiming that security cameras had been installed in the building, but when unit 9 tenants

asked about viewing the security footage, the answer they received from Centron was that there are no security cameras in the building.

This unit rents a storage unit in the basement of the building, the same storage unit that proposed construction would destroy. This unit has two locks, and both were cut off off on January 2, 2014, but nothing was stolen. Tenants noticed that locks were cut off of other, unused storage units at the same time, and the unused storage units were cleaned and had their contents removed.

3.3.2 Plumbing Leaks and Related Issues

Several repairs have had to be made to the bathroom from leaking pipes from above, specifically in June 2012 and April 2015. As a result, the walls have water stains and these have yet to be repaired. When water is leaking and tenants notify Centron, they are told to go upstairs to ask neighbors what they are doing to cause water to leak into unit 9.



Ceiling Damage From Leaks, Unit 9

When their bathtub has been clogged, tenants in unit 9 have been instructed to use Drano because plumbers cost \$50 per trip. Drano in old pipes can cause new leaks.

3.3.3 Wildlife Nuisance / Pests

This unit's garbage chute and others on the building's east side have pigeon droppings.

In 2012, the unit reported a bed bug infestation, and Centron's response was for the tenant to take care of the situation. According the Department of Health, this is the landlord's responsibility:

In 2006, the Department of Public Health adopted rules and regulations for bed bug management that clarify the responsibilities of owners and managers, tenants, and pest control companies. Property owners or managers must respond to tenant bed bugs complaints by securing the services of a licensed pest control operator to investigate the concern, and conduct appropriate treatment. Bed bug control also requires the cooperation of tenants to provide access to dwellings and wash clothing and bedding. Once treatment is initiated, bed bug eradication may require up to 30 days or more.

See also complaint #201241361 in the attached document, "Complaints About 1440 Clay Street to SF Building Inspection Department".

Unit 9 also had a visit from what appears to be a cockroach on September 3, 2017.



Cockroach, Unit 9

3.3.4 Miscellaneous Maintenance and Repair Issues

Weak Floorboards

Like unit 4 and other units, unit 9 has weak floorboards that are loose and bending inwards. When this was reported, the tenants got this response from Centron, who responded without looking at the boards and guessed at the cause of the problem. Response:

I have asked Mr. Li before and he told me the construction of the building is the same for all the floors and under the hardwood floor, there is just spaced out support beams and not every inch has the beam. Therefore, you will feel some area weak.

You can put an area rug over that area if you want, but it will require major reconstruction of floor to add beams inside the floor which at this point we are not planning to do such work.

Wall Stain

There is a large yellow stain on one of the walls in unit 9. Tenants were told to use bleach to clean it. Repairs were promised but as of September 2, 2017, no work has been done.



Large Wall Stain, Unit 9

Storage Unit Leaks

This unit's storage unit has a leaking ceiling. In addition, there are leaks in the hallway leading to the unit. See photo in "Exterior and Grounds Maintenance Issues" section, above. This issue was reported on March 23, 2013, and still has not been resolved.

Insufficient Heat

This unit has sent several emails over the years complaining from the lack of heat. As mentioned above, apartment temperatures are regularly well below what's legally required.

1.3 Current Tenants Would Lose Storage Unit and Bicycle Parking

With the proposed construction, apartment 9 would lose the storage unit they have been renting for 14 years: 18 square feet of space that cannot be gained back. They would also lose a secure place to store their bicycles, which serve as their main transportation. Taking away this bicycle storage is like taking away a tenant's garage space for their car, and it's also out of compliance with San Francisco's Transit-First Policy, which emphasizes alternative transportation. Bike racks are not the same as storage space.

2.0 Building-Wide Issues

Here's a list of issues that cause problems for all 1440 Clay tenants and, in some cases, tenants in neighboring buildings.

2.1 Plumbing Issues

Water has been shut off numerous times for plumbing repairs in recent years. The building has been without hot water multiple times, and water pressure is inconsistent. Old plumbing frequently causes leaks in units and common areas. See unit-specific details in sections 3.1.1, 3.2.1, and 3.3.2.

2.2 Heating Issues

Multiple times each winter, the entire building goes without heat for one or more days. Units and common regularly experience temperatures well below the legal requirement of 68 degrees per Section 701 of the San Francisco Housing Code. See also complaint 200865094 in the attached document, "Complaints About 1440 Clay Street to SF Building Inspection Department".

2.3 Exterior and Grounds Maintenance Issues

There is no regular maintenance to our shared backyard. Shrubs and trees are overgrown and pose safety concerns.

Centron only trimmed the tree in the back yard after a complaint filed with the San Francisco Rent Board in May 2013. The tree has not been maintained since.

Before that, instead of paying for legally required tree maintenance, Centron attempted to remove the tree in front of our building—the sole tree on our side of the entire block between Hyde and Leavenworth. Tenants petitioned successfully to prevent the tree removal, and the

tree was then trimmed back, but it has since grown back to maximum size, with branches extending onto front apartment windows and causing a hazard for powerlines. There is pigeon feces all over the front of our building and it's never cleaned off. This is a health hazard.



Overgrown Tree at Front of Building

There is debris, abandoned equipment, and crumbling brick all around the non-street-facing exterior areas of the building. What looks like maintenance gear (paint, brooms, bricks propping up pipes and windows, etc) is left everywhere and what appears to be abandoned non-recyclable trash from previous tenants is not removed and collects dirt and pigeon feces.



Ancient Debris Beneath East Side Stairs



Overgrown, Unmaintained Yard with Rubbish



Debris, Ground Floor East Side Behind Garbage Bins

Complaints About 1440 Clay Street to SF Building Inspection Department

**Submitted to San Francisco Planning Department Friday, September 8, 2017
along with document "Tenant Opposition to Building Permit Application #201612275955
for 1440 Clay Street, San Francisco"**



San Francisco Department of Public Health – Environmental Health Section

1390 Market Street, Suite 210

San Francisco, CA 94102

HEALTHY HOUSING & VECTOR CONTROL INSPECTION REPORT/NOTICE OF VIOLATION

www.sfdph.org/dph/eh

HHP/VC Hotline: (415) 252-3800

Facility Address	1440 Clay St	Location ID	52855	Inspection Date	8/31/17
DBA	Private Residential Property	Phone Number		Re-inspection Date	on/after 9/21/17
Owner's Name	Golden Century LP			Complaint ID	75682
Manager's Name	Centron Management	Phone Number		Investigator Number	
District Number:	705	Type of Inspection		NO of Floors:	4
Violation Category (mark each that applies)	<input checked="" type="checkbox"/> HHP Routine Inspection	<input type="checkbox"/> Abated	NO of Apts:		15
	<input type="checkbox"/> Re-inspection	<input type="checkbox"/> Field Consultation	HHP Fees		
	<input checked="" type="checkbox"/> Complaint Inspection	<input type="checkbox"/> Inspection After Abatement Conference	Paid	Not Paid	
	<input type="checkbox"/> Complaint Re-inspection	<input type="checkbox"/> Inspection After Director's Hearing			
<input type="checkbox"/> Citation Issued	<input type="checkbox"/> Order to Vacate Inspection				
The Following Items Represent Health Code Violations and Must Be Corrected by the Indicated Dates:					
HHP routine inspection ^{SP} in conjunction with complaint regarding pigeons. Investigator Rene Cardenas present as well. Allowed in by tenant.					
Areas inspected: Lobby, lightwells, back stairs, garbage chutes, fire escape, main stairwell + halls, rooftop, ^{SP} garbage area, and backyard.					
Findings: 1) Pigeon waste and feathers in the lightwells, along back stairs, and on balcony outside Unit 4, suggesting harborage. S81(b)(5).					
2) Gap in exclusion netting on back stairway and overhead netting. S81(b)(7).					
3) Debris, garbage, and recyclables in lightwells and back stairs. Some items contaminated by droppings. S81(b)(1). Recyclables on back stairs outside Unit is blocking egress.					
Travel Time: 25min Time In: 11:05am Time Out: 11:55am Total Time: 75min					
Re-inspection fee of \$172 is \$172 \$ will be charged on the 2 nd re-inspection and on subsequent re-inspection until violations are corrected. \$1000.00 Fine per day will be charged after Director's Hearing if violations are not corrected.					
Print Investigator Name		Mailed to owner at P.O. Box 641041, 94164			
415-252-3858		Received By and emailed to info@centronmg.com			
Phone Number					



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION
1390 Market Street Suite #210
San Francisco, CA 94102

HEALTHY HOUSING & VECTOR CONTROL PROGRAM INSPECTION REPORT

Facility Address: 1440 Clay St	Inspection Date: 8/31/17
Business Name: [initials]	Reinspection Date: on/after 9/21/17
Owner Name(s): Golden Century LP	Inspection Type:
Facility Type: Private Residential Phone Number:	Location ID: 52855

The following items represent Health Code Violations and must be corrected by the indicated date(s):

4) Overgrown vegetation in backyard that can harbor rodents. 5810

- Required Actions:
- 1) Clean and remove pigeon waste and feathers using water and detergent as often as necessary on and around property.
 - 2) Repair exclusion netting to prevent entry and harborage of pigeons. Apply additional exclusion to discourage roosting on property.
 - 3) Remove and lawfully dispose of unusable, undesirable, and contaminated items in lightwells and back stairs.
 - 4) Cut/trim and lawfully remove excessive vegetation.

Additional recommendations:

- 1) Cut/trim tree at front of property to mitigate rodent and pigeon entry and harborage.

Re-inspection on or after 9/21/17.

Failure to comply may result in a re-inspection fee of \$172.00 and citation to an abatement conference.

Inspector: Joanna Peng	Inspector Signature: [Signature]
Phone: 415-252-3858	Received By: Mailed to owner/manager and emailed to management



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION

Healthy Housing and Vector Control Program

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA,
Director of Health
Stephanie K. J. Cushing,
MSPH, CHMM, REHS, Director of
Environmental Health

NOTICE OF VIOLATION

Property Owner of Record:
Golden Century LP
Kent Mar
P.O. Box 641041
San Francisco, CA 94164

Date: 8/31/17

Block: 0216

Lot: 009

Other Responsible Person(s):
Centron Management Group, Inc.
Info@centronmg.com

Regarding Property Address: 1440 Clay St

The premises owned, controlled, or occupied by you, located at the above address, are in violation of the following provision(s) of the San Francisco Health Code (SFHC). The violations are described in more detail in the attached Inspection Report.

YOU ARE DIRECTED TO MAKE THE FOLLOWING CORRECTIONS PRIOR TO THE DEADLINE FOR ABATEMENT THAT IS NOTED BELOW:

SFHC VIOLATION	STEPS YOU MUST TAKE TO ABATE THE VIOLATION	DEADLINE FOR ABATEMENT
SFHC Section 581(b)(1). Any accumulation of filth, garbage, insanitary debris or waste material or decaying animal or vegetable matter.	<ul style="list-style-type: none">Remove and lawfully dispose of accumulation of contaminated items, recyclables, and debris observed in lightwells and back staircases within the property.	9/21/17
SFHC Section 581(b)(2). Any accumulation of hay, grass, straw, weeds, or vegetation overgrowth.	<ul style="list-style-type: none">Cut, trim, remove, and lawfully dispose all overgrown vegetation in the backyard, including ivy, a pest species and preferred nesting site for rodents.	9/21/17
SFHC Section 581(b)(5). Any matter or material which constitutes, or is contaminated by, animal or human excrement, urine or other biological fluids.	<ul style="list-style-type: none">Clean and remove pigeon droppings observed in lightwells and back exterior stairs of property and on top of personal belongings.	9/21/17
SFHC Section 581(b)(7). Any pest harborage or infestation including but	<ul style="list-style-type: none">Remove and lawfully dispose all materials, refuse, debris and other	9/21/17

Healthy Housing and Vector Control
Voice mail (415) 252-3805

1390 Market Street, Suite 210
San Francisco, CA 94102

Phone (415) 252-3800
Fax (415) 252-3930



**City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION**

Healthy Housing and Vector Control Program

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MSPH, CHMM, REHS, Director of
Environmental Health*

SFHC VIOLATION	STEPS YOU MUST TAKE TO ABATE THE VIOLATION	DEADLINE FOR ABATEMENT
not limited to pigeons, skunks, raccoons, opossums, and snakes, except for pigeon harborages that comply with Section 37(e) of the SFHC.	items that provide pest harborage or infestation. <ul style="list-style-type: none">• Remove all animal waste, feces, urine, and other waste.• Repair exclusion netting on back stairs and above the property. Apply additional exclusion where netting does not prevent pigeon roosting.	

REINSPECTION FEES: Re-inspections will be made on/after the deadline(s) for abatement noted above. Owners will be billed for each re-inspection made after the 1st re-inspection. Minimum charge per re-inspection is \$172.00

CONSEQUENCES OF FAILURE TO TIMELY ABATE: If the Owner/Responsible Parties fail to comply with this Notice of Violation, the Director of Health may (A) hold a Director's Hearing to consider whether it would be appropriate to issue a Director's Order to abate the nuisance and other appropriate orders as provided for in Article 11 or (B) cause the abatement and removal of the nuisance and the Owner shall be indebted to the City and County of San Francisco for all costs, charges and fees incurred by the City and County of San Francisco by reason of the abatement and removal of the nuisance. (SFHC Section 596(e)(3).)

CHARGES AND COSTS: Owner/Responsible Parties may be liable for other charges, costs, including administrative costs, expenses incurred by the Department, fines, attorneys' fees, and penalties as provided for in Article 11. (SFHC Section 596(e)(4).)

ATTORNEYS FEES: The Director shall seek the recovery of attorneys' fees. (SFHC Section 610.)

You may contact the investigator named below within 24 hours for more information.

Investigator: Joanna Pong
e-mail: Joanna.Pong@sfdph.org
phone: 415-252-3858
Complaint ID: 75682
Location ID: 52855

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Acting Director

March 4, 2013

Owner: GOLDEN CENTURY LP
% KENT MAR
P O BOX 641041
SAN FRANCISCO CA 94164

Address: 1440 CLAY ST, 0000
Block: 0216 Lot: 009 Seq: 1
Tract: 110 Case: DC2
Inspector: Galvis
Hearing Number : 201241361

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: March 21, 2013
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Galvis** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Acting Director
Department of Building Inspection

Housing Inspection Division
1660 Mission Street - San Francisco, CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfgov.org/dbi



Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201241361

OWNER/AGENT: GOLDEN CENTURY LP

DATE: 12-JUL-12

MAILING

ADDRESS: GOLDEN CENTURY LP
% KENT MAR
P O BOX 641041
SAN FRANCISCO CA
94164

LOCATION: 1440 CLAY ST

BLOCK: 0216 LOT: 009

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
------	-------------

- | | |
|---|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. |
| 2 | REPLACE WINDOW FRAMES (1001(h),708 HC) |

1440 CLAY STREET APARTMENT #12 AND COMMON AREAS.
REPLACEMENT REQUIRED OF MIDDLE WINDOWS IN FRONT ROOM OF APARTMENT #12
BUILDING PERMIT REQUIRED.

NOTE

PERMITS MUST BE SIGNED OFF BY ASSIGNED INSPECTOR (ELECTRICAL, PLUMBING OR BUILDING) BEFORE SCHEDULED HOUSING REINSPECTION

- | | |
|---|--|
| 3 | REPAIR WINDOW SASH FRAME (1001(h),708 HC) |
| 4 | REPLACE WINDOW SASH FRAME (1001(h),708 HC) |

REPAIR LEFT WINDOW IN FRONT ROOM, MUST STAY OPEN AND NOT CLOSE WITH OUT ASSISTANCE IN APARTMENT #12
REPLACE WINDOW FRAME IN STAIRWAY AT TOP FLOOR,
BUILDING PERMIT REQUIRED

NOTE

PERMITS MUST BE SIGNED OFF BY ASSIGNED INSPECTOR (ELECTRICAL, PLUMBING OR BUILDING) BEFORE SCHEDULED HOUSING REINSPECTION

- | | |
|---|-------------------------------|
| 5 | REPAIR STAIRS (1001(b)(13)HC) |
|---|-------------------------------|

Wood deterioration / decay was noted owner) at treads. Some handrails, guardrails were either loose and/or insecure. Repair or replace these areas as required to maintain a safe and sound structure.

BUILDING PERMIT REQUIRED

NOTE

PERMITS MUST BE SIGNED OFF BY ASSIGNED INSPECTOR (ELECTRICAL, PLUMBING OR BUILDING) BEFORE SCHEDULED HOUSING REINSPECTION

NOTE: The Department of Building Inspection urges all owners of property with exterior stairs, decks and attachments to have a licensed professional pest control contractor, general building contractor, architect or engineer inspect your deck, porch, stairs, balcony or other attachments, every 2 years to assure their continued stability and safety. Have them provide a written report stating recommended repairs.



Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201241361

6 RECHARGE ALL FIRE EXTINGUISHERS (905, 1001(m) HC)

IN COMMON AREAS.

7 REPLACE DETERIORATED DRAINAGE PIPES AT EXTERIOR (1001f)

REPLACE DAMAGED DRAIN LINES AT EXTERIOR OF BUILDING ON WEST SIDE OF BUILDING, PLUMBING PERMIT REQUIRED

NOTE

PERMITS MUST BE SIGNED OFF BY ASSIGNED INSPECTOR (ELECTRICAL, PLUMBING OR BUILDING)BEFORE SCHEDULED HOUSING REINSPECTION

8 MAKE NECESSARY REPAIRS TO TUB/SHOWER (1001 HC)

REPAIR OR REPLACE SHOWER CURTAIN ROD.

9 ELIMINATE BEDBUG INFESTATION (1001b, 1306 HC)

FULL BUILDING INSPECTION REQUIRED BY LICENSED PCO TO EVALUATE THE EXTENT OF BEDBUG INFESTATION AND FOLLOW THE GUIDELINES PURSUANT ARTICLE 11, SECTION 581 OF SAN FRANCISCO HEALTH CODE. PCO REPORT MUST BE PRESENTED AT TIME OF REINSPECTION, NO EXCEPTIONS.

10 CLEAN OR SANITIZE (1306 HC)

CLEAN BACK OF STAIRWAY WEST SIDE AT TOP DUE TO EXCESSIVE PIGEON DROPPINGS.

11 PAINT EXTERIOR (1001b,1301 HC)

PAINTING AT EXTERIOR IS REQUIRED AT ALL AREAS THAT HAVE PEELING PAINT AND OR WORN DOWN TO WOOD, STAIRS MUST BE KEPT PAINTED IN ORDER TO PREVENT ANY DRY ROT AND DETERIORATION.

COMMENTS REGARDING POSSIBLE LEAD BASED PAINT

"Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 square feet. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST.
Ordinance #446-97."

12 REPLACE FLOOR COVERING (1001b,j,o HC)

REPLACE FLOOR COVERING THROUGHOUT APARTMENT #12



Housing Inspection Service
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

13 INSPECTOR COMMENTS

COMPLAINT: 201241361

INSPECTOR COMMENTS REGARDING "FOLLOW UP" REINSPECTION:

I have scheduled a reinspection of your building on Monday, 13-August-2012 at 1:30 pm. Reinspection of premise to include all areas referenced above. PLEASE CONTACT INSPECTOR GALVIS TO CONFIRM APPOINTMENT AT 415-558-6513.

It is the property owners responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector.

On scheduled reinspection day, provide the inspector with a full access to all common and public areas per attached checklist. YOUR COOPERATION IS APPRECIATED.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 13 August 2012 01:30 PM
IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.
CONTACT HOUSING INSPECTOR : James Galvis AT 415-558-6513

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201694244

OWNER/AGENT: GOLDEN CENTURY LP

MAILING

ADDRESS: GOLDEN CENTURY LP
% KENT MAR
P O BOX 641041
SAN FRANCISCO CA
94164

DATE: 08-MAR-16

LOCATION: 1440 CLAY ST

BLOCK: 0216 LOT: 009

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
------	-------------

- | | |
|---|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. |
| 2 | PROVIDE WEATHER PROTECTION 703, 1001d, h3 SFHC |
| 3 | LEAD WARNING |

This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 1440 Clay Street, unit 6.

The three season room in unit 6 has been leaking severely during recent storms. There is dry rot on a number of the sash frames and sills.

The entire exterior building paint finish is showing signs of fatigue. The window sash frames, sills, bead board, fascia boards and trim are peeling on all elevations of the building, including the light wells.

Repair or replace any dry rotted wood and then prep, seal, prime and paint all peeling surfaces on the outside face of the building including roof access penthouses.

***Sidewalk permits are necessary for scaffold used at the front facade.

Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.

For interior or exterior paint removal: Follow the approved methods of the EPA RRP or other similar lead abatement training. This structure was constructed prior to 1979 and therefore presumed to contain lead.

If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3426, SFBC)

NOTICE OF VIOLATION

4 LEAD WARNING (continued)

COMPLAINT: 201694244

Information packets are available at the Housing Division of the San Francisco Department of Building Inspection, 1660 Mission Street at the 6th floor counter.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice.

IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THAT DUST.

Ordinance #446-97.

5 MAINTAIN FIRE ESCAPE, DROP LADDERS AND ALL EXTERIOR APPENDAGES, PROVIDE 604 AFFIDAVIT 604, 908 SFHC

Due to the nature of the construction and the damage that exists you are required to provide a signed and completed 604 affidavit from a licensed professional to certify the structural stability of these items.

Provide completed form at inspection or return by mail to:

Department of Building Inspection
Housing Division, C. Grady
1660 Mission Street, 6th Floor
San Francisco, CA 94102.

6 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 07 April 2016 09:30 AM
IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.
CONTACT HOUSING INSPECTOR : Christopher Grady AT 415-558-6533

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201604271

OWNER/AGENT: GOLDEN CENTURY LP

MAILING

ADDRESS: GOLDEN CENTURY LP
% KENT MAR
P O BOX 641041
SAN FRANCISCO CA
94164

DATE: 09-MAR-16

LOCATION: 1440 CLAY ST

BLOCK: 0216 LOT: 009

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
------	-------------

- | | | |
|---|---|---|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | This Notice includes violations of the San Francisco Housing Code. Unless noted otherwise, all violations were observed on the date of inspection at 1440 Clay Street, in the common areas. |
| 2 | REPAIR THE CHIMNEY 1001i SFHC, 2113.4.9 SFBC | <p>The roof access door has fallen apart and damaged the furnace flu/chimney on the East side of the building. The top section has rusted and fallen off.</p> <p>Chimneys shall extend at least two feet higher than any portion of the building within 10 feet but shall not be less than three feet above the highest point where the chimney passes through the roof.</p> <p>Repair or replace the chimney from grade level to two feet above the roof access penthouse.</p> <p>*** You are required to provide Building Permits for this replacement.</p> |
| 3 | PROVIDE A 604 AFFIDAVIT, SIGNED BY A LICENSED PROFESSIONAL 604 SFHC | <p>Provide a 604 affidavit signed by a licensed professional, assuring the durability and integrity of the assembly.</p> <p>This same 604 affidavit should also acknowledge the inspection of the Northeast and Northwest stacks of three season rooms, the South facing fire escape and the East and West exit stairs.</p> |



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201604271

- 4 REPAIR THE ROOF ACCESS DOOR 706 & 805 & 912
SFHC

The roof access door on the East side of the building has fallen apart.

Exit doors shall be a minimum one-and-three-eighths inch solid wood core or approved equal. Doors and jambs shall be tight fitting, in good condition and self-closing. Roof access doors shall be covered on the roof side with galvanized steel or otherwise weather proof metal.

Roof access doors will be installed with a primary locking device with a minimum one half inch dead latch and shall be operable from the interior without a key and no special knowledge or effort shall be required. The roof access door may be locked from the inside with a movable bolt.

Replace the exit door to the roof to meet these standards.

- 5 PROVIDE AN UNOBSTRUCTED MEANS OF EGRESS AT
ROOF ACCESS DOOR 805, 810, 1001d, l, m SFHC

The roof access door on the West side of the building is bolted shut. On re-inspection it shall be demonstrated that this door operates in a manner conforming to all of the previously listed standards.

- 6 REPLACE WINDOW SASH CORD 1001d, h, 708 SFHC

On the third floor landing the window on the right is missing a sash cord on the left side. Replace the sash cord.

- 7 REPAIR DAMAGED WALLS 1001 b13, d SFHC

At the top stair landing there is a hole that penetrates the wall plaster. Repair the hole, prep, prime and paint to complete the repair.

- 8 RECHARGE/DATE TAG FIRE EXTINGUISHER TYPE 2A
10BC OR EQUIVALENT 905, 1001d, m SFHC

The fire extinguishers in the common areas are due for service. Recharge and retag the fire extinguishers.

- 9 PROVIDE CARBON MONOXIDE DETECTORS 420 CBC,
PROVIDE SMOKE DETECTORS 908, 911, 1001d SFHC,
907.2.11 SFBC

Provide carbon monoxide detectors laid out per the San Francisco Building Code Section 420. There shall be one unit in each guest room within the immediate floor and each adjacent floor, above and below a gas burning appliance to include stoves, dryers, furnaces, water heaters and boilers.

Install smoke detectors as required by the San Francisco Building Code.

A self-certification form has been included for your convenience. Provide completed form at inspection or return by mail to:

Department of Building Inspection
Housing Division, C. Grady
1660 Mission Street, 6th Floor
San Francisco, CA 94102.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

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NOTICE OF VIOLATION

COMPLAINT: 201604271

7 MALFUNCTIONING APPLIANCE - REPAIR AUXILIARY
LIGHTING 504g, 1001e & 1 SFHC, 1011.6.3 SFBC

The auxiliary lighting in the halls all fail testing.

Recharge/replace the batteries in the auxiliary lighting system or replace the lighting fixtures. If the fixtures are replaced the new units should have illuminated directional EXIT indications.

11 REPAIR DAMAGED CEILING 1001 b13, d SFHC

The ceiling in the entry hall of this building has peeling paint. Prep, prime and paint to correct the damage.

12 LEAD WARNING

Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.

For interior or exterior paint removal: Follow the approved methods of the EPA RRP or other similar lead abatement training. This structure was constructed prior to 1979 and therefore presumed to contain lead.

If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3426, SFBC)

Information packets are available at the Housing Division of the San Francisco Department of Building Inspection, 1660 Mission Street at the 6th floor counter.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice.

IF YOU CAUSE LEAD DUST TO BE CREATED, YOU
COULD BE LIABLE FOR ANY ILLNESS CAUSED BY
THAT DUST.

Ordinance #446-97.

DEPARTMENT OF BUILDING INSPECTION



Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

INSPECTOR COMMENTS

COMPLAINT: 201604271

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 12 April 2016 09:30 AM
IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.
CONTACT HOUSING INSPECTOR : Christopher Grady AT 415-558-6533
FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

Complaints About 1440 Clay Street to SF Building Inspection Department

Submitted to San Francisco Planning Department Friday, September 8, 2017 along with document "Tenant Opposition to Building Permit Application #201612275955 for 1440 Clay Street, San Francisco"

COMPLAINT DATA SHEET

Complaint Number: 200865094
Owner/Agent: OWNER
DATA
SUPPRESSE
D
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINA
NT DATA
SUPPRESSE
D
Complainant's Phone:
Complaint Source: TELEPHONE
Assigned to Division: HIS
Description: Not adequate heat.

Date Filed:
Location: 1440 CLAY ST
Block: 0216
Lot: 009
Site: Unit #3
Rating: 2-3 Years
Occupancy Code: R-2
Received By: Rosario Ilustre
Division: HIS

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	GALVIS	6260	13	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/17/08	CASE OPENED	HIS	Galvis	CASE RECEIVED	

07/17/08	HEAT	HIS Galvis	TELEPHONE CALLS	Unable to contact complainant to schedule inspection. Will try on a later date.
07/21/08	HEAT	HIS Galvis	TELEPHONE CALLS	No answer. Left message to contact inspector Galvis for an appointment.
07/22/08	HEAT	HIS Galvis	INSPECTION OF PREMISES MADE	Housing inspector James Galvis investigated the complaint at the subject property and observed violations of the San Francisco Housing Code which are delineated within the Notice of Violation issued on 24-July-2008 identified by Complaint Tracking #200865094. Pertinent observations are as follows: See report.
07/24/08	GENERAL MAINTENANCE	HIS Galvis	FIRST NOV SENT	Re-inspection scheduled for Monday August 25, 2008 @ 1:30pm.
07/24/08	GENERAL MAINTENANCE	HIS Galvis	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : 15;# of postings left on building: 1;Locations : 1;Unit #s mailed posting: 1.
08/26/08	GENERAL MAINTENANCE	HIS Galvis	REINSP - CASE ABATED	Housing inspector James Galvis performed a reinspection on 26-August-2008 at the subject property and found that all items identified on the Notice of Violation issued on 24-July-2008 were corrected.

COMPLAINT DATA SHEET

Complaint Number: 201645211
Owner/Agent: OWNER DATA
 SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA
 SUPPRESSED

Complainant's Phone:
Complaint Source: TELEPHONE
Assigned to Division: HIS
Description: Mold throughout sun room addition

Date Filed:
Location: 1440 CLAY ST
Block: 0216
Lot: 009
Site: 7
Rating: 2-3 Years
Occupancy Code: R-2
Received By: Mackenzie Calloway
Division: HIS

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	GRADY	6302	1	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/03/16	CASE OPENED	HIS	Grady	CASE RECEIVED	
11/04/16	MOLD/MILDEW COMPLAINT	HIS	Grady	TELEPHONE CALLS	Inspector Grady called and did not receive an answer.
12/01/16	MOLD/MILDEW COMPLAINT	HIS	Grady	FIRST NOV SENT	NOV prepared and sent to owner and complainant.
12/01/16	MOLD/MILDEW COMPLAINT	HIS	Grady	INSPECTION OF PREMISES MADE	Inspector Grady conducted an investigation of the complaint at the subject property and observed violations of the San Francisco Housing Code that are delineated within the Notice of Violation issued on December 1, 2016 and identified by Complaint Tracking Number 201645211.
12/05/16	MOLD/MILDEW COMPLAINT	HIS	Grady	REINSPECTION 1	NOV was posted on the front of the building.
01/03/17	MOLD/MILDEW COMPLAINT	HIS	Grady	CASE ABATED	
01/03/17	MOLD/MILDEW COMPLAINT	HIS	Grady	REINSPECTION 2	Inspector Grady performed a re-inspection on January 3, 2017 at 9:30 AM, at the subject property and found that all items identified on the Notice of Violation issued on December 1, 2016 were completely corrected.

COMPLAINT ACTION BY DIVISION

NOV (HIS): 12/01/16

NOV (BID):

RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

1440 Clay Street, San Francisco CA, 94109

Installation of (2) New Ground Floor Units

[illegible]

1440 Clay Street
San Francisco, CA



1440 Clay Street
San Francisco, CA
PROJECT NO. 15-13

DATE	SET ISSUE
12-27-2016	PERMIT SUBMITTAL
06-27-2017	PLANNING UPDATE

ISSUE

12-27-2016 PERMIT SUBMITTAL

06-27-2017 PLANNING UPDATE

CONTACT:
SERINA CALHOUN

serina@sync-arch.com

SCALE: AS NOTED

COVER SHEET

A.O.O



1440 Clay Street
San Francisco, CA



1440 Clay Street
San Francisco, CA
PROJECT NO. 15-13

DATE SET/ISSUE
12/27/2016 PERMIT SUBMITTAL
06/27/2017 PLANNING UPDATE

CONTACT:
SERINA CALHOUN
(415) 558-9843 P
serina@sync-arch.com

SCALE: AS NOTED

ORDINANCE:
NO. 30-15

A0.1

<p>City and County of San Francisco Department of Building Inspection</p> <p>Edwin M. Lee, Mayor Tom C. Hua, S.E., C.B.O., Director</p> <p>Attachment B</p> <p>Addition of Dwelling Units per Ordinance No. 162-16</p> <p>SCREENING FORM – No fee to file</p> <p>The screening form shall be completed by owner or agent to determine the eligibility for adding dwelling units per Ordinance No. 162-16 based on permits for Mandatory Seismic Retrofitting under SFGBC Chapter 34B (SFGBC Ch. 4D), or voluntary seismic retrofitting per AB-094, or existing residential building complies with the requirements of Ordinance No. 162-16.</p> <p>Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103</p> <p>BLOCK / LOT NUMBER 0216 / 009</p> <p>ADDRESS 1440 CLAY STREET</p> <p>CONTACT (OWNER OR AGENT) SERINA CALHOUN</p> <p>SECTION 1 – ADMINISTRATIVE INFORMATION</p> <p>Contact Name SERINA CALHOUN Contact Telephone 415.558.9843 Contact Email SERINA@SYNC-ARCH.COM</p> <p>Contact Mailing Address 657 FILLMORE STREET, SAN FRANCISCO CA, 94117</p>	<p>INFORMATION SHEET G-23</p> <p>SECTION 2 – DETERMINATION OF ELIGIBILITY TO ADD DWELLING UNITS</p> <p>1. Has mandatory seismic retrofitting been filed under SFGBC Chapter 34B, Mandatory Earthquake Retrofit of Wood Frame Buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, Permit Application Number: 2016.0906.6878</p> <p>2. Has voluntary seismic strengthening been filed under Administrative Bulletin AB-094, Definition and Design Criteria for Voluntary Seismic Upgrade of Six Story, Type-V (wood frame) Buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, Permit Application Number: _____</p> <p>3. Does existing residential building comply with Ordinance No. 162-16 for addition of dwelling unit? (Subject to Planning review) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Owner / Agent: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent SERINA CALHOUN 12/27/16 Signature _____ Date _____</p> <p>FOR DBI USE ONLY</p> <p>DBI has received the materials submitted and filed under "Addition of dwelling units per Ordinance No. 162-16." <input type="checkbox"/></p> <p>Further discussions on code issues and equivalencies on compliance will be via pre-application meetings or Administrative Bulletin AB-005.</p> <p>Date received by DBI _____</p>
--	--



1440 Clay Street San Francisco, CA



1440 Clay Street
San Francisco, CA
PROJECT NO. 15-13

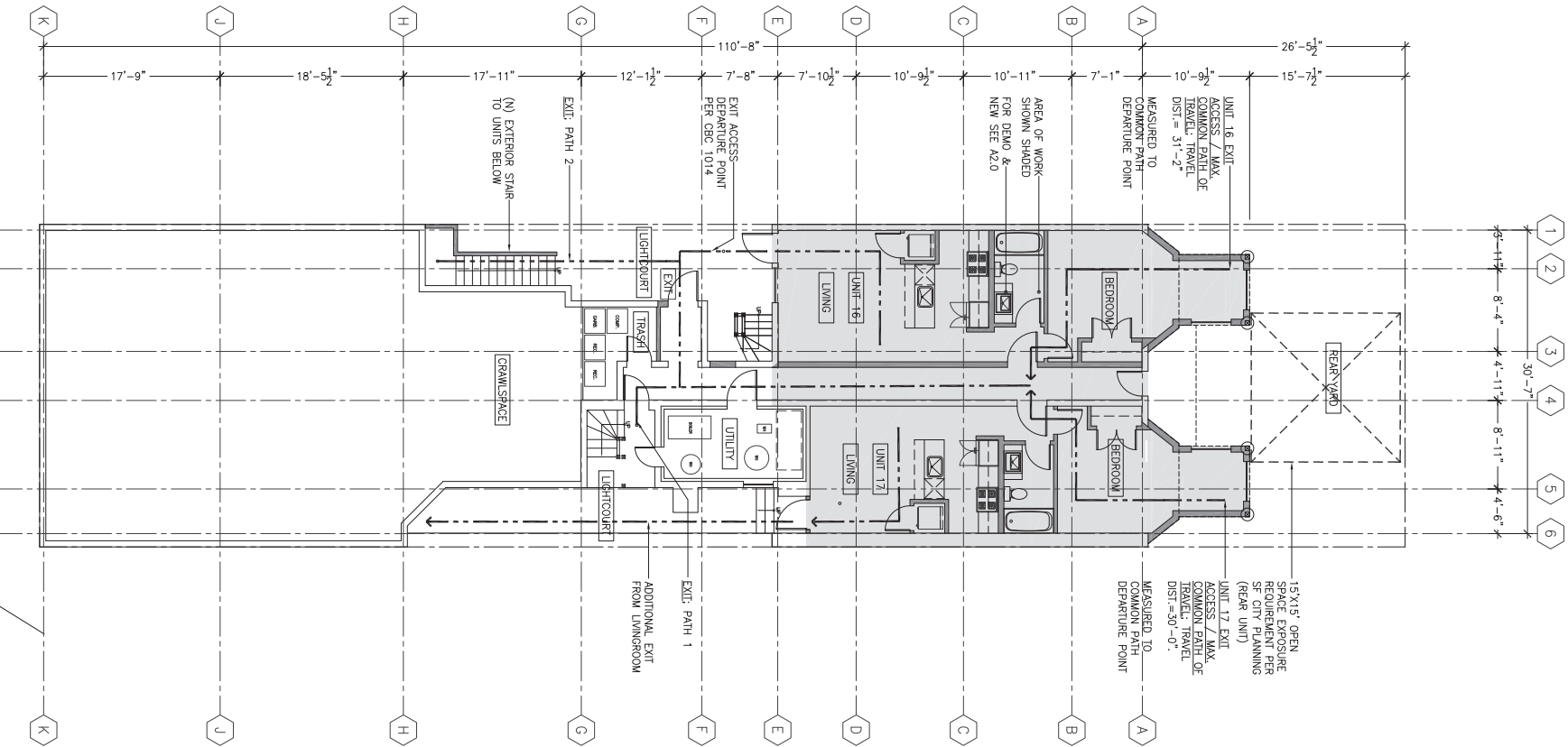
DATE SET/ISSUE
12/27/2016 PERMIT SUBMITTAL
06-27/2017 PLANNING UPDATE

CONTACT:
SERINA CALHOUN
(415) 558-8943 P
serina@syn-cad.com

SCALE: 1/8"=1'-0"

BASEMENT FLR-
SECOND FLOOR:
NEW CONSTR.

A1.0N

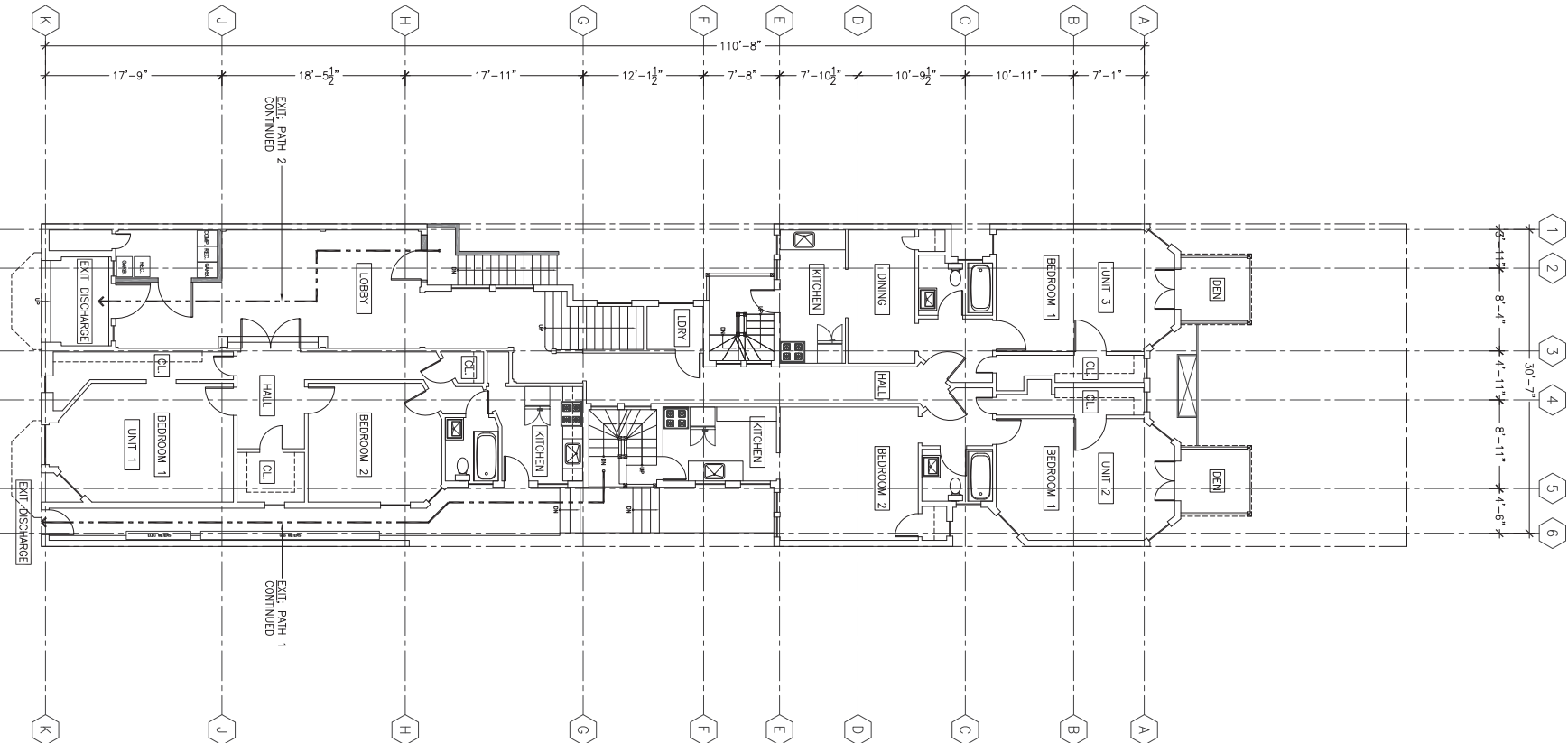


1 BASEMENT FLOOR PLAN: NEW CONSTRUCTION

1/8"=1'-0"

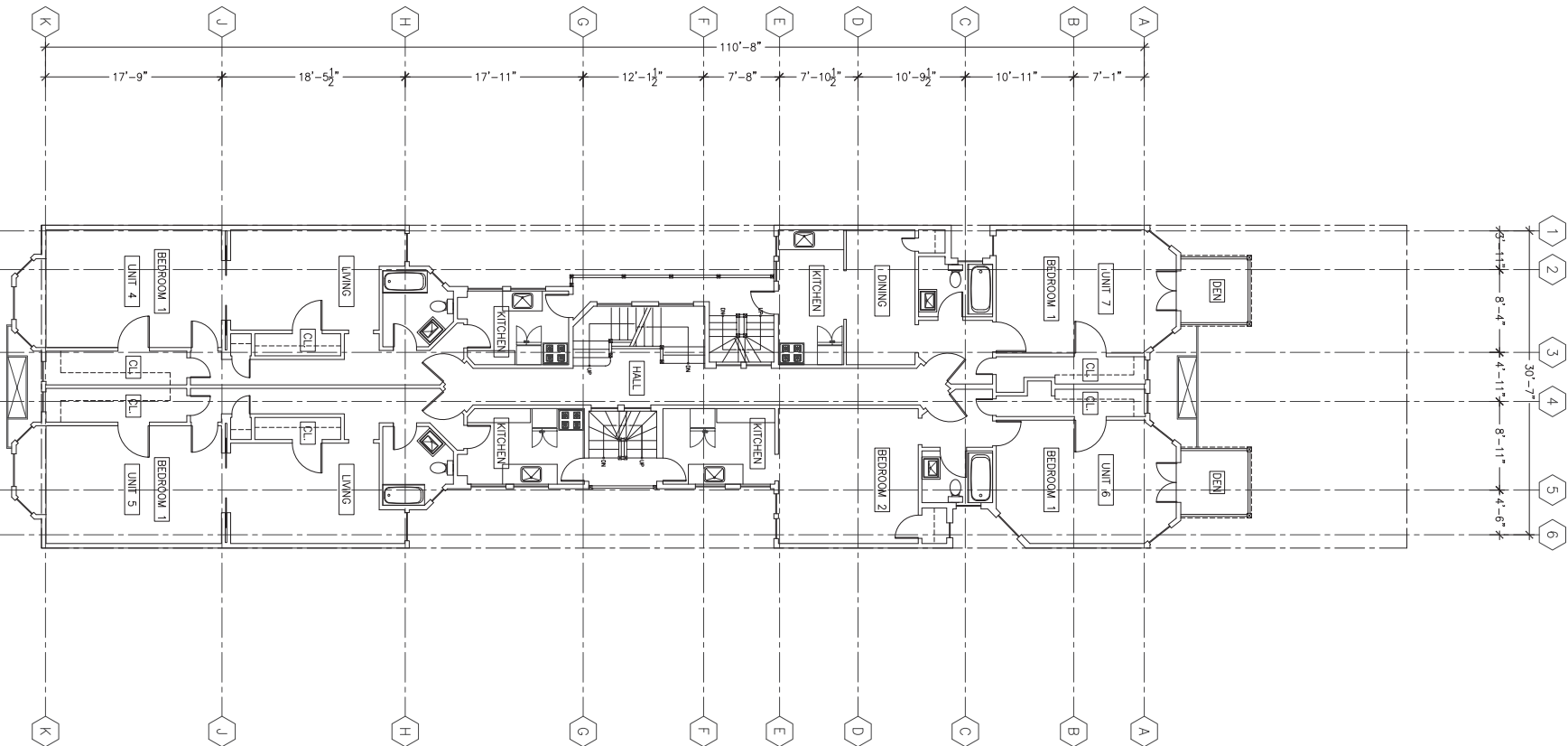
2 GROUND FLOOR PLAN: NEW CONSTRUCTION

1/8"=1'-0"



3 SECOND FLOOR PLAN: EXISTING (REFERENCE ONLY)
(FLOORS 3 & 4 SIMILAR)

1/8"=1'-0"





06-27-2017 PLANNING UPDATE

06-27-2017 PLANNING UPDATE

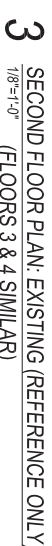
06-27-2017 PLANNING UPDATE

SERINA CALHOUN

serina@sync-arch.com

SCALE: 1/8"=1'-0"

A1.0N





1440 Clay Street
San Francisco, CA



1440 Clay Street
San Francisco, CA
PROJECT NO. 15-13

DATE: SET/ISSUE
12/27/2016 PERMIT SUBMITTAL
06/27/2017 PLANNING UPDATE

CONTRACT:

SERINA CALHOUN

(415) 558-0943 P
serina@syn-cad.com

SCALE: 1/8"=1'-0"

BASEMENT:
DEMOLITION &
NEW CONSTR.

A2.0

GENERAL

FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.

NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.

CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.

CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT.

DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OR ORDERING ANY MATERIALS.

DIMENSION NOTES

1. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

DEMOLITION NOTES

PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.

OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN.

NEW CONSTRUCTION NOTES

WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS: PROVIDE R-13 INSULATION MIN.

ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES

PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.

CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THROUGHOUT.

WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.

WALL LEGEND

WALL RATING LEGEND

1-HR. WALL

DEMOLITION

=====

NEW WALL

STAIR NOTES

ALL DIMENSIONS ARE TO F.O.S., UNLESS NOTED OTHERWISE.

STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR PER CBC 1009.1 EXCEPTION 1.

ALL RISER HEIGHTS TO BE 7" MAX

ALL TREAD WIDTHS TO BE 11" MIN

PROVIDE MIN. HEADROOM CLEARANCE OF 6'-8"

FOR STAIR TREAD DETAILS REFER

3A.1

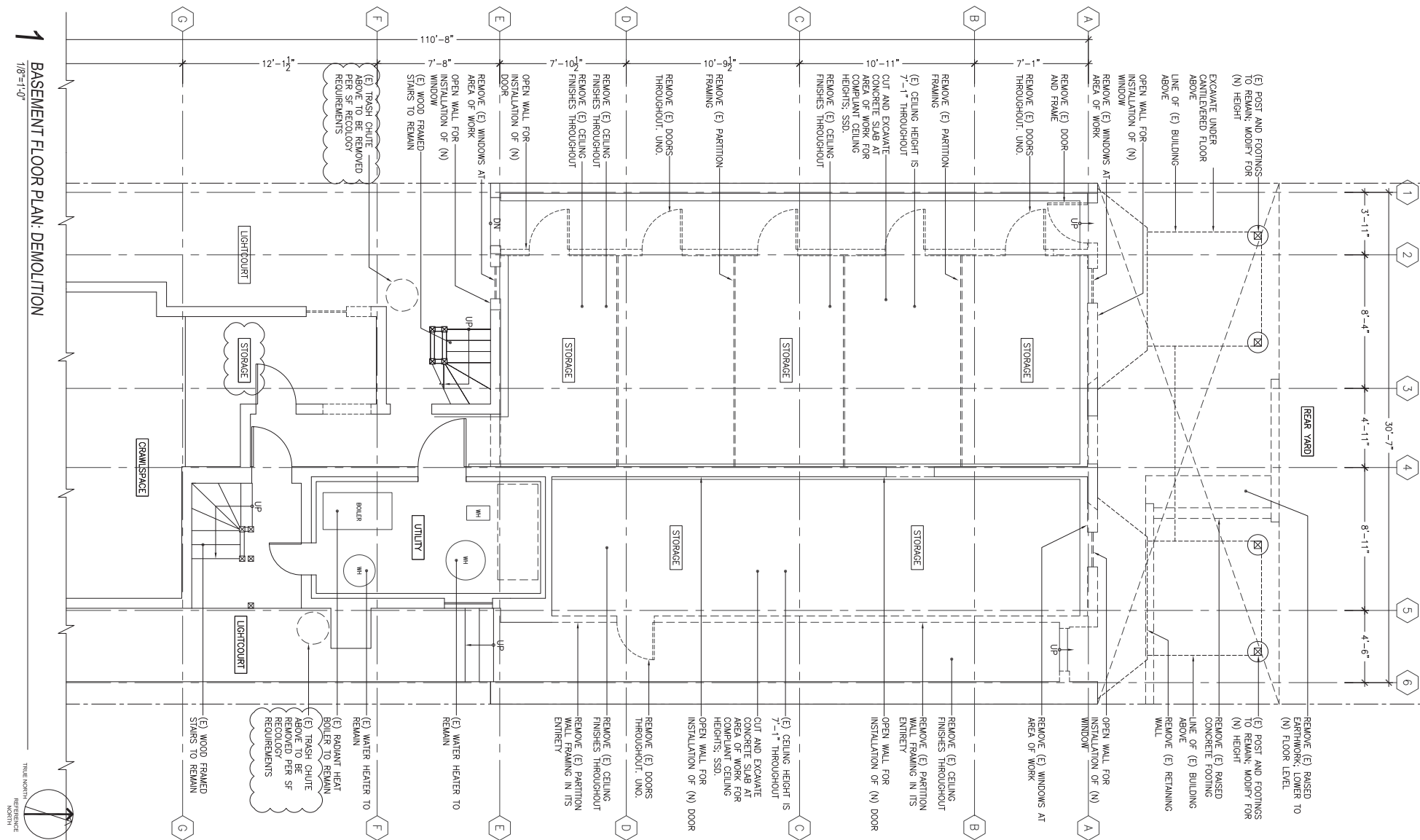
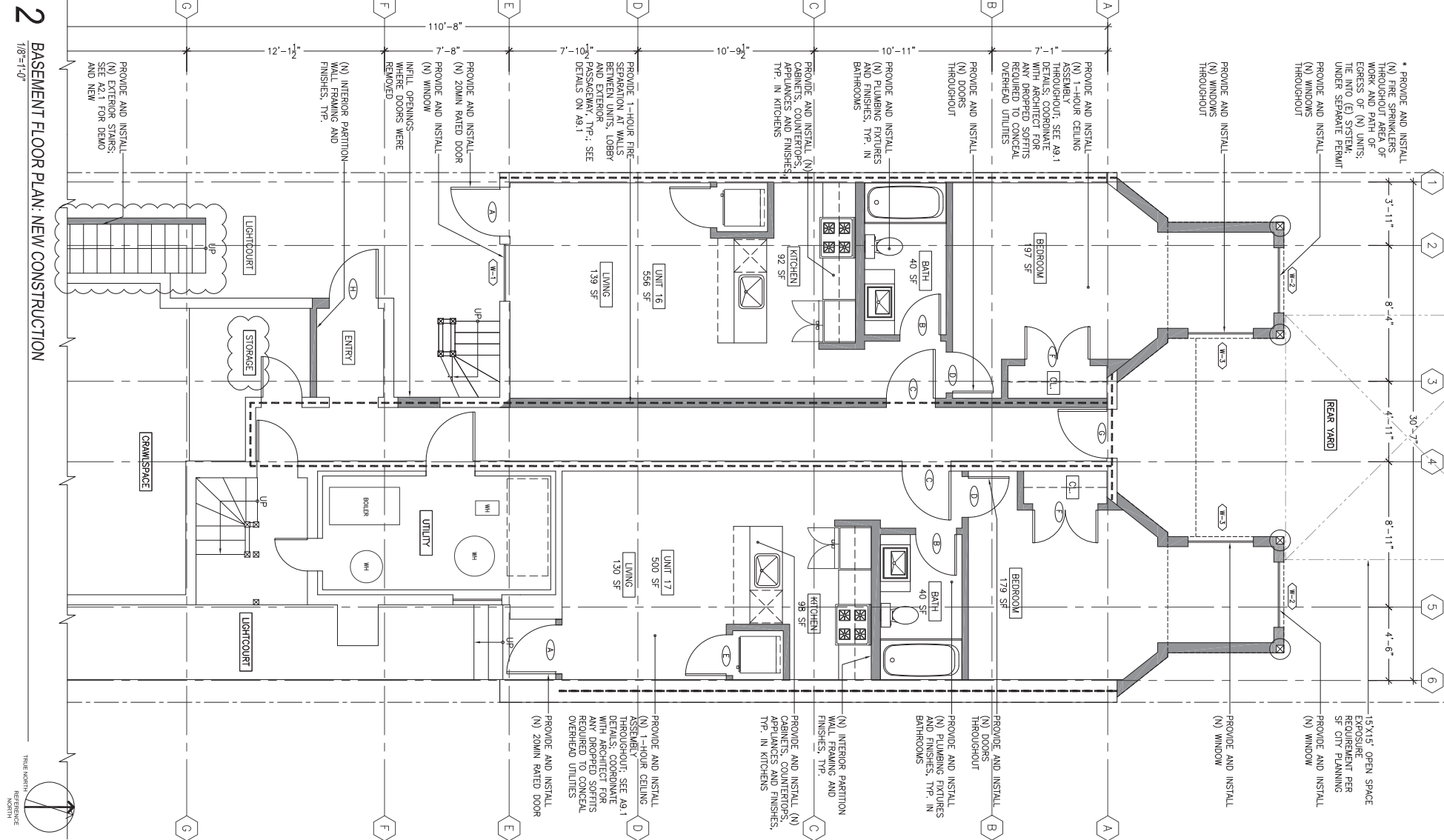
FOR HANDRAIL DETAILS, REFER

3A.2

PROVIDE HANDRAILS WITH 1-1/2" OUTSIDE DIAMETER, MOUNT AT A HEIGHT BETWEEN 34-38 INCHES. PROVIDE HANDRAIL EXTENSIONS OF 12" AT TOP LANDINGS, AND 12" PLUS 1 RISER DEPTH AT BOTTOM LANDINGS. ALL HANDRAILS SHALL COMPLY WITH CBC 1012

LIGHT/VENT CALCULATIONS

UNIT #	AREA	SF	REQUIRED: SF=0.0845	PROVIDED (SF)	REQUIRED: SF=0.0445	PROVIDED (SF)
UNIT 16	KITCHEN/DINING/LIVING	267	14.2	28.7	7.1	27.9
	BEDROOM 1	197	15.8	36	7.9	18
UNIT 17	KITCHEN/DINING/LIVING	228	11.8	12.9	5.9	20
	BEDROOM 1	179	14.3	36.0	7.2	18





1440 Clay Street San Francisco, CA



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CONTACT:

SERINA CALHOUN

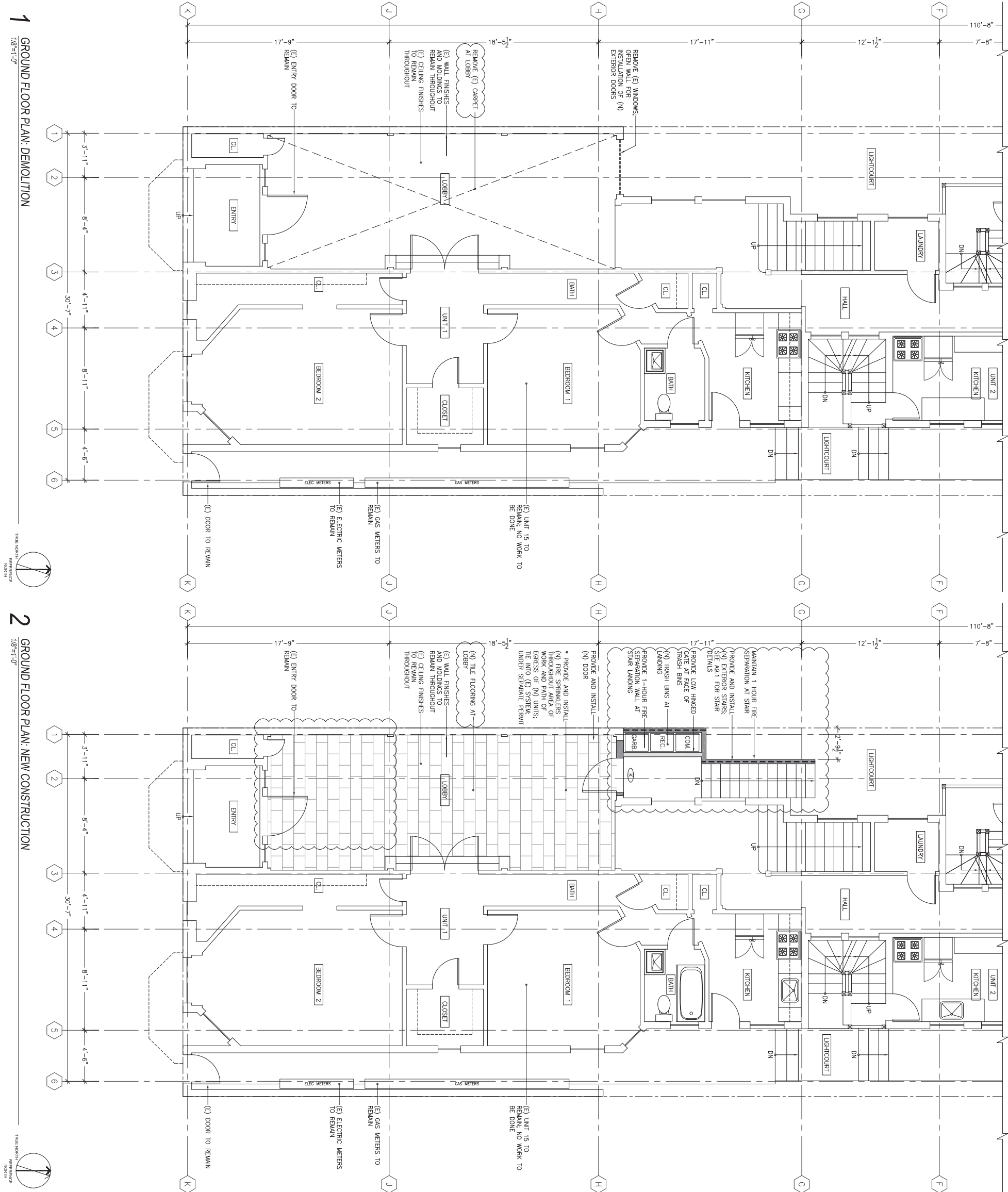
(415) 558-9843 P
serina@syn-cad.com

SCALE: 1/8"=1'-0"

GROUND FLR:
DEMOLITION &
NEW CONSTR.

A2.1

GENERAL				
FIELD VERIFY EXISTING JOBSITE CONDITIONS PRIOR TO START OF DEMOLITION AND/OR START OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFIC JOBSITE CONDITIONS.				
NOT ALL PIPING, DUCTWORK, OR DEVICES HAVE BEEN SHOWN FOR CLARITY. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN AND AROUND SYSTEMS NOT SHOWN HEREIN.				
CONTRACTOR TO TEST ALL SYSTEMS PRIOR TO START OF WORK AND DOCUMENT ANY SYSTEMS NOT WORKING PROPERLY.				
CONTRACTOR SHALL PROVIDE AND INSTALL ANY INCIDENTAL WORK OR ITEMS NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.				
WHERE HOT WATER PIPING IS EXTENDED PROVIDE PIPE INSULATION THROUGHOUT.				
DIMENSIONS SHOWN ARE BASED ON SITE MEASUREMENTS AND SHOULD BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION OF ORDERING ANY MATERIALS.				
DIMENSION NOTES				
1. DIMENSIONS ARE TO FACE OF STUD UNO.				
DEMOLITION NOTES				
PROTECT EXISTING HARDWOOD FLOORS FROM DAMAGE DURING CONSTRUCTION.				
OPEN WALLS AS NEEDED FOR INSTALLATION OF NEW UTILITY LINES, DUCTS, AND STRUCTURAL FRAMING WHERE NOT SHOWN EXPLICITLY HEREIN.				
NEW CONSTRUCTION NOTES				
WHERE (E) EXTERIOR WALLS ARE OPENED AND AT ALL NEW EXTERIOR WALLS: PROVIDE R-13 INSULATION MIN.				
ALL SHADED WALLS INDICATE NEW WALL FRAMING AND FINISHES				
PROVIDE POWER, GAS, COMBUSTION AIR, ETC. AS NEEDED TO ALL NEW APPLIANCES AND DEVICES.				
CONTRACTOR SHALL CLEAR ALL SITE DRAINS AND TEST SYSTEM THROUGHOUT.				
WHERE NEW EQUIPMENT REQUIRES VENTING, INSTALL VENTS A MINIMUM OF 3 FEET AWAY FROM OPERABLE WINDOWS OR DOORS.				
WALL LEGEND				
WALL RATING LEGEND				
--- 1-HR. WALL				
--- DEMOLITION				
--- NEW WALL				
STAIR NOTES				
ALL DIMENSIONS ARE TO F.O.S., UNO.				
STAIRWAY WIDTH SHALL BE 36" MIN. CLEAR PER CBC 1009.1				
EXCEPTION 1.				
ALL RISER HEIGHTS TO BE 7" MAX				
ALL TREAD WIDTHS TO BE 11" MIN				
PROVIDE MIN. HEADROOM CLEARANCE OF 6'-8"				
FOR STAIR TREAD DETAILS REFER ^(A.1) _(A.2)				
FOR HANDRAIL DETAILS, REFER ^(A.3) _(A.7)				
PROVIDE HANDRAILS WITH 1-1/2" OUTSIDE DIAMETER, MOUNT AT A HEIGHT BETWEEN 34-38 INCHES, PROVIDE HANDRAIL EXTENSIONS OF 12" AT TOP LANDINGS, AND 12" PLUS 1 RISER DEPTH AT BOTTOM LANDINGS. ALL HANDRAILS SHALL COMPLY WITH CBC 1012				
LIGHT/TIMENT CALCULATIONS				
UNIT #	AREA	SF REQUIRED (SF+0.083X)	UNITS PROVIDED (SF)	VENT REQUIRED (SF+0.044X) (SF)
UNIT 16	KITCHEN/DINING/ LIVING	267	14.2	28.7
				7.1
				27.9
UNIT 16	BEDROOM 1	197	15.8	36
				7.9
				18
UNIT 17	KITCHEN/DINING/ LIVING	228	11.8	12.9
				5.9
				20
UNIT 17	BEDROOM 1	179	14.3	36.0
				7.2
				18



1 GROUND FLOOR PLAN: DEMOLITION

2 GROUND FLOOR PLAN: NEW CONSTRUCTION



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EXTERIOR ELEVATIONS

A3.0

The figure consists of three main parts: a section line, two elevation views, and a table of exterior painting notes.

Section Line: A vertical line on the left side of the drawing, labeled "1" at the top and "2" at the bottom. It is oriented vertically with the number "1" at the top and "2" at the bottom. The line is labeled "1" at the top and "2" at the bottom.

Elevation Views: Two elevation views of the rear of the building. The top view is labeled "1 REAR ELEVATION: DEMOLITION" and the bottom view is labeled "2 REAR ELEVATION: NEW CONSTRUCTION". Both views show a building with a gabled roof, multiple windows, and a central entrance. The views are oriented horizontally with the building's front to the left and back to the right.

Exterior Painting Notes: A table with two columns: "GENERAL" and "EXTERIOR PAINTING NOTES".

GENERAL	EXTERIOR PAINTING NOTES
SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK. FOR DOOR AND WINDOW SCHEDULE, SEE SHEET AS.1	1. ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE. 2. CRITICAL ALIGNMENTS MAY OCCUR BETWEEN ITEMS INSTALLED BY DIFFERENT TRADES. CONTRACTOR TO NOTE ALL SUCH ITEMS AND NOTIFY AFFECTED TRADES. 3. REPEATING ITEMS OR ASSEMBLIES MAY NOT BE NOTED OR DIMENSIONED AT ALL LOCATIONS WHERE REPETITION IS OBVIOUS. 4. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD.
MECHANICAL EXHAUST DISCHARGE SHALL BE 3'-0" MIN DISTANCE AWAY FROM ANY OPERABLE WINDOW OR DOOR PER CBC 1203.3. ALL FLASHING, COPING, DOWNSPOUTS, ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES	ALL (N) CONSTRUCTION SHALL BE PAINTED OR OTHERWISE FINISHED TO MATCH (E) CONSTRUCTION OF THE SAME NATURE. ALL NEW PAINT COLORS TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL ASSUME 2 COLORS AT EXTERIOR TO MATCH EXISTING. (E) ASSEMBLIES SHALL BE REPLICATED OR MATCHED WHERE (N) CONSTRUCTION REPLACES OLD. CONTRACTOR SHALL INCLUDE (1) PRIME COAT AND (2) FINISH COATS OF PAINT AT EXTERIOR LOCATIONS WHERE NEW WORK ABUTS AND FORMS A CONTINUOUS PLANE WITH (E) ADJACENT SURFACES. PAINT ENTIRE PLANE. PAINT CORNER TO CORNER OF ANY PLANE RECEIVING NEW WORK. TOUCH UP PAINT AROUND REPLACEMENT WINDOWS. PAINT ALL NEW TRIM



WINDOW NOTES	ABBREVIATIONS
<p>TOP OF WINDOW IS MEASURED FROM FINISH FLOOR.</p> <p>EMERGENCY ESCAPE REE CGB SEC. 1029:</p> <p>EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE DOOR OR WINDOW.</p> <p>LET CLEAR OPENING OF 5.7 SQUARE FEET.</p> <p>MINIMUM DIMENSION TO BE 20" WIDE X 24" HIGH.</p> <p>STILL HEIGHT SHALL NOT BE MORE THAN 44".</p>	<p>ALUM.: ALUMINUM</p> <p>1PC: FACTURER</p> <p>1M: TEMPERED</p>
<p>PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS, U.O.N.</p> <p>ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS.</p> <p>CONTRACTOR SHALL COMPLY WITH CBC 1203.3.</p> <p>ALL GLAZING TO BE CLEAR U.O.N.</p> <p>W-1-W-2 TO BE WOOD WITH ALUMINUM CLAD</p>	

DOOR SCHEDULE

DOOR NOTES	ABBREVIATIONS
DOOR THRESHOLDS, AT PRIVATE AREAS THRESHOLDS SHALL NOT EXCEED 3/4" IN HEIGHT PER CBC 11206.2.4 EXCEPT 3.	ALUM: ALUMINUM A: SEAL H.M.: HOLLOW METAL S.S.: STEEL S.C.W.: SOLID CORE WOOD T: TEMPLERED M.F.: PER MANUFACTURER W.D.: WOOD
DOOR THRESHOLDS SHALL COMPLY WITH CBC 11206.2.4.1.	
NEW DOORS SHALL BE FRUSTILE TS1000 OR EQ	
ALL DOOR HARDWARE SHALL RECEIVE SCHLAGE LONGITUDE LEVER 626 FINISH	



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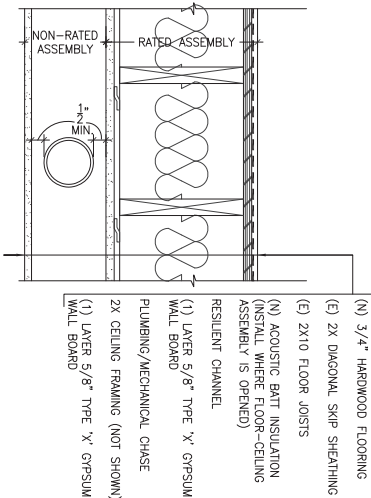
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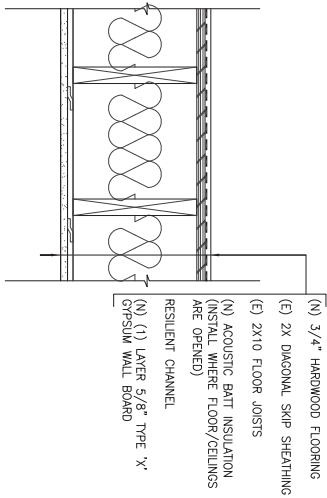
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DETAILS



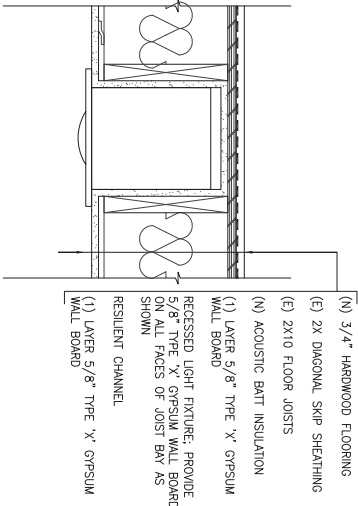
4 1 HR. WOOD FLOOR ASSEMBLY W/ MECH CHASE

UL L589



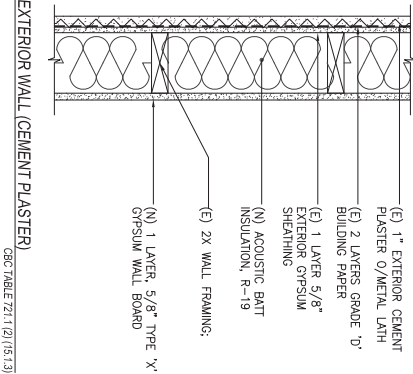
3 1 HR. WOOD FLOOR ASSEMBLY (50-54 STC SOUND)

UL L589



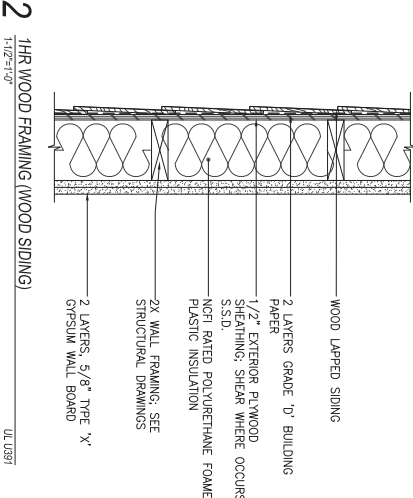
7 1 HR. FLOOR ASSEMBLY W/ RECESSED FIXTURE

UL L589



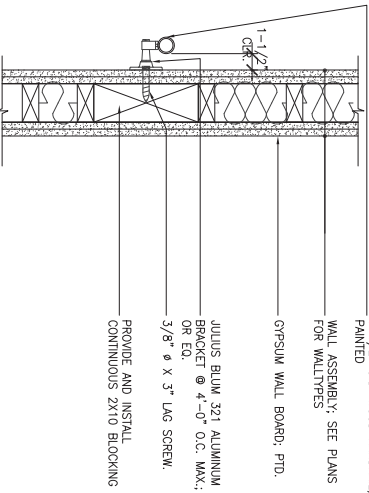
6 1 HOUR EXTERIOR WALL (CEMENT PLASTER)

CSG TABLE 721.1 (2) (5) (13)



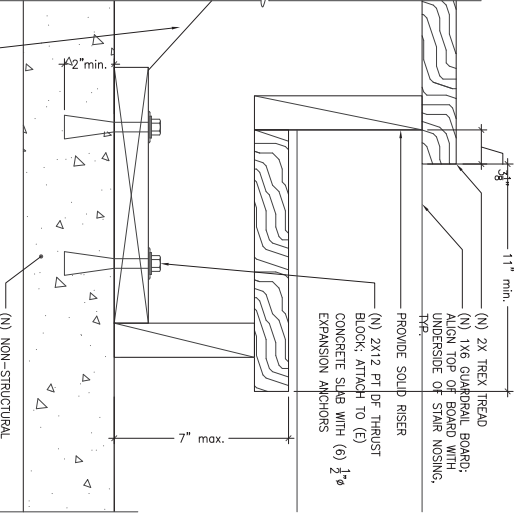
2 1 HR. WOOD FRAMING (WOOD SIDING)

UL L589



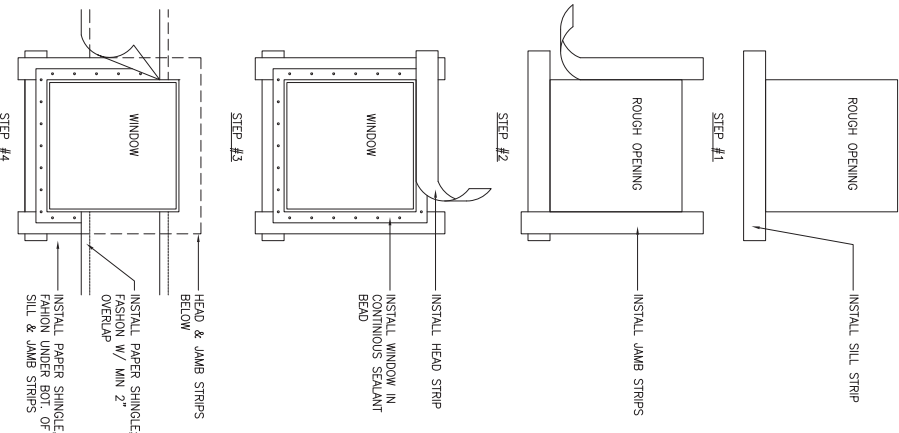
10 HANDRAIL END PLAN

UL L589



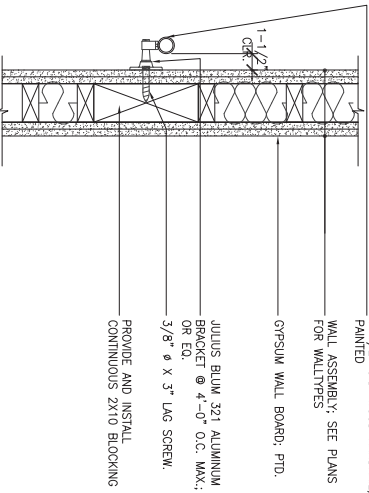
11 STAIR BASE

UL L589



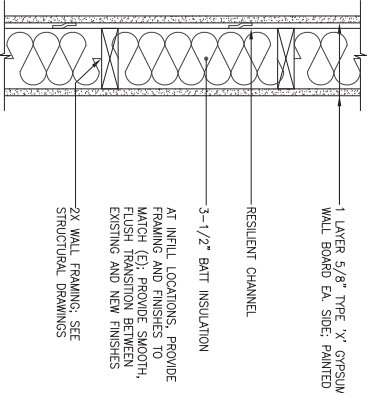
13 WINDOW FLASHING

UL L589



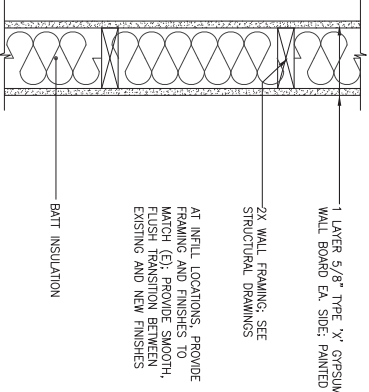
9 HANDRAIL ANCHORAGE AT WOOD STUD WALL

UL L589



5 1 HR. INTERIOR PARTITION WALL (50-54 STC SOUND)

UL L589



1 1 HR. INTERIOR PARTITION WALL

UL L589



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SCALE: 1/8"=1'-0"

BASEMENT:
DEMOLITION &
NEW CONSTR.

E2.0

GENERAL	
ALL CONDUIT RUNS LOCATED IN FINISHED AREAS SHALL BE CONCEALED.	
ALL CONDUIT PENETRATIONS THRU AIR PLenums SHALL BE SEALED AIRTIGHT	
ALL CONDUIT PENETRATIONS THROUGH EXTERIOR WALLS, ROOFS, AND FLOOR SHALL BE SEALED WATERTIGHT	
PROVIDE COVER PLATES TO ALL OUTLET BOXES	
RUN ALL CONDUITS AND CONDUCTORS CONCEALED IN WALLS OR CEILINGS. PAINT ALL EXPOSED CONDUITS AND WIRING TO MATCH FOR ELECTRICAL OPERATED EQUIPMENT. PROVIDE POWER FOR AND MAKE FINAL CONNECTIONS TO THAT EQUIPMENT, AS PER MANUFACTURER'S REQUIREMENTS.	
VERIFY EQUIPMENT DIMENSIONS AND SPACE REQUIREMENTS PRIOR TO ROUTING-IN FOR ELECTRICAL OPERATED EQUIPMENT. PROVIDE EQUIPMENT AT HEIGHTS AND LOCATIONS AS REQUIRED FOR NEW CONTRACTOR SHALL PROVIDE CUT SHEETS OF ALL FIXTURES PRIOR TO ORDERING AND INSTALLATION FOR OWNER REVIEW	
FIXTURE SCHEDULE	
A	HIGH-EFFICACY RECESSED FIXTURE
B	FLUSH MOUNTED LIGHT FIXTURE
C	PENDANT LIGHT FIXTURE
D	WALL MOUNTED SCONCE
E	BATHROOM EXHAUST FAN
F	UNDER CABINET LIGHTS
CODE	
RECEPTACLES ARE REQUIRED FOR ANY WALL 2FT OR MORE IN LENGTH. RECEPTACLES MUST BE LOCATED NO MORE THAN 6FT FROM EACH OTHER AS MEASURED ALONG THE WALL AT THE FLOOR LINE. (COMPLY WITH NEC 210-52)	
LIGHTS IN BEDROOM, HALLWAY, AND LIVING ROOM SHALL BE CONTROLLED WITH A DIMMER.	
LIGHTS IN THE BATHROOM SHALL BE HIGH EFFICACY OR MUST BE CONTROLLED BY A VACANCY SENSOR. AT LEAST 1 HIGH EFFICACY.	
PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM AND AT A CENTRAL POINT IN THE CORRIDOR. SEE PLAN FOR LOCATIONS.	
PROVIDE BATTERY OPERATED CARBON MONOXIDE DETECTOR AT EACH LEVEL IN COMPLIANCE WITH CBC 423.4.1.1	
MEMBRANE PENETRATIONS AT RECESSED LIGHT FIXTURE AND FAN HOUSINGS, AT FIRE RESISTIVE HORIZONTAL FLOOR/CEILING ASSEMBLIES, SHALL BE PROTECTED IN ACCORDANCE WITH CBC SECTION 714.4	
KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFI PROTECTED AND TAMPER RESISTANT. RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" FROM EACH OTHER OR NO MORE THAN 24" FROM THE EDGE OF A COUNTERTOP.	
KITCHEN COUNTERTOP RECEPTACLES SHALL BE MOUNTED NO MORE THAN 18" ABOVE THE COUNTERTOP SURFACE. THE RECEPTACLE SHALL BE MOUNTED NO MORE THAN 12" BELOW THE COUNTERTOP.	
AT LEAST 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN THE KITCHEN MUST BE IN LUMINAIRES THAT EFFICIENCY MUST BE SWITCHED SEPARATELY.	
PROVIDE IC RATED CAN LIGHTS AT INSULATED CEILINGS.	
UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP PER CBC 422.4.1.1. PROVIDE 18" CLEARANCE ABOVE COOKING TOPS. PROVIDE 18" CLEARANCES TO COMBUSTIBLE MATERIALS PER CBC 916.1.1.1.	
ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC1204.1	
CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING. SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.3. PROVIDE 100SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.	
SYMBOL LEGEND	
\$	SINGLE SWITCH, STANDARD MOUNTING HEIGHT
\$3	3 WAY SWITCH, STANDARD MOUNTING HEIGHT
Φ	DUPLEX RECEPTACLE, NEMA 5-15R, MOUNTING HEIGHT +18" U.N.O.
Φ ₄	DUPLEX RECEPTACLE, NEMA 5-15R, MOUNTING HEIGHT NOTED BY ADJACENT DIMENSION IN INCHES
Φ _{INT}	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTING TYPE
Φ _{WP}	DUPLEX RECEPTACLE, WEATHERPROOF
Δ	TELEPHONE OUTLET, WALL MOUNTING HEIGHT +18" U.N.O.
Δ	PROVIDE TELEPHONE CABLE (CONDUIT +2, CABLE MIN OF 4 PAIR PER JACK IN 5/4" C. TO TELEPHONE TERMINAL CABINET)
▲	DATA OUTLET
②	COMBINATION TELEPHONE / DATA OUTLET
③	CABLE TELEVISION OUTLET WITH TV CABLE IN 5/4" C. TO CABLE TV TERMINAL CABINET
①	THERMOSTAT, MOUNTING HEIGHT +48" U.N.O.
③	PROVIDE 1/2" C. AND PULL WIRE
③	SMOKE ALARM SELF CONTAINED 120V W/BATTERY UNIT
③	GARBAGE DISPOSAL
③	DOOR CHIME, MOUNTING HEIGHT +7'-6"
③	CARBON MONOXIDE ALARM
■	BATHROOM EXHAUST FAN

